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2009 Commission Summary

15 Chase

Residential Real Property - Current

Number of Sales	111	COD	14.32
Total Sales Price	\$7,978,250	PRD	108.16
Total Adj. Sales Price	\$7,981,750	COV	22.53
Total Assessed Value	\$7,191,019	STD	21.96
Avg. Adj. Sales Price	\$71,908	Avg. Absolute Deviation	13.94
Avg. Assessed Value	\$64,784	Average Assessed Value of the Base	\$52,790
Median	97	Wgt. Mean	90
Mean	97	Max	176
Min	31.81		

Confidence Interval - Current

95% Median C.I	95.51 to 98.47
95% Mean C.I	93.36 to 101.53
95% Wgt. Mean C.I	86.22 to 93.97

% of Value of the Class of all Real Property Value in the County	16.85
% of Records Sold in the Study Period	6.45
% of Value Sold in the Study Period	7.92

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	128	98	10.19	101.77
2007	134	97	8.77	100.56
2006	149	95	15.51	105.47
2005	142	95	18.61	106.36

2009 Commission Summary

15 Chase

Commercial Real Property - Current

Number of Sales	22	COD	8.76
Total Sales Price	\$1,388,563	PRD	99.91
Total Adj. Sales Price	\$1,388,563	COV	16.74
Total Assessed Value	\$1,364,459	STD	16.44
Avg. Adj. Sales Price	\$63,117	Avg. Absolute Deviation	8.52
Avg. Assessed Value	\$62,021	Average Assessed Value of the Base	\$115,721
Median	97	Wgt. Mean	98
Mean	98	Max	153
Min	65		

Confidence Interval - Current

95% Median C.I	95.65 to 100.00
95% Mean C.I	90.88 to 105.46
95% Wgt. Mean C.I	93.79 to 102.73

% of Value of the Class of all Real Property Value in the County 10.59

% of Records Sold in the Study Period 4.46

% of Value Sold in the Study Period 2.39

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	22	97	8.41	98.37
2007	31	100	18.95	99.85
2006	30	95	20.85	99.99
2005	26	95	22.5	100.91

2009 Commission Summary

15 Chase

Agricultural Land - Current

Number of Sales	74	COD	16.81
Total Sales Price	\$18,226,095	PRD	104.54
Total Adj. Sales Price	\$17,848,315	COV	22.43
Total Assessed Value	\$12,658,330	STD	16.63
Avg. Adj. Sales Price	\$241,193	Avg. Absolute Deviation	12.10
Avg. Assessed Value	\$171,059	Average Assessed Value of the Base	\$152,317
Median	72	Wgt. Mean	71
Mean	74	Max	135.75
Min	43.26		

Confidence Interval - Current

95% Median C.I	68.29 to 74.23
95% Mean C.I	70.36 to 77.93
95% Wgt. Mean C.I	66.95 to 74.89

% of Value of the Class of all Real Property Value in the County	71.85
% of Records Sold in the Study Period	2.91
% of Value Sold in the Study Period	4.42

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	91	72	15.01	101.95
2007	75	72	15.1	102.08
2006	72	75	16.67	103.23
2005	60	77	18.37	101.59

2009 Opinions of the Property Tax Administrator for Chase 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 Chase County is 97.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Chase County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Chase County is 97.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Chase 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 Chase County is 72.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Chase County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

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

NUMBER of Sales:	111	MEDIAN:	97	COV:	22.74	95% Median C.I.:	94.40 to 97.86
TOTAL Sales Price:	7,978,250	WGT. MEAN:	88	STD:	21.71	95% Wgt. Mean C.I.:	83.27 to 91.97
TOTAL Adj.Sales Price:	7,981,750	MEAN:	95	AVG.ABS.DEV:	14.08	95% Mean C.I.:	91.42 to 99.49
TOTAL Assessed Value:	6,993,623						
AVG. Adj. Sales Price:	71,907	COD:	14.56	MAX Sales Ratio:	176.25		
AVG. Assessed Value:	63,005	PRD:	108.94	MIN Sales Ratio:	31.81		

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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	12	97.61	96.52	96.67	4.21	99.85	78.82	106.09	94.40 to 101.06		73,916	71,452
10/01/06 TO 12/31/06	12	97.85	98.50	97.35	5.63	101.19	76.94	119.00	95.73 to 99.69		58,166	56,622
01/01/07 TO 03/31/07	17	99.30	100.23	97.20	8.65	103.11	57.63	126.36	97.38 to 107.73		64,250	62,451
04/01/07 TO 06/30/07	13	98.34	102.24	97.18	9.14	105.21	82.51	131.12	96.11 to 112.49		57,000	55,391
07/01/07 TO 09/30/07	19	89.17	93.43	80.49	18.99	116.07	63.06	176.25	77.41 to 97.28		90,428	72,790
10/01/07 TO 12/31/07	8	89.26	88.11	87.20	20.88	101.05	36.40	130.62	36.40 to 130.62		64,437	56,187
01/01/08 TO 03/31/08	10	91.89	99.39	94.07	15.29	105.66	72.80	141.60	87.21 to 138.03		39,875	37,509
04/01/08 TO 06/30/08	20	84.91	87.41	75.98	26.16	115.04	31.81	157.81	74.63 to 98.49		96,555	73,367
____Study Years____												
07/01/06 TO 06/30/07	54	98.36	99.51	97.09	7.19	102.49	57.63	131.12	97.46 to 99.32		63,300	61,456
07/01/07 TO 06/30/08	57	89.17	91.62	80.53	20.95	113.77	31.81	176.25	83.97 to 93.37		80,061	64,472
____Calendar Yrs____												
01/01/07 TO 12/31/07	57	97.38	96.72	88.87	14.42	108.83	36.40	176.25	92.39 to 99.30		71,349	63,408
____ALL____												
	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86		71,907	63,005

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
CHAMPION	4	97.38	94.75	93.83	2.99	100.99	86.40	97.86	N/A		28,812	27,034
ENDERS	3	50.38	57.04	59.84	37.80	95.32	31.81	88.94	N/A		68,333	40,893
IMPERIAL	76	97.07	96.14	89.00	13.57	108.02	36.40	157.81	94.40 to 98.90		80,955	72,052
LAMAR	4	119.43	128.36	113.84	21.21	112.75	98.34	176.25	N/A		3,787	4,311
RURALRES	4	96.44	88.67	79.95	8.81	110.90	64.04	97.75	N/A		194,000	155,112
WAUNETA	20	91.61	93.51	90.44	14.04	103.40	57.63	126.36	86.71 to 97.93		35,887	32,457
____ALL____												
	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86		71,907	63,005

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	105	96.82	96.75	89.28	13.94	108.37	36.40	176.25	94.40 to 98.38		67,483	60,248
2	1	64.04	64.04	64.04			64.04	64.04	N/A		400,000	256,167
3	5	96.30	74.57	82.94	23.29	89.91	31.81	97.75	N/A		99,200	82,273
____ALL____												
	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86		71,907	63,005

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

NUMBER of Sales:	111	MEDIAN:	97	COV:	22.74	95% Median C.I.:	94.40 to 97.86
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TOTAL Adj.Sales Price:	7,981,750	MEAN:	95	AVG.ABS.DEV:	14.08	95% Mean C.I.:	91.42 to 99.49
TOTAL Assessed Value:	6,993,623						
AVG. Adj. Sales Price:	71,907	COD:	14.56	MAX Sales Ratio:	176.25		
AVG. Assessed Value:	63,005	PRD:	108.94	MIN Sales Ratio:	31.81		

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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	105	96.78	96.68	88.37	13.20	109.40	54.38	176.25	94.54 to 97.93	74,669	65,988
2	4	103.11	90.40	82.61	26.92	109.43	36.40	119.00	N/A	5,375	4,440
3	2	41.10	41.10	39.24	22.59	104.74	31.81	50.38	N/A	60,000	23,541
ALL	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86	71,907	63,005

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	109	96.78	96.45	88.36	13.76	109.16	36.40	176.25	94.54 to 97.93	72,126	63,729
06	2	41.10	41.10	39.24	22.59	104.74	31.81	50.38	N/A	60,000	23,541
07											
ALL	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86	71,907	63,005

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	63.06	63.06	63.06			63.06	63.06	N/A	230,000	145,037
15-0010	89	97.28	96.23	87.96	14.54	109.40	31.81	176.25	94.80 to 98.47	77,595	68,250
15-0536	21	92.55	93.71	91.55	13.51	102.37	57.63	126.36	86.71 to 97.93	40,273	36,869
68-0020											
NonValid School	1	63.06	63.06	63.06			63.06	63.06	N/A	230,000	145,037
ALL	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86	71,907	63,005

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

NUMBER of Sales:	111	MEDIAN:	97	COV:	22.74	95% Median C.I.:	94.40 to 97.86
TOTAL Sales Price:	7,978,250	WGT. MEAN:	88	STD:	21.71	95% Wgt. Mean C.I.:	83.27 to 91.97
TOTAL Adj.Sales Price:	7,981,750	MEAN:	95	AVG.ABS.DEV:	14.08	95% Mean C.I.:	91.42 to 99.49
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AVG. Assessed Value:	63,005	PRD:	108.94	MIN Sales Ratio:	31.81		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	75.97	76.08	57.40	42.54	132.53	31.81	119.00	31.81 to 119.00	53,916	30,950
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	23	97.93	102.20	96.50	11.73	105.90	76.94	157.81	94.40 to 103.27	45,765	44,165
1920 TO 1939	21	97.86	101.24	94.10	16.67	107.59	57.63	153.69	94.54 to 107.76	47,809	44,988
1940 TO 1949	13	98.69	95.87	93.81	10.97	102.20	69.12	130.62	75.23 to 106.09	49,076	46,036
1950 TO 1959	9	97.38	91.82	84.79	17.56	108.28	50.38	126.36	54.38 to 118.88	90,388	76,643
1960 TO 1969	9	98.46	102.69	91.38	15.91	112.38	80.89	176.25	82.51 to 105.30	88,377	80,758
1970 TO 1979	16	92.49	88.59	84.36	11.06	105.01	57.99	106.16	77.41 to 97.75	101,125	85,313
1980 TO 1989	8	90.22	90.22	89.76	7.03	100.51	77.90	104.91	77.90 to 104.91	82,218	73,797
1990 TO 1994	3	88.94	89.91	88.69	4.82	101.37	83.97	96.82	N/A	152,333	135,106
1995 TO 1999	3	92.39	85.48	75.81	12.98	112.75	64.04	100.01	N/A	207,333	157,184
2000 TO Present											
ALL	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86	71,907	63,005

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	117.32	111.34	79.50	25.76	140.06	36.40	176.25	N/A	1,830	1,454
5000 TO 9999	5	98.34	115.47	114.89	20.11	100.51	92.55	157.81	N/A	6,800	7,812
Total \$											
1 TO 9999	10	112.53	113.40	107.38	23.90	105.61	36.40	176.25	92.55 to 157.81	4,315	4,633
10000 TO 29999	18	102.95	107.59	104.65	19.17	102.80	57.63	153.69	94.40 to 126.36	18,763	19,636
30000 TO 59999	27	96.11	93.95	93.99	11.59	99.96	50.38	149.52	86.71 to 99.30	45,990	43,227
60000 TO 99999	33	98.38	93.66	93.81	8.05	99.84	31.81	107.76	92.39 to 99.32	77,290	72,508
100000 TO 149999	12	96.44	90.68	90.85	7.22	99.82	74.63	100.01	80.89 to 97.38	124,666	113,258
150000 TO 249999	10	77.68	74.51	74.18	15.34	100.44	54.38	97.72	57.99 to 86.44	191,250	141,863
250000 TO 499999	1	64.04	64.04	64.04			64.04	64.04	N/A	400,000	256,167
ALL	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86	71,907	63,005

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

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TOTAL Adj.Sales Price:	7,981,750	MEAN:	95	AVG.ABS.DEV:	14.08	95% Mean C.I.:	91.42 to 99.49
TOTAL Assessed Value:	6,993,623						
AVG. Adj. Sales Price:	71,907	COD:	14.56	MAX Sales Ratio:	176.25		
AVG. Assessed Value:	63,005	PRD:	108.94	MIN Sales Ratio:	31.81		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	112.53	109.04	85.87	25.32	126.99	36.40	176.25	36.40 to 176.25	2,358	2,025
5000 TO 9999	3	98.34	107.34	105.17	13.07	102.06	92.55	131.12	N/A	7,333	7,712
Total \$											
1 TO 9999	9	107.73	108.47	97.62	22.57	111.12	36.40	176.25	92.55 to 131.12	4,016	3,920
10000 TO 29999	21	97.47	98.46	82.12	23.68	119.89	31.81	157.81	87.40 to 119.14	23,035	18,918
30000 TO 59999	27	96.72	97.63	95.36	12.81	102.38	72.99	153.69	86.71 to 101.93	46,805	44,634
60000 TO 99999	33	98.38	94.78	93.03	7.02	101.88	57.99	109.63	92.39 to 99.32	81,003	75,359
100000 TO 149999	17	89.76	86.96	84.42	12.54	103.01	54.38	107.76	74.63 to 97.38	143,264	120,946
150000 TO 249999	3	83.97	81.77	80.76	13.54	101.26	63.62	97.72	N/A	229,833	185,605
250000 TO 499999	1	64.04	64.04	64.04			64.04	64.04	N/A	400,000	256,167
ALL											
	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86	71,907	63,005

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	88.91	85.60	70.85	25.66	120.83	36.40	119.00	36.40 to 119.00	56,083	39,732
10	2	136.89	136.89	103.35	28.76	132.45	97.52	176.25	N/A	2,700	2,790
20	20	97.37	102.02	94.13	16.40	108.39	57.63	157.81	94.54 to 107.73	26,625	25,061
25	1	97.75	97.75	97.75			97.75	97.75	N/A	128,000	125,118
30	68	96.47	95.21	90.61	12.01	105.08	50.38	153.69	92.52 to 98.49	74,688	67,677
40	14	91.76	85.38	80.04	17.12	106.67	31.81	109.63	64.04 to 101.06	135,750	108,657
ALL											
	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86	71,907	63,005

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	88.91	85.60	70.85	25.66	120.83	36.40	119.00	36.40 to 119.00	56,083	39,732
101	98	96.80	96.02	87.82	14.29	109.33	31.81	176.25	94.54 to 97.93	72,691	63,841
103	1	105.30	105.30	105.30			105.30	105.30	N/A	80,000	84,236
104	6	93.50	94.47	93.90	8.32	100.61	82.26	106.09	82.26 to 106.09	73,583	69,093
ALL											
	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86	71,907	63,005

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	111	MEDIAN:	97	COV:	22.74	95% Median C.I.:	94.40 to 97.86
TOTAL Sales Price:	7,978,250	WGT. MEAN:	88	STD:	21.71	95% Wgt. Mean C.I.:	83.27 to 91.97
TOTAL Adj.Sales Price:	7,981,750	MEAN:	95	AVG.ABS.DEV:	14.08	95% Mean C.I.:	91.42 to 99.49
TOTAL Assessed Value:	6,993,623						
AVG. Adj. Sales Price:	71,907	COD:	14.56	MAX Sales Ratio:	176.25		
AVG. Assessed Value:	63,005	PRD:	108.94	MIN Sales Ratio:	31.81		

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

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	5	88.89	84.93	64.73	30.79	131.21	36.40	119.00	N/A	50,300	32,559
10	5	107.73	120.34	105.02	22.24	114.58	92.55	176.25	N/A	10,830	11,374
20	12	97.50	103.17	94.22	18.69	109.51	57.63	157.81	86.40 to 126.36	21,937	20,669
30	52	97.66	98.02	95.25	11.17	102.91	50.38	153.69	94.40 to 99.03	62,389	59,425
35	1	96.30	96.30	96.30			96.30	96.30	N/A	133,000	128,082
40	23	85.86	84.84	79.19	18.22	107.13	31.81	118.88	78.50 to 97.75	132,286	104,752
50	9	96.11	93.84	91.76	7.37	102.26	77.90	109.63	82.51 to 101.93	84,944	77,947
60	4	84.75	85.52	86.16	9.01	99.25	76.94	95.63	N/A	57,125	49,221
ALL	111	96.72	95.45	87.62	14.56	108.94	31.81	176.25	94.40 to 97.86	71,907	63,005

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

Residential

Residential improvement values within the Village of Wauneta were increased by 5% for 2009 to equalize the property subclass in this assessor location. The assessor location of rural residential had new depreciation tables applied for updated 2009 values of improvements. This brings the dwellings on agricultural parcels and dwellings on rural residential parcel valued in the same manner that provide the same relationship to the market.

No residential changes were made in the City of Imperial or the small villages of Champion, Enders, or Lamar.

2009 Assessment Survey for Chase County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor and Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June/2005
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	In 2009 a new depreciation table was developed for the rural residential properties.
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Cost Approach
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	6; Imperial, Wauneta, Enders, Champion, Lamar and Rural Residential
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	By market driven information and assessor location.
9.	Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes
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 of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	Yes, the suburban properties have a unique market.
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, as of 2009 with the new depreciation table applied.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
20	4	11	35

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	111	MEDIAN:	97	COV:	22.53	95% Median C.I.:	95.51 to 98.47
TOTAL Sales Price:	7,978,250	WGT. MEAN:	90	STD:	21.96	95% Wgt. Mean C.I.:	86.22 to 93.97
TOTAL Adj.Sales Price:	7,981,750	MEAN:	97	AVG.ABS.DEV:	13.94	95% Mean C.I.:	93.36 to 101.53
TOTAL Assessed Value:	7,191,019						
AVG. Adj. Sales Price:	71,907	COD:	14.32	MAX Sales Ratio:	176.25		
AVG. Assessed Value:	64,783	PRD:	108.16	MIN Sales Ratio:	31.81		

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

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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	12	97.60	97.56	97.53	3.93	100.03	82.79	106.09	94.62 to 101.93		73,916	72,093
10/01/06 TO 12/31/06	12	98.69	102.86	101.33	8.47	101.51	80.77	134.13	96.35 to 115.24		58,166	58,938
01/01/07 TO 03/31/07	17	99.30	102.65	97.69	10.76	105.07	60.35	140.76	97.38 to 107.73		64,250	62,766
04/01/07 TO 06/30/07	13	100.70	103.30	97.58	9.07	105.86	82.51	131.12	96.59 to 112.49		57,000	55,620
07/01/07 TO 09/30/07	19	92.39	96.46	87.39	16.84	110.38	63.06	176.25	82.26 to 97.28		90,428	79,022
10/01/07 TO 12/31/07	8	91.38	88.64	87.50	19.81	101.30	36.40	130.62	36.40 to 130.62		64,437	56,383
01/01/08 TO 03/31/08	10	93.96	100.94	95.63	13.63	105.56	76.40	141.60	88.89 to 138.03		39,875	38,130
04/01/08 TO 06/30/08	20	89.19	88.62	77.40	25.40	114.49	31.81	157.81	74.63 to 98.49		96,555	74,737
____Study Years____												
07/01/06 TO 06/30/07	54	98.97	101.72	98.37	8.49	103.41	60.35	140.76	97.74 to 101.06		63,300	62,268
07/01/07 TO 06/30/08	57	92.39	93.40	83.89	19.46	111.33	31.81	176.25	87.94 to 96.49		80,061	67,167
____Calendar Yrs____												
01/01/07 TO 12/31/07	57	97.46	98.77	92.03	14.14	107.32	36.40	176.25	95.51 to 100.01		71,349	65,659
____ALL____												
	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47		71,907	64,783

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	4	97.38	94.75	93.83	2.99	100.99	86.40	97.86	N/A		28,812	27,034
ENDERS	3	50.38	59.75	63.22	43.18	94.52	31.81	97.07	N/A		68,333	43,198
IMPERIAL	76	97.41	97.20	90.01	13.44	107.98	36.40	157.81	95.13 to 99.03		80,955	72,870
LAMAR	4	119.43	128.36	113.84	21.21	112.75	98.34	176.25	N/A		3,787	4,311
RURALRES	4	96.44	94.64	92.27	2.62	102.57	87.94	97.74	N/A		194,000	178,996
WAUNETA	20	95.70	98.96	95.01	15.17	104.16	60.35	140.76	90.37 to 106.62		35,887	34,095
____ALL____												
	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47		71,907	64,783

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	105	97.45	98.63	90.72	13.91	108.72	36.40	176.25	95.51 to 98.90		67,483	61,218
2	1	87.94	87.94	87.94			87.94	87.94	N/A		400,000	351,749
3	5	96.28	74.56	82.93	23.29	89.91	31.81	97.74	N/A		99,200	82,264
____ALL____												
	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47		71,907	64,783

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	111	MEDIAN:	97	COV:	22.53	95% Median C.I.:	95.51 to 98.47
TOTAL Sales Price:	7,978,250	WGT. MEAN:	90	STD:	21.96	95% Wgt. Mean C.I.:	86.22 to 93.97
TOTAL Adj.Sales Price:	7,981,750	MEAN:	97	AVG.ABS.DEV:	13.94	95% Mean C.I.:	93.36 to 101.53
TOTAL Assessed Value:	7,191,019						
AVG. Adj. Sales Price:	71,907	COD:	14.32	MAX Sales Ratio:	176.25		
AVG. Assessed Value:	64,783	PRD:	108.16	MIN Sales Ratio:	31.81		

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(!: Derived)

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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	105	97.38	98.79	90.89	12.95	108.69	54.38	176.25	95.73 to 98.49	74,669	67,868
2	4	103.11	90.40	82.61	26.92	109.43	36.40	119.00	N/A	5,375	4,440
3	2	41.10	41.10	39.24	22.59	104.74	31.81	50.38	N/A	60,000	23,541
ALL	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47	71,907	64,783

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	109	97.38	98.48	90.87	13.52	108.38	36.40	176.25	95.73 to 98.49	72,126	65,540
06	2	41.10	41.10	39.24	22.59	104.74	31.81	50.38	N/A	60,000	23,541
07											
ALL	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47	71,907	64,783

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	90	97.35	97.11	89.46	14.32	108.55	31.81	176.25	95.73 to 98.47	79,288	70,933
15-0536	21	96.49	98.90	95.42	14.39	103.65	60.35	140.76	90.37 to 106.62	40,273	38,429
68-0020											
NonValid School											
ALL	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47	71,907	64,783

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	111	MEDIAN:	97	COV:	22.53	95% Median C.I.:	95.51 to 98.47
TOTAL Sales Price:	7,978,250	WGT. MEAN:	90	STD:	21.96	95% Wgt. Mean C.I.:	86.22 to 93.97
TOTAL Adj.Sales Price:	7,981,750	MEAN:	97	AVG.ABS.DEV:	13.94	95% Mean C.I.:	93.36 to 101.53
TOTAL Assessed Value:	7,191,019						
AVG. Adj. Sales Price:	71,907	COD:	14.32	MAX Sales Ratio:	176.25		
AVG. Assessed Value:	64,783	PRD:	108.16	MIN Sales Ratio:	31.81		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	75.97	76.08	57.40	42.54	132.53	31.81	119.00	31.81 to 119.00	53,916	30,950
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	23	98.47	103.57	97.66	11.33	106.05	80.77	157.81	95.51 to 103.27	45,765	44,695
1920 TO 1939	21	98.38	105.34	99.04	17.71	106.37	60.35	153.69	95.73 to 119.14	47,809	47,349
1940 TO 1949	13	99.32	96.57	93.88	11.37	102.87	69.12	130.62	75.23 to 106.62	49,076	46,071
1950 TO 1959	9	97.38	94.01	85.15	19.81	110.40	50.38	140.76	54.38 to 124.18	90,388	76,968
1960 TO 1969	9	98.46	102.69	91.38	15.91	112.38	80.89	176.25	82.51 to 105.30	88,377	80,758
1970 TO 1979	16	95.17	90.78	85.88	9.10	105.70	57.99	106.16	89.17 to 99.69	101,125	86,850
1980 TO 1989	8	91.57	91.18	90.54	6.95	100.71	81.46	104.91	81.46 to 104.91	82,218	74,442
1990 TO 1994	3	96.82	92.62	90.20	4.51	102.68	83.97	97.07	N/A	152,333	137,411
1995 TO 1999	3	92.39	93.45	91.18	4.35	102.49	87.94	100.01	N/A	207,333	189,044
2000 TO Present											
ALL	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47	71,907	64,783

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	117.32	111.34	79.50	25.76	140.06	36.40	176.25	N/A	1,830	1,454
5000 TO 9999	5	106.62	118.08	117.15	17.65	100.79	96.49	157.81	N/A	6,800	7,966
Total \$											
1 TO 9999	10	112.53	114.71	109.17	22.74	105.08	36.40	176.25	96.49 to 157.81	4,315	4,710
10000 TO 29999	18	102.95	110.31	106.87	20.68	103.22	60.35	153.69	94.40 to 130.62	18,763	20,052
30000 TO 59999	27	97.28	96.84	97.20	12.69	99.63	50.38	149.52	90.95 to 102.29	45,990	44,703
60000 TO 99999	33	98.38	94.81	94.99	6.88	99.81	31.81	107.76	94.80 to 99.32	77,290	73,419
100000 TO 149999	12	96.71	92.26	92.38	5.71	99.87	74.63	100.01	82.26 to 97.45	124,666	115,165
150000 TO 249999	10	77.68	74.54	74.22	15.30	100.43	54.38	97.72	57.99 to 86.44	191,250	141,938
250000 TO 499999	1	87.94	87.94	87.94			87.94	87.94	N/A	400,000	351,749
ALL	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47	71,907	64,783

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales: 111 **MEDIAN: 97** COV: 22.53 95% Median C.I.: 95.51 to 98.47
TOTAL Sales Price: 7,978,250 WGT. MEAN: 90 STD: 21.96 95% Wgt. Mean C.I.: 86.22 to 93.97
TOTAL Adj.Sales Price: 7,981,750 MEAN: 97 AVG.ABS.DEV: 13.94 95% Mean C.I.: 93.36 to 101.53
TOTAL Assessed Value: 7,191,019
AVG. Adj. Sales Price: 71,907 COD: 14.32 MAX Sales Ratio: 176.25
AVG. Assessed Value: 64,783 PRD: 108.16 MIN Sales Ratio: 31.81

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(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	117.32	111.34	79.50	25.76	140.06	36.40	176.25	N/A	1,830	1,454
5000 TO 9999	4	102.48	108.14	106.61	10.47	101.44	96.49	131.12	N/A	6,750	7,196
Total \$											
1 TO 9999	9	107.73	109.92	99.75	21.23	110.20	36.40	176.25	96.49 to 131.12	4,016	4,006
10000 TO 29999	21	97.47	100.54	83.36	24.79	120.61	31.81	157.81	88.89 to 128.94	23,035	19,203
30000 TO 59999	25	97.46	100.09	98.08	12.65	102.04	72.99	153.69	91.82 to 102.29	45,250	44,383
60000 TO 99999	34	98.42	97.19	95.32	6.94	101.97	57.99	134.13	94.80 to 99.66	78,958	75,259
100000 TO 149999	18	93.02	87.54	85.04	11.88	102.95	54.38	107.76	81.46 to 97.38	142,027	120,775
150000 TO 249999	3	83.97	81.87	80.87	13.41	101.25	63.93	97.72	N/A	229,833	185,856
250000 TO 499999	1	87.94	87.94	87.94			87.94	87.94	N/A	400,000	351,749
ALL											
	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47	71,907	64,783

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	92.98	86.96	72.90	26.00	119.28	36.40	119.00	36.40 to 119.00	56,083	40,885
10	2	141.44	141.44	111.78	24.62	126.53	106.62	176.25	N/A	2,700	3,018
20	20	97.47	104.78	98.44	18.79	106.44	60.35	157.81	94.54 to 119.14	26,625	26,209
25	1	97.74	97.74	97.74			97.74	97.74	N/A	128,000	125,108
30	68	96.77	96.76	91.83	11.23	105.37	50.38	153.69	94.91 to 98.69	74,688	68,586
40	14	94.52	88.47	85.58	15.58	103.38	31.81	115.24	74.63 to 102.54	135,750	116,176
ALL											
	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47	71,907	64,783

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	92.98	86.96	72.90	26.00	119.28	36.40	119.00	36.40 to 119.00	56,083	40,885
101	98	97.41	98.10	90.46	14.18	108.45	31.81	176.25	95.51 to 98.49	72,691	65,754
103	1	105.30	105.30	105.30			105.30	105.30	N/A	80,000	84,236
104	6	95.75	95.93	94.58	6.60	101.43	82.26	106.09	82.26 to 106.09	73,583	69,591
ALL											
	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47	71,907	64,783

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

Printed: 03/21/2009 13:05:08

CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	5	88.89	84.93	64.73	30.79	131.21	36.40	119.00	N/A		50,300	32,559
10	5	107.73	121.13	105.61	21.51	114.70	94.54	176.25	N/A		10,830	11,437
20	12	97.97	106.92	95.86	21.96	111.54	60.35	157.81	86.40 to 138.03		21,937	21,029
30	52	98.10	99.72	96.89	10.80	102.93	50.38	153.69	95.21 to 99.32		62,389	60,448
35	1	96.28	96.28	96.28			96.28	96.28	N/A		133,000	128,047
40	23	89.17	86.94	83.15	16.66	104.55	31.81	124.18	81.46 to 97.74		132,286	110,002
50	9	96.59	95.90	93.01	8.55	103.11	81.64	115.24	82.51 to 102.54		84,944	79,006
60	4	88.71	89.63	90.25	8.85	99.32	80.77	100.34	N/A		57,125	51,553
ALL	111	97.32	97.45	90.09	14.32	108.16	31.81	176.25	95.51 to 98.47		71,907	64,783

2009 Correlation Section for Chase County

Residential Real Property

I. Correlation

RESIDENTIAL: The 2009 statistical reports contains seven tables of data which reflect the equalization results by the Chase County Assessor in the residential class of property. The 111 sales are weighted heavily by the sales within Imperial and Wauneta. These two assessor locations make 86% of the sample. Each have acceptable levels of value shown through the median for Imperial at 97 and Wauneta at 96. Actions taken since the preliminary statistics were calculated include 5% increased improvements values within Wauneta, and new depreciation tables applied for improvements in the rural residential areas. Both adjustments support the level of value as shown through the median measure of central tendency at 97. Despite the nationwide economy status of residential home values, the most recent study year reflects three additional sales and a lower median, which indicates a higher market. Each subclass with a representable sample; Imperial and Wauneta locations, urban, improved, and single family show acceptable levels of value. Through the known assessment practices of Chase County and the coefficient of dispersion, it is believed that the county also has uniform and proportionate assessment practices.

**2009 Correlation Section
for Chase 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	173	111	64.16
2008	176	128	72.73
2007	186	134	72.04
2006	199	149	74.87
2005	180	142	78.89

RESIDENTIAL:Historically the County has been decreasing the percent of available residential sales for statistical purposes. Based on the known assessment practices the assessor uses to verify sales data, there is no indication of excessively trimming the sample for analysis. Chase County has a strong knowledge of the sales information through a detailed verification process.

2009 Correlation Section
for Chase 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 Chase 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	2.21	99	97
2008	98.02	-0.07	98	97.9
2007	91	8.84	99	97
2006	92	2.58	94	95
2005	91	4.71	95	95

RESIDENTIAL: The percent change in assessed value (excl. growth) of 2.21% reflects the increases due to the assessor's actions to increase the improvements within Wauneta and new values to rural residential properties. The R&O Ratio is representing the heavy sales base of the City of Imperial, where no changes were made. Nearly 69% of the residential sales are within Imperial.

2009 Correlation Section
for Chase 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 Chase 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)
3.7	2009	2.21
-0.04	2008	-0.07
11.65	2007	8.84
4.01	2006	2.58
4.65	2005	4.71

RESIDENTIAL: The 1.49 point spread between the assessed value in the sales file and the assessed value in the base is not unreasonable. This reflects the increases made to residential properties within the assessor location Wauneta. The sales within Wauneta consist of 18% of the sample, whereas Wauneta only contributes approximately 12% to the county total residential value.

**2009 Correlation Section
for Chase 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 Chase County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	90	97

RESIDENTIAL: The median and mean are identical and are within the acceptable range for residential property. Both measures are close to supporting the Trended Preliminary Ratio, at 99. The weighted mean is below the acceptable statistics, whereas it is weighted heavily by the sales within the assessor location of Imperial. Imperial makes up approximately 68% of the sold residential properties. The median for Imperial is also 97%. The overall county median of 97 best represents the level of value for this property class.

**2009 Correlation Section
for Chase 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	14.32	108.16
Difference	0.00	5.16

RESIDENTIAL: The coefficient of dispersion is within the parameters accepted for qualitative measurement statistics. The price related differential is above the range although this is not an indication that the county has not treated properties in a uniform manner. It appears that the assessor location of Imperial may be a factor of the higher PRD. Based on the known assessment practices in Chase County, it is believed residential properties are treated in a proportionate manner.

**2009 Correlation Section
for Chase 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	111	111	0
Median	97	97	0
Wgt. Mean	88	90	2
Mean	95	97	2
COD	14.56	14.32	-0.24
PRD	108.94	108.16	-0.78
Minimum	31.81	31.81	0.00
Maximum	176.25	176.25	0.00

RESIDENTIAL: Minor changes between the preliminary and R&O statistics are reflected due to the assessors actions to increase improvement values within the assessor location of Wauneta. These statistics support the assessors actions reported.

**2009 Correlation Section
for Chase 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	111	115	-4
Median	97	94	3
Wgt. Mean	90	86	4
Mean	97	98	-1
COD	14.32	24.05	-9.73
PRD	108.16	113.96	-5.80
Minimum	31.81	9.18	22.63
Maximum	176.25	214.50	-38.25

Table VIII is a result of comparing the R&O statistics to a set of trending statistics that are generated beginning with the taxable value of the sold property prior to the sale date. Each year thereafter the value is trended by the county overall percent of change in the residential base.

The three measures of central tendency are supportive of the trended ratios reflecting a spread of 1.44 for the mean to the largest change in the weighted mean at 3.62 difference. The median and mean trended ratios are still within the acceptable ranges and neither show indication of unfair treatment between sold and unsold properties. A possible difference shown in the statistics may be due to outliers, as four additional sales were used at the preliminary time frame.

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:	22	MEDIAN:	97	COV:	15.58	95% Median C.I.:	95.65 to 100.00
TOTAL Sales Price:	1,388,563	WGT. MEAN:	98	STD:	15.24	95% Wgt. Mean C.I.:	93.90 to 102.22
TOTAL Adj.Sales Price:	1,388,563	MEAN:	98	AVG.ABS.DEV:	8.16	95% Mean C.I.:	91.06 to 104.58
TOTAL Assessed Value:	1,361,636						
AVG. Adj. Sales Price:	63,116	COD:	8.39	MAX Sales Ratio:	144.72		
AVG. Assessed Value:	61,892	PRD:	99.75	MIN Sales Ratio:	65.49		

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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	92.59	92.59	92.59			92.59	92.59	N/A		27,000	25,000
10/01/05 TO 12/31/05	2	97.74	97.74	99.06	1.42	98.67	96.35	99.13	N/A		171,800	170,183
01/01/06 TO 03/31/06	3	100.00	103.77	102.71	6.20	101.03	96.35	114.95	N/A		14,533	14,927
04/01/06 TO 06/30/06	5	96.67	94.87	100.14	10.61	94.73	67.54	114.29	N/A		45,612	45,676
07/01/06 TO 09/30/06	1	93.18	93.18	93.18			93.18	93.18	N/A		5,000	4,659
10/01/06 TO 12/31/06	1	97.68	97.68	97.68			97.68	97.68	N/A		9,500	9,280
01/01/07 TO 03/31/07												
04/01/07 TO 06/30/07	1	65.49	65.49	65.49			65.49	65.49	N/A		7,800	5,108
07/01/07 TO 09/30/07	3	97.56	97.06	96.69	0.61	100.39	95.92	97.70	N/A		61,333	59,300
10/01/07 TO 12/31/07	1	96.98	96.98	96.98			96.98	96.98	N/A		205,000	198,800
01/01/08 TO 03/31/08	2	122.13	122.13	124.18	18.50	98.35	99.54	144.72	N/A		33,000	40,981
04/01/08 TO 06/30/08	2	94.76	94.76	91.23	5.54	103.87	89.51	100.00	N/A		134,500	122,698
____Study Years____												
07/01/05 TO 06/30/06	11	96.67	97.61	99.42	7.53	98.18	67.54	114.95	92.59 to 114.29		58,387	58,048
07/01/06 TO 06/30/07	3	93.18	85.45	85.41	11.52	100.04	65.49	97.68	N/A		7,433	6,349
07/01/07 TO 06/30/08	8	97.63	102.74	97.25	7.94	105.65	89.51	144.72	89.51 to 144.72		90,500	88,007
____Calendar Yrs____												
01/01/06 TO 12/31/06	10	97.18	97.65	100.33	8.00	97.33	67.54	114.95	93.18 to 114.29		28,616	28,710
01/01/07 TO 12/31/07	5	96.98	90.73	96.22	6.98	94.29	65.49	97.70	N/A		79,360	76,361
____ALL____												
	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00		63,116	61,892

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	2	96.16	96.16	96.23	0.53	99.93	95.65	96.67	N/A		26,500	25,500
ENDERS	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A		26,000	25,000
IMPERIAL	12	96.66	93.29	96.61	8.37	96.56	65.49	114.29	89.51 to 100.00		94,213	91,022
LAMAR	1	99.54	99.54	99.54			99.54	99.54	N/A		30,000	29,862
RURAL	1	114.95	114.95	114.95			114.95	114.95	N/A		10,000	11,495
WAUNETTA	4	97.62	108.29	112.40	13.23	96.34	93.18	144.72	N/A		28,250	31,752
____ALL____												
	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00		63,116	61,892

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

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(!: Derived)

NUMBER of Sales:	22	MEDIAN:	97	COV:	15.58	95% Median C.I.:	95.65 to 100.00
TOTAL Sales Price:	1,388,563	WGT. MEAN:	98	STD:	15.24	95% Wgt. Mean C.I.:	93.90 to 102.22
TOTAL Adj.Sales Price:	1,388,563	MEAN:	98	AVG.ABS.DEV:	8.16	95% Mean C.I.:	91.06 to 104.58
TOTAL Assessed Value:	1,361,636						
AVG. Adj. Sales Price:	63,116	COD:	8.39	MAX Sales Ratio:	144.72		
AVG. Assessed Value:	61,892	PRD:	99.75	MIN Sales Ratio:	65.49		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	97.12	97.00	98.11	8.32	98.87	65.49	144.72	95.65 to 99.54	58,678	57,567
2	1	96.98	96.98	96.98			96.98	96.98	N/A	205,000	198,800
3	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
ALL	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00	63,116	61,892

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	17	97.68	98.90	98.17	7.68	100.74	67.54	144.72	93.18 to 100.00	75,944	74,558
2	5	96.35	94.14	96.56	10.52	97.49	65.49	114.95	N/A	19,500	18,829
ALL	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00	63,116	61,892

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	18	96.83	94.53	96.69	6.27	97.76	65.49	114.29	95.65 to 99.54	73,781	71,339
15-0536	4	106.32	112.63	128.16	16.18	87.89	93.18	144.72	N/A	15,125	19,383
68-0020											
NonValid School											
ALL	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00	63,116	61,892

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	8	97.03	95.79	97.17	7.48	98.58	65.49	114.95	65.49 to 114.95	28,812	27,995
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	3	96.67	95.84	96.49	1.55	99.33	93.18	97.68	N/A	14,833	14,313
1940 TO 1949	2	122.45	122.45	109.78	18.19	111.54	100.18	144.72	N/A	83,531	91,701
1950 TO 1959											
1960 TO 1969	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
1970 TO 1979	2	104.97	104.97	106.90	8.88	98.20	95.65	114.29	N/A	29,000	31,000
1980 TO 1989	3	97.56	95.40	95.49	3.29	99.90	89.51	99.13	N/A	207,500	198,149
1990 TO 1994	1	67.54	67.54	67.54			67.54	67.54	N/A	9,000	6,079
1995 TO 1999											
2000 TO Present	1	96.98	96.98	96.98			96.98	96.98	N/A	205,000	198,800
ALL	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00	63,116	61,892

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:	22	MEDIAN:	97	COV:	15.58	95% Median C.I.:	95.65 to 100.00
TOTAL Sales Price:	1,388,563	WGT. MEAN:	98	STD:	15.24	95% Wgt. Mean C.I.:	93.90 to 102.22
TOTAL Adj.Sales Price:	1,388,563	MEAN:	98	AVG.ABS.DEV:	8.16	95% Mean C.I.:	91.06 to 104.58
TOTAL Assessed Value:	1,361,636						
AVG. Adj. Sales Price:	63,116	COD:	8.39	MAX Sales Ratio:	144.72		
AVG. Assessed Value:	61,892	PRD:	99.75	MIN Sales Ratio:	65.49		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	6	94.77	86.10	85.98	11.29	100.14	65.49	97.68	65.49 to 97.68		8,083	6,949
Total \$												
1 TO 9999	6	94.77	86.10	85.98	11.29	100.14	65.49	97.68	65.49 to 97.68		8,083	6,949
10000 TO 29999	5	97.70	100.18	98.12	5.47	102.10	92.59	114.95	N/A		21,300	20,900
30000 TO 59999	5	100.00	111.04	111.41	12.56	99.67	96.67	144.72	N/A		35,000	38,992
60000 TO 99999	1	97.56	97.56	97.56			97.56	97.56	N/A		62,500	60,972
100000 TO 149999	2	98.05	98.05	98.34	2.17	99.71	95.92	100.18	N/A		115,531	113,613
150000 TO 249999	2	93.25	93.25	93.07	4.01	100.19	89.51	96.98	N/A		215,000	200,098
250000 TO 499999	1	99.13	99.13	99.13			99.13	99.13	N/A		335,000	332,081
ALL												
	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00		63,116	61,892

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	1	93.18	93.18	93.18			93.18	93.18	N/A		5,000	4,659
5000 TO 9999	5	96.35	84.68	85.15	12.66	99.45	65.49	97.68	N/A		8,700	7,407
Total \$												
1 TO 9999	6	94.77	86.10	85.98	11.29	100.14	65.49	97.68	65.49 to 97.68		8,083	6,949
10000 TO 29999	7	97.70	99.59	98.12	4.33	101.50	92.59	114.95	92.59 to 114.95		23,785	23,337
30000 TO 59999	3	114.29	119.67	118.35	13.04	101.12	100.00	144.72	N/A		38,333	45,366
60000 TO 99999	2	96.74	96.74	96.55	0.85	100.20	95.92	97.56	N/A		81,250	78,448
100000 TO 149999	1	100.18	100.18	100.18			100.18	100.18	N/A		131,063	131,303
150000 TO 249999	2	93.25	93.25	93.07	4.01	100.19	89.51	96.98	N/A		215,000	200,098
250000 TO 499999	1	99.13	99.13	99.13			99.13	99.13	N/A		335,000	332,081
ALL												
	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00		63,116	61,892

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	5	96.35	94.63	97.69	11.02	96.87	65.49	114.95	N/A		15,800	15,435
10	2	97.63	97.63	97.59	0.07	100.04	97.56	97.70	N/A		42,000	40,988
15	1	89.51	89.51	89.51			89.51	89.51	N/A		225,000	201,396
20	14	97.33	99.58	100.05	8.59	99.52	67.54	144.72	93.18 to 100.18		71,468	71,506
ALL												
	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00		63,116	61,892

PAD 2009 Preliminary Statistics

Base Stat

PAGE: 4 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	97	COV:	15.58	95% Median C.I.:	95.65 to 100.00
TOTAL Sales Price:	1,388,563	WGT. MEAN:	98	STD:	15.24	95% Wgt. Mean C.I.:	93.90 to 102.22
TOTAL Adj.Sales Price:	1,388,563	MEAN:	98	AVG.ABS.DEV:	8.16	95% Mean C.I.:	91.06 to 104.58
TOTAL Assessed Value:	1,361,636						
AVG. Adj. Sales Price:	63,116	COD:	8.39	MAX Sales Ratio:	144.72		
AVG. Assessed Value:	61,892	PRD:	99.75	MIN Sales Ratio:	65.49		

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(!: Derived)

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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)	6	97.03	95.14	97.69	9.35	97.39	65.49	114.95	65.49 to 114.95	16,750	16,363
304	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
326	3	95.92	96.18	96.56	0.46	99.61	95.65	96.98	N/A	109,333	105,574
346	1	96.67	96.67	96.67			96.67	96.67	N/A	30,000	29,000
349	1	97.56	97.56	97.56			97.56	97.56	N/A	62,500	60,972
350	2	99.66	99.66	99.43	0.53	100.23	99.13	100.18	N/A	233,031	231,692
353	1	97.68	97.68	97.68			97.68	97.68	N/A	9,500	9,280
384	2	103.74	103.74	111.65	10.17	92.91	93.18	114.29	N/A	20,000	22,329
386	1	89.51	89.51	89.51			89.51	89.51	N/A	225,000	201,396
406	1	99.54	99.54	99.54			99.54	99.54	N/A	30,000	29,862
442	1	144.72	144.72	144.72			144.72	144.72	N/A	36,000	52,100
490	1	67.54	67.54	67.54			67.54	67.54	N/A	9,000	6,079
ALL	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00	63,116	61,892

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00	63,116	61,892
04											
ALL	22	97.27	97.82	98.06	8.39	99.75	65.49	144.72	95.65 to 100.00	63,116	61,892

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

Commercial

After a county wide commercial reappraisal was applied in 2008 by Stanard Appraisal Services, no major changes were taken by the county in 2009. A continued review and verification process was conducted by the assessor and appraisal firm. The updated information done through the verification process was noted on the commercial property record files. This was a clean-up process to the new appraisal data applied on over 400 parcels in 2008.

2009 Assessment Survey for Chase County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Stanard Appraisal Service
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Stanard Appraisal Service
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	January/2007
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2007
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?
	2007
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	2007
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	6; Imperial, Wauneta, Enders, Champion, Lamar and Rural
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	By market and assessor location.
10.	Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes
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>)
	Yes, the suburban commercial properties would have like similarities to rural commercial properties.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
4	0	0	4

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	97	COV:	16.74	95% Median C.I.:	95.65 to 100.00
TOTAL Sales Price:	1,388,563	WGT. MEAN:	98	STD:	16.44	95% Wgt. Mean C.I.:	93.79 to 102.73
TOTAL Adj.Sales Price:	1,388,563	MEAN:	98	AVG.ABS.DEV:	8.52	95% Mean C.I.:	90.88 to 105.46
TOTAL Assessed Value:	1,364,459						
AVG. Adj. Sales Price:	63,116	COD:	8.76	MAX Sales Ratio:	152.56		
AVG. Assessed Value:	62,020	PRD:	99.91	MIN Sales Ratio:	65.49		

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(!: Derived)

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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	92.59	92.59	92.59			92.59	92.59	N/A		27,000	25,000
10/01/05 TO 12/31/05	2	97.74	97.74	99.06	1.42	98.67	96.35	99.13	N/A		171,800	170,183
01/01/06 TO 03/31/06	3	100.00	103.77	102.71	6.20	101.03	96.35	114.95	N/A		14,533	14,927
04/01/06 TO 06/30/06	5	96.67	94.87	100.14	10.61	94.73	67.54	114.29	N/A		45,612	45,676
07/01/06 TO 09/30/06	1	93.18	93.18	93.18			93.18	93.18	N/A		5,000	4,659
10/01/06 TO 12/31/06	1	97.68	97.68	97.68			97.68	97.68	N/A		9,500	9,280
01/01/07 TO 03/31/07												
04/01/07 TO 06/30/07	1	65.49	65.49	65.49			65.49	65.49	N/A		7,800	5,108
07/01/07 TO 09/30/07	3	97.56	97.06	96.69	0.61	100.39	95.92	97.70	N/A		61,333	59,300
10/01/07 TO 12/31/07	1	96.98	96.98	96.98			96.98	96.98	N/A		205,000	198,800
01/01/08 TO 03/31/08	2	126.05	126.05	128.46	21.03	98.12	99.54	152.56	N/A		33,000	42,392
04/01/08 TO 06/30/08	2	94.76	94.76	91.23	5.54	103.87	89.51	100.00	N/A		134,500	122,698
____Study Years____												
07/01/05 TO 06/30/06	11	96.67	97.61	99.42	7.53	98.18	67.54	114.95	92.59 to 114.29		58,387	58,048
07/01/06 TO 06/30/07	3	93.18	85.45	85.41	11.52	100.04	65.49	97.68	N/A		7,433	6,349
07/01/07 TO 06/30/08	8	97.63	103.72	97.64	8.94	106.23	89.51	152.56	89.51 to 152.56		90,500	88,360
____Calendar Yrs____												
01/01/06 TO 12/31/06	10	97.18	97.65	100.33	8.00	97.33	67.54	114.95	93.18 to 114.29		28,616	28,710
01/01/07 TO 12/31/07	5	96.98	90.73	96.22	6.98	94.29	65.49	97.70	N/A		79,360	76,361
____ALL____												
	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00		63,116	62,020

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	2	96.16	96.16	96.23	0.53	99.93	95.65	96.67	N/A		26,500	25,500
ENDERS	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A		26,000	25,000
IMPERIAL	12	96.66	93.29	96.61	8.37	96.56	65.49	114.29	89.51 to 100.00		94,213	91,022
LAMAR	1	99.54	99.54	99.54			99.54	99.54	N/A		30,000	29,862
RURAL	1	114.95	114.95	114.95			114.95	114.95	N/A		10,000	11,495
WAUNETTA	4	97.62	110.25	114.90	15.24	95.95	93.18	152.56	N/A		28,250	32,458
____ALL____												
	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00		63,116	62,020

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:	22	MEDIAN:	97	COV:	16.74	95% Median C.I.:	95.65 to 100.00
TOTAL Sales Price:	1,388,563	WGT. MEAN:	98	STD:	16.44	95% Wgt. Mean C.I.:	93.79 to 102.73
TOTAL Adj.Sales Price:	1,388,563	MEAN:	98	AVG.ABS.DEV:	8.52	95% Mean C.I.:	90.88 to 105.46
TOTAL Assessed Value:	1,364,459						
AVG. Adj. Sales Price:	63,116	COD:	8.76	MAX Sales Ratio:	152.56		
AVG. Assessed Value:	62,020	PRD:	99.91	MIN Sales Ratio:	65.49		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	97.12	97.39	98.35	8.72	99.03	65.49	152.56	95.65 to 99.54	58,678	57,708
2	1	96.98	96.98	96.98			96.98	96.98	N/A	205,000	198,800
3	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
ALL	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020

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	17	97.68	99.36	98.39	8.15	100.98	67.54	152.56	93.18 to 100.00	75,944	74,724
2	5	96.35	94.14	96.56	10.52	97.49	65.49	114.95	N/A	19,500	18,829
ALL	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	18	96.83	94.53	96.69	6.27	97.76	65.49	114.29	95.65 to 99.54	73,781	71,339
15-0536	4	106.32	114.59	132.82	18.02	86.28	93.18	152.56	N/A	15,125	20,089
68-0020											
NonValid School											
ALL	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020

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	8	97.03	95.79	97.17	7.48	98.58	65.49	114.95	65.49 to 114.95	28,812	27,995
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	3	96.67	95.84	96.49	1.55	99.33	93.18	97.68	N/A	14,833	14,313
1940 TO 1949	2	126.37	126.37	111.47	20.72	113.37	100.18	152.56	N/A	83,531	93,113
1950 TO 1959											
1960 TO 1969	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
1970 TO 1979	2	104.97	104.97	106.90	8.88	98.20	95.65	114.29	N/A	29,000	31,000
1980 TO 1989	3	97.56	95.40	95.49	3.29	99.90	89.51	99.13	N/A	207,500	198,149
1990 TO 1994	1	67.54	67.54	67.54			67.54	67.54	N/A	9,000	6,079
1995 TO 1999											
2000 TO Present	1	96.98	96.98	96.98			96.98	96.98	N/A	205,000	198,800
ALL	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020

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:	22	MEDIAN:	97	COV:	16.74	95% Median C.I.:	95.65 to 100.00
TOTAL Sales Price:	1,388,563	WGT. MEAN:	98	STD:	16.44	95% Wgt. Mean C.I.:	93.79 to 102.73
TOTAL Adj.Sales Price:	1,388,563	MEAN:	98	AVG.ABS.DEV:	8.52	95% Mean C.I.:	90.88 to 105.46
TOTAL Assessed Value:	1,364,459						
AVG. Adj. Sales Price:	63,116	COD:	8.76	MAX Sales Ratio:	152.56		
AVG. Assessed Value:	62,020	PRD:	99.91	MIN Sales Ratio:	65.49		

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

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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 \$											
5000 TO 9999	6	94.77	86.10	85.98	11.29	100.14	65.49	97.68	65.49 to 97.68	8,083	6,949
Total \$											
1 TO 9999	6	94.77	86.10	85.98	11.29	100.14	65.49	97.68	65.49 to 97.68	8,083	6,949
10000 TO 29999	5	97.70	100.18	98.12	5.47	102.10	92.59	114.95	N/A	21,300	20,900
30000 TO 59999	5	100.00	112.61	113.02	14.13	99.64	96.67	152.56	N/A	35,000	39,557
60000 TO 99999	1	97.56	97.56	97.56			97.56	97.56	N/A	62,500	60,972
100000 TO 149999	2	98.05	98.05	98.34	2.17	99.71	95.92	100.18	N/A	115,531	113,613
150000 TO 249999	2	93.25	93.25	93.07	4.01	100.19	89.51	96.98	N/A	215,000	200,098
250000 TO 499999	1	99.13	99.13	99.13			99.13	99.13	N/A	335,000	332,081
ALL											
	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020

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	93.18	93.18	93.18			93.18	93.18	N/A	5,000	4,659
5000 TO 9999	5	96.35	84.68	85.15	12.66	99.45	65.49	97.68	N/A	8,700	7,407
Total \$											
1 TO 9999	6	94.77	86.10	85.98	11.29	100.14	65.49	97.68	65.49 to 97.68	8,083	6,949
10000 TO 29999	7	97.70	99.59	98.12	4.33	101.50	92.59	114.95	92.59 to 114.95	23,785	23,337
30000 TO 59999	3	114.29	122.28	120.80	15.33	101.23	100.00	152.56	N/A	38,333	46,307
60000 TO 99999	2	96.74	96.74	96.55	0.85	100.20	95.92	97.56	N/A	81,250	78,448
100000 TO 149999	1	100.18	100.18	100.18			100.18	100.18	N/A	131,063	131,303
150000 TO 249999	2	93.25	93.25	93.07	4.01	100.19	89.51	96.98	N/A	215,000	200,098
250000 TO 499999	1	99.13	99.13	99.13			99.13	99.13	N/A	335,000	332,081
ALL											
	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	96.35	94.63	97.69	11.02	96.87	65.49	114.95	N/A	15,800	15,435
10	2	97.63	97.63	97.59	0.07	100.04	97.56	97.70	N/A	42,000	40,988
15	1	89.51	89.51	89.51			89.51	89.51	N/A	225,000	201,396
20	14	97.33	100.14	100.33	9.16	99.80	67.54	152.56	93.18 to 100.18	71,468	71,707
ALL											
	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020

PAD 2009 R&O Statistics

Base Stat

PAGE: 4 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	22	MEDIAN:	97	COV:	16.74	95% Median C.I.:	95.65 to 100.00
TOTAL Sales Price:	1,388,563	WGT. MEAN:	98	STD:	16.44	95% Wgt. Mean C.I.:	93.79 to 102.73
TOTAL Adj.Sales Price:	1,388,563	MEAN:	98	AVG.ABS.DEV:	8.52	95% Mean C.I.:	90.88 to 105.46
TOTAL Assessed Value:	1,364,459						
AVG. Adj. Sales Price:	63,116	COD:	8.76	MAX Sales Ratio:	152.56		
AVG. Assessed Value:	62,020	PRD:	99.91	MIN Sales Ratio:	65.49		

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

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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)	6	97.03	95.14	97.69	9.35	97.39	65.49	114.95	65.49 to 114.95	16,750	16,363
304	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
326	3	95.92	96.18	96.56	0.46	99.61	95.65	96.98	N/A	109,333	105,574
346	1	96.67	96.67	96.67			96.67	96.67	N/A	30,000	29,000
349	1	97.56	97.56	97.56			97.56	97.56	N/A	62,500	60,972
350	2	99.66	99.66	99.43	0.53	100.23	99.13	100.18	N/A	233,031	231,692
353	1	97.68	97.68	97.68			97.68	97.68	N/A	9,500	9,280
384	2	103.74	103.74	111.65	10.17	92.91	93.18	114.29	N/A	20,000	22,329
386	1	89.51	89.51	89.51			89.51	89.51	N/A	225,000	201,396
406	1	99.54	99.54	99.54			99.54	99.54	N/A	30,000	29,862
442	1	152.56	152.56	152.56			152.56	152.56	N/A	36,000	54,923
490	1	67.54	67.54	67.54			67.54	67.54	N/A	9,000	6,079
ALL	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020
04											
ALL	22	97.27	98.17	98.26	8.76	99.91	65.49	152.56	95.65 to 100.00	63,116	62,020

2009 Correlation Section for Chase County

Commerical Real Property

I. Correlation

COMMERCIAL:After a new reappraisal was conducted including 400 commercial parcels in 2008 by Stanard Appraisal Services, no major changes were necessary by the assessor in 2009 to equalize this class of property. Review and pickup assessment work was timely completed and the continued verification process is an ongoing process. Although the total qualified commercial sales base includes 22 sales, over 55% of these are within the City of Imperial. The remainder of the assessor locations are not representative of the population. Two proposed sites for Ethanol Plant construction has not showed any future building. Possbile factors may contribute to the declining agricultural corn market and economy of the products.

An increase in the overall county commercial valuation is representing higher gas producing property valuations that are appraised by Pritchard and Abbott. A new commercial grain storage bin at Scoular Grain also added to the increase. All three measures of central tendency are close and support each other. The median best describes the level of value, at 97 like the median for the 12 commercial sales in Imperial. Both qualitative statistics are within the acceptable ranges and support the the county obtaining uniform and proportionate assessment practices.

**2009 Correlation Section
for Chase 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	58	22	37.93
2008	57	22	38.60
2007	60	31	51.67
2006	53	30	56.60
2005	41	26	63.41

COMMERCIAL: Table II indicates a decline of commercial sales used to develop the statistical measures. The total number of sales include 7 eliminated sales due to substantially changed properties since the date of sale. Theoretically, if the 7 sales could be used in the qualified numbers the percent used by the assessor would be approximately 50%.

2009 Correlation Section
for Chase 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 Chase 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	4.97	102	97
2008	98.18	9.15	107	96.51
2007	100	0.79	101	100
2006	95	-0.09	95	95
2005	95	0.45	96	95

COMMERCIAL: The 4.97% increase to the commercial assessed value (excluding growth) is reflecting the increased valuations to Noble Gas properties and one addition to a commercial grain storage facility for 2009. These gas producing parcels are valued through a contract with Pritchard and Abbott. These parcels alone increased \$833,020. The grain facility updates added approximately 2.3 million in value compared to 2008. Therefore, the Trended Preliminary Ratio is not representative of the assessor's actions and level of commercial property for this year. The R&O Ratio accurately represents the commercial property class level of value through the assessment actions.

2009 Correlation Section
for Chase 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 Chase 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)
1.03	2009	4.97
52.36	2008	9.15
2.31	2007	0.79
0.00	2006	-0.09
-9.83	2005	0.45

COMMERCIAL:Comparing the 1.03% change in the sales file versus the 4.97% assessed value change in the total county commercial base supports the reports of actions from the assessor. Only minor changes were made to the commercial properties after a reappraisal was applied in 2008. The increased value of the total county base reflects the increased \$833,020 value of gas producing appraisals and a construction at Scoular Grain Co. of 2.3 million that was not growth value.

2009 Correlation Section
for Chase 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 Chase County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	98	98

COMMERCIAL: All three measures of central tendency are within the acceptable parameters and support each other well. For direct equalization purposes the median will be used to describe the level of value for the commercial class of property as is supported by the median within Imperial, where over 55% of the sales make up the sample.

**2009 Correlation Section
for Chase 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	8.76	99.91
Difference	0.00	0.00

COMMERCIAL:Both qualitative measures reflect good assessment uniformity and meet performance standards. It is believed that the commercial properties in Chase County are being treated in a uniform and proportionate manner by the County.

**2009 Correlation Section
for Chase County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	22	22	0
Median	97	97	0
Wgt. Mean	98	98	0
Mean	98	98	0
COD	8.39	8.76	0.37
PRD	99.75	99.91	0.16
Minimum	65.49	65.49	0.00
Maximum	144.72	152.56	7.84

COMMERCIAL: Small differences shown on Table VII shows the minor review and clean up work in the commercial file after a countywide reappraisal was applied in 2008 by the county and contracted appraiser. This is consistent with the reported actions for 2009.

**Agricultural or
Special Valuation Reports**

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	74	MEDIAN:	66	COV:	22.28	95% Median C.I.:	62.22 to 68.45	(! : Derived)
(AgLand) TOTAL Sales Price:	18,226,095	WGT. MEAN:	64	STD:	14.98	95% Wgt. Mean C.I.:	60.76 to 67.25	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,848,315	MEAN:	67	AVG.ABS.DEV:	11.03	95% Mean C.I.:	63.83 to 70.66	
(AgLand) TOTAL Assessed Value:	11,423,920							
AVG. Adj. Sales Price:	241,193	COD:	16.79	MAX Sales Ratio:	125.88			
AVG. Assessed Value:	154,377	PRD:	105.06	MIN Sales Ratio:	39.84			

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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	2	77.27	77.27	77.26	4.80	100.01	73.56	80.97	N/A	230,500	178,078
10/01/05 TO 12/31/05	4	60.71	64.11	63.05	17.62	101.69	49.57	85.47	N/A	215,725	136,005
01/01/06 TO 03/31/06	8	77.43	77.59	76.22	16.98	101.79	50.57	103.41	50.57 to 103.41	205,381	156,548
04/01/06 TO 06/30/06	8	71.04	76.39	70.69	16.99	108.05	57.93	125.88	57.93 to 125.88	87,653	61,964
07/01/06 TO 09/30/06	2	80.43	80.43	78.36	16.11	102.64	67.47	93.39	N/A	211,250	165,540
10/01/06 TO 12/31/06	2	79.16	79.16	83.79	7.49	94.47	73.23	85.09	N/A	123,500	103,485
01/01/07 TO 03/31/07	16	66.54	67.77	66.14	11.79	102.46	53.02	89.92	59.96 to 73.85	286,393	189,434
04/01/07 TO 06/30/07	13	66.69	67.11	66.68	13.59	100.64	46.18	98.96	56.09 to 74.72	184,880	123,272
07/01/07 TO 09/30/07	2	65.04	65.04	64.20	13.15	101.30	56.48	73.59	N/A	255,000	163,705
10/01/07 TO 12/31/07	4	60.80	60.51	59.23	4.03	102.16	56.43	64.01	N/A	318,574	188,687
01/01/08 TO 03/31/08	6	53.04	56.39	55.60	11.98	101.43	47.30	67.92	47.30 to 67.92	448,020	249,093
04/01/08 TO 06/30/08	7	51.40	49.52	50.06	13.64	98.94	39.84	60.57	39.84 to 60.57	293,210	146,767
<u>Study Years</u>											
07/01/05 TO 06/30/06	22	73.69	74.67	72.20	16.91	103.43	49.57	125.88	64.15 to 80.97	166,735	120,376
07/01/06 TO 06/30/07	33	67.73	68.97	67.56	13.11	102.09	46.18	98.96	64.30 to 73.23	231,976	156,713
07/01/07 TO 06/30/08	19	56.43	55.64	55.24	12.84	100.73	39.84	73.59	50.68 to 61.91	343,415	189,689
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	20	74.54	77.55	75.86	16.26	102.23	50.57	125.88	67.47 to 84.50	150,689	114,307
01/01/07 TO 12/31/07	35	64.58	66.54	65.17	12.37	102.10	46.18	98.96	61.17 to 69.98	250,572	163,304
<u>ALL</u>											
	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

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:	74	MEDIAN:	66	COV:	22.28	95% Median C.I.:	62.22 to 68.45	(!: Derived)
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(AgLand) TOTAL Assessed Value:	11,423,920							
AVG. Adj. Sales Price:	241,193	COD:	16.79	MAX Sales Ratio:	125.88			
AVG. Assessed Value:	154,377	PRD:	105.06	MIN Sales Ratio:	39.84			

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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
3599	1	58.62	58.62	58.62			58.62	58.62	N/A	290,000	169,991
3601	7	73.59	73.78	72.84	9.04	101.30	60.57	89.92	60.57 to 89.92	165,281	120,383
3603	6	72.06	81.26	72.97	19.65	111.36	65.03	125.88	65.03 to 125.88	192,250	140,288
3605	1	83.95	83.95	83.95			83.95	83.95	N/A	487,600	409,330
3607	2	71.58	71.58	69.78	5.11	102.59	67.92	75.24	N/A	355,000	247,701
3611	5	67.73	69.48	68.78	15.82	101.02	49.57	93.39	N/A	149,360	102,731
3819	2	99.42	99.42	101.89	4.01	97.58	95.43	103.41	N/A	94,375	96,154
3821	1	56.09	56.09	56.09			56.09	56.09	N/A	90,000	50,479
3825	1	64.15	64.15	64.15			64.15	64.15	N/A	255,000	163,576
3827	6	60.53	57.65	52.91	19.36	108.97	39.84	73.56	39.84 to 73.56	186,999	98,936
3829	4	59.08	60.04	56.53	18.71	106.22	47.30	74.72	N/A	383,441	216,745
3835	8	61.70	61.37	61.15	4.90	100.36	52.98	66.69	52.98 to 66.69	306,837	187,639
3837	4	54.70	57.95	56.42	12.05	102.71	50.57	71.82	N/A	337,715	190,533
3839	2	66.77	66.77	68.56	10.60	97.39	59.69	73.85	N/A	174,000	119,291
3841	2	55.20	55.20	51.85	16.34	106.46	46.18	64.22	N/A	87,500	45,368
3845	1	60.18	60.18	60.18			60.18	60.18	N/A	105,000	63,190
4055	3	78.23	76.57	75.13	7.97	101.91	66.38	85.09	N/A	175,576	131,913
4057	6	65.18	67.67	60.55	17.01	111.76	51.40	98.96	51.40 to 98.96	310,666	188,094
4059	4	66.43	63.54	62.01	20.60	102.46	41.77	79.51	N/A	153,250	95,031
4061	1	66.88	66.88	66.88			66.88	66.88	N/A	98,000	65,541
4063	2	61.71	61.71	62.68	14.82	98.45	52.56	70.85	N/A	387,520	242,886
4065	4	54.20	61.72	58.40	15.21	105.69	53.02	85.47	N/A	310,150	181,115
4067	1	79.61	79.61	79.61			79.61	79.61	N/A	563,000	448,192
ALL	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377
ALL	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

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	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377
ALL	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	241,193	COD:	16.79	MAX Sales Ratio:	125.88			
AVG. Assessed Value:	154,377	PRD:	105.06	MIN Sales Ratio:	39.84			

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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)											
15-0010	51	64.22	63.76	61.39	15.23	103.86	39.84	125.88	59.28 to 67.47	265,852	163,213
15-0536	11	68.86	76.37	69.80	19.94	109.40	56.43	103.41	58.62 to 98.96	185,725	129,644
68-0020	12	73.58	73.65	74.50	14.26	98.86	49.57	93.39	63.49 to 84.50	187,239	139,496
NonValid School											
ALL											
	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

ACRES IN SALE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
30.01 TO 50.00	1	64.58	64.58	64.58			64.58	64.58	N/A	20,000	12,915
50.01 TO 100.00	7	73.23	79.38	78.51	15.13	101.11	64.22	125.88	64.22 to 125.88	38,247	30,028
100.01 TO 180.00	39	66.69	67.43	65.22	15.46	103.39	41.48	103.41	61.17 to 73.56	204,313	133,244
180.01 TO 330.00	17	59.69	60.82	59.33	14.52	102.51	39.84	98.96	52.14 to 68.05	329,096	195,246
330.01 TO 650.00	4	71.43	71.40	69.31	12.33	103.01	57.26	85.47	N/A	285,350	197,774
650.01 +	6	67.04	67.75	66.31	22.29	102.17	51.40	84.50	51.40 to 84.50	476,050	315,663
ALL											
	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

MAJORITY LAND USE > 95%										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY	19	66.88	68.06	65.65	14.20	103.68	41.77	98.96	60.57 to 75.88	97,315	63,886
DRY-N/A	6	70.74	77.05	58.78	29.87	131.08	39.84	125.88	39.84 to 125.88	83,500	49,083
GRASS	7	74.93	69.84	67.99	17.90	102.72	52.56	85.47	52.56 to 85.47	318,957	216,872
GRASS-N/A	4	56.68	61.09	64.02	12.96	95.43	51.40	79.61	N/A	352,250	225,501
IRRGTD	10	67.37	69.69	67.26	9.71	103.62	56.43	85.09	61.91 to 80.97	323,840	217,808
IRRGTD-N/A	28	63.19	63.94	61.70	15.68	103.62	41.48	103.41	56.48 to 67.92	307,793	189,906
ALL											
	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

MAJORITY LAND USE > 80%										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY	22	65.73	66.63	62.64	15.28	106.38	39.84	98.96	60.18 to 73.57	102,091	63,947
DRY-N/A	3	95.43	96.52	97.60	20.13	98.89	68.24	125.88	N/A	34,666	33,836
GRASS	9	57.26	66.92	66.53	21.87	100.58	52.56	85.47	53.02 to 84.50	286,077	190,319
GRASS-N/A	2	65.51	65.51	66.28	21.53	98.83	51.40	79.61	N/A	533,500	353,618
IRRGTD	36	65.71	66.18	63.73	13.80	103.85	41.48	103.41	61.17 to 70.85	314,447	200,405
IRRGTD-N/A	2	52.25	52.25	52.35	3.22	99.80	50.57	53.93	N/A	268,250	140,440
ALL											
	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

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:	74	MEDIAN:	66	COV:	22.28	95% Median C.I.:	62.22 to 68.45	(!: Derived)
(AgLand) TOTAL Sales Price:	18,226,095	WGT. MEAN:	64	STD:	14.98	95% Wgt. Mean C.I.:	60.76 to 67.25	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,848,315	MEAN:	67	AVG.ABS.DEV:	11.03	95% Mean C.I.:	63.83 to 70.66	
(AgLand) TOTAL Assessed Value:	11,423,920							
AVG. Adj. Sales Price:	241,193	COD:	16.79	MAX Sales Ratio:	125.88			
AVG. Assessed Value:	154,377	PRD:	105.06	MIN Sales Ratio:	39.84			

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MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	25	68.24	70.22	64.18	18.09	109.40	39.84	125.88	63.49 to 73.57	94,000	60,333
GRASS	11	57.26	66.66	66.46	22.37	100.31	51.40	85.47	52.56 to 84.50	331,063	220,010
IRRGTD	38	64.69	65.45	63.22	14.32	103.53	41.48	103.41	59.96 to 68.05	312,016	197,249
ALL	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	68.91	68.91	69.54	6.28	99.08	64.58	73.23	N/A	23,500	16,343
30000 TO 59999	7	75.88	82.55	81.23	18.28	101.63	64.22	125.88	64.22 to 125.88	39,532	32,111
60000 TO 99999	8	68.66	69.54	68.96	12.28	100.84	53.02	89.92	53.02 to 89.92	87,875	60,596
100000 TO 149999	6	61.84	65.42	65.97	16.28	99.16	46.18	98.96	46.18 to 98.96	117,182	77,309
150000 TO 249999	20	73.58	70.72	70.25	15.30	100.67	39.84	103.41	64.30 to 75.24	209,041	146,841
250000 TO 499999	22	60.57	61.71	61.96	12.75	99.59	41.48	84.50	53.93 to 66.38	309,845	191,973
500000 +	9	56.43	59.95	59.71	14.28	100.41	47.30	79.61	51.40 to 68.05	569,006	339,730
ALL	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	69.98	70.38	70.86	4.66	99.33	64.58	75.88	N/A	31,000	21,966
30000 TO 59999	7	64.22	74.15	64.42	32.09	115.11	46.18	125.88	46.18 to 125.88	66,104	42,581
60000 TO 99999	13	64.01	63.52	58.97	15.94	107.71	39.84	89.92	49.57 to 73.57	120,507	71,066
100000 TO 149999	9	60.57	66.93	63.10	23.36	106.07	41.48	98.96	50.57 to 85.47	209,230	132,031
150000 TO 249999	28	66.54	68.59	66.55	14.00	103.07	50.68	103.41	61.17 to 73.59	261,293	173,880
250000 TO 499999	12	62.07	63.02	62.42	14.63	100.96	47.30	83.95	52.14 to 70.85	538,725	336,267
ALL	74	65.71	67.24	64.01	16.79	105.06	39.84	125.88	62.22 to 68.45	241,193	154,377

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:	83	MEDIAN:	65	COV:	21.85	95% Median C.I.:	62.22 to 68.45	(! : Derived)
TOTAL Sales Price:	21,295,196	WGT. MEAN:	64	STD:	14.69	95% Wgt. Mean C.I.:	60.77 to 66.75	
TOTAL Adj.Sales Price:	21,149,297	MEAN:	67	AVG.ABS.DEV:	10.87	95% Mean C.I.:	64.09 to 70.41	
TOTAL Assessed Value:	13,484,790							
AVG. Adj. Sales Price:	254,810	COD:	16.71	MAX Sales Ratio:	125.88			
AVG. Assessed Value:	162,467	PRD:	105.47	MIN Sales Ratio:	39.84			

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	2	77.27	77.27	77.26	4.80	100.01	73.56	80.97	N/A	230,500	178,078
10/01/05 TO 12/31/05	5	64.15	65.18	64.32	14.99	101.33	49.57	85.47	N/A	215,577	138,659
01/01/06 TO 03/31/06	11	76.05	76.62	74.42	17.39	102.95	50.57	103.41	52.87 to 95.43	182,543	135,857
04/01/06 TO 06/30/06	8	71.04	76.39	70.69	16.99	108.05	57.93	125.88	57.93 to 125.88	87,653	61,964
07/01/06 TO 09/30/06	2	80.43	80.43	78.36	16.11	102.64	67.47	93.39	N/A	211,250	165,540
10/01/06 TO 12/31/06	3	74.57	77.63	79.28	5.30	97.92	73.23	85.09	N/A	211,804	167,914
01/01/07 TO 03/31/07	18	64.66	67.21	65.84	11.18	102.08	53.02	89.92	61.17 to 73.57	293,216	193,053
04/01/07 TO 06/30/07	14	65.63	66.04	62.40	14.40	105.82	46.18	98.96	52.56 to 74.72	252,500	157,571
07/01/07 TO 09/30/07	2	65.04	65.04	64.20	13.15	101.30	56.48	73.59	N/A	255,000	163,705
10/01/07 TO 12/31/07	4	60.80	60.51	59.23	4.03	102.16	56.43	64.01	N/A	318,574	188,687
01/01/08 TO 03/31/08	7	53.93	57.19	56.98	12.22	100.36	47.30	67.92	47.30 to 67.92	456,228	259,980
04/01/08 TO 06/30/08	7	51.40	49.52	50.06	13.64	98.94	39.84	60.57	39.84 to 60.57	293,210	146,767
<u>Study Years</u>											
07/01/05 TO 06/30/06	26	73.69	74.40	71.55	16.76	103.97	49.57	125.88	64.22 to 79.61	163,388	116,907
07/01/06 TO 06/30/07	37	67.47	68.33	66.01	13.03	103.51	46.18	98.96	63.21 to 71.82	266,779	176,102
07/01/07 TO 06/30/08	20	56.46	55.95	55.89	12.68	100.11	39.84	73.59	51.40 to 61.91	351,518	196,469
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	24	74.91	76.99	74.99	15.81	102.66	50.57	125.88	67.47 to 84.50	156,963	117,707
01/01/07 TO 12/31/07	38	64.33	65.96	63.82	12.09	103.35	46.18	98.96	61.17 to 68.86	278,874	177,976
<u>ALL</u>											
	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	83	MEDIAN:	65	COV:	21.85	95% Median C.I.:	62.22 to 68.45	(! : Derived)
TOTAL Sales Price:	21,295,196	WGT. MEAN:	64	STD:	14.69	95% Wgt. Mean C.I.:	60.77 to 66.75	
TOTAL Adj.Sales Price:	21,149,297	MEAN:	67	AVG.ABS.DEV:	10.87	95% Mean C.I.:	64.09 to 70.41	
TOTAL Assessed Value:	13,484,790							
AVG. Adj. Sales Price:	254,810	COD:	16.71	MAX Sales Ratio:	125.88			
AVG. Assessed Value:	162,467	PRD:	105.47	MIN Sales Ratio:	39.84			

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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
3599	1	58.62	58.62	58.62			58.62	58.62	N/A	290,000	169,991
3601	8	73.71	76.20	74.04	11.22	102.92	60.57	93.18	60.57 to 93.18	153,431	113,602
3603	6	72.06	81.26	72.97	19.65	111.36	65.03	125.88	65.03 to 125.88	192,250	140,288
3605	1	83.95	83.95	83.95			83.95	83.95	N/A	487,600	409,330
3607	2	71.58	71.58	69.78	5.11	102.59	67.92	75.24	N/A	355,000	247,701
3611	5	67.73	69.48	68.78	15.82	101.02	49.57	93.39	N/A	149,360	102,731
3819	2	99.42	99.42	101.89	4.01	97.58	95.43	103.41	N/A	94,375	96,154
3821	1	56.09	56.09	56.09			56.09	56.09	N/A	90,000	50,479
3825	1	64.15	64.15	64.15			64.15	64.15	N/A	255,000	163,576
3827	6	60.53	57.65	52.91	19.36	108.97	39.84	73.56	39.84 to 73.56	186,999	98,936
3829	4	59.08	60.04	56.53	18.71	106.22	47.30	74.72	N/A	383,441	216,745
3835	8	61.70	61.37	61.15	4.90	100.36	52.98	66.69	52.98 to 66.69	306,837	187,639
3837	4	54.70	57.95	56.42	12.05	102.71	50.57	71.82	N/A	337,715	190,533
3839	3	61.96	65.17	66.07	7.62	98.63	59.69	73.85	N/A	284,491	187,962
3841	3	64.22	61.66	68.78	14.74	89.65	46.18	74.57	N/A	187,804	129,169
3845	1	60.18	60.18	60.18			60.18	60.18	N/A	105,000	63,190
4055	4	72.31	70.64	69.10	15.24	102.24	52.87	85.09	N/A	190,050	131,316
4057	6	65.18	67.67	60.55	17.01	111.76	51.40	98.96	51.40 to 98.96	310,666	188,094
4059	5	63.21	63.47	62.96	17.32	100.80	41.77	79.51	N/A	168,930	106,366
4061	2	64.54	64.54	63.68	3.63	101.34	62.19	66.88	N/A	280,975	178,926
4063	5	69.43	64.21	58.87	12.16	109.06	52.14	76.05	N/A	436,516	256,978
4065	4	54.20	61.72	58.40	15.21	105.69	53.02	85.47	N/A	310,150	181,115
4067	1	79.61	79.61	79.61			79.61	79.61	N/A	563,000	448,192
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

AREA (MARKET)

										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

STATUS: IMPROVED, UNIMPROVED & IOLL

										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	6	62.70	66.36	61.12	16.95	108.58	52.14	93.18	52.14 to 93.18	419,922	256,650
2	77	66.38	67.32	64.12	16.30	104.99	39.84	125.88	62.22 to 68.86	241,944	155,128
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

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:	83	MEDIAN:	65	COV:	21.85	95% Median C.I.:	62.22 to 68.45	(! : Derived)
TOTAL Sales Price:	21,295,196	WGT. MEAN:	64	STD:	14.69	95% Wgt. Mean C.I.:	60.77 to 66.75	
TOTAL Adj.Sales Price:	21,149,297	MEAN:	67	AVG.ABS.DEV:	10.87	95% Mean C.I.:	64.09 to 70.41	
TOTAL Assessed Value:	13,484,790							
AVG. Adj. Sales Price:	254,810	COD:	16.71	MAX Sales Ratio:	125.88			
AVG. Assessed Value:	162,467	PRD:	105.47	MIN Sales Ratio:	39.84			

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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)											
15-0010	58	64.19	63.99	61.55	14.60	103.98	39.84	125.88	59.96 to 67.47	285,439	175,673
15-0536	12	68.66	74.41	68.33	20.28	108.89	52.87	103.41	58.62 to 95.43	189,704	129,634
68-0020	13	73.59	75.15	75.09	15.21	100.08	49.57	93.39	63.49 to 89.92	178,257	133,853
NonValid School											
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	64.58	64.58	64.58			64.58	64.58	N/A	20,000	12,915
50.01 TO 100.00	7	73.23	79.38	78.51	15.13	101.11	64.22	125.88	64.22 to 125.88	38,247	30,028
100.01 TO 180.00	43	66.88	68.18	65.64	15.44	103.86	41.48	103.41	64.01 to 73.56	198,752	130,466
180.01 TO 330.00	21	60.57	61.21	60.72	13.60	100.82	39.84	98.96	53.02 to 63.49	342,188	207,766
330.01 TO 650.00	5	67.92	67.54	61.35	15.02	110.09	52.14	85.47	N/A	454,594	278,910
650.01 +	6	67.04	67.75	66.31	22.29	102.17	51.40	84.50	51.40 to 84.50	476,050	315,663
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	21	66.88	68.53	65.47	15.72	104.68	41.77	98.96	60.57 to 75.88	102,521	67,119
DRY-N/A	7	73.23	76.91	60.66	25.28	126.79	39.84	125.88	39.84 to 125.88	80,283	48,698
GRASS	7	74.93	69.84	67.99	17.90	102.72	52.56	85.47	52.56 to 85.47	318,957	216,872
GRASS-N/A	4	56.68	61.09	64.02	12.96	95.43	51.40	79.61	N/A	352,250	225,501
IRRGTD	10	67.37	69.69	67.26	9.71	103.62	56.43	85.09	61.91 to 80.97	323,840	217,808
IRRGTD-N/A	34	62.72	63.93	61.76	14.46	103.51	41.48	103.41	58.62 to 67.92	339,831	209,888
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	25	66.88	67.52	63.15	16.18	106.92	39.84	98.96	60.57 to 73.57	104,437	65,955
DRY-N/A	3	95.43	96.52	97.60	20.13	98.89	68.24	125.88	N/A	34,666	33,836
GRASS	9	57.26	66.92	66.53	21.87	100.58	52.56	85.47	53.02 to 84.50	286,077	190,319
GRASS-N/A	2	65.51	65.51	66.28	21.53	98.83	51.40	79.61	N/A	533,500	353,618
IRRGTD	41	65.03	65.95	63.38	13.44	104.06	41.48	103.41	61.91 to 69.43	336,395	213,197
IRRGTD-N/A	3	53.93	55.56	57.29	7.18	96.98	50.57	62.19	N/A	333,483	191,064
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

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:	83	MEDIAN:	65	COV:	21.85	95% Median C.I.:	62.22 to 68.45	(! : Derived)
TOTAL Sales Price:	21,295,196	WGT. MEAN:	64	STD:	14.69	95% Wgt. Mean C.I.:	60.77 to 66.75	
TOTAL Adj.Sales Price:	21,149,297	MEAN:	67	AVG.ABS.DEV:	10.87	95% Mean C.I.:	64.09 to 70.41	
TOTAL Assessed Value:	13,484,790							
AVG. Adj. Sales Price:	254,810	COD:	16.71	MAX Sales Ratio:	125.88			
AVG. Assessed Value:	162,467	PRD:	105.47	MIN Sales Ratio:	39.84			

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MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	28	68.35	70.63	64.47	18.64	109.55	39.84	125.88	63.49 to 75.88	96,961	62,514
GRASS	11	57.26	66.66	66.46	22.37	100.31	51.40	85.47	52.56 to 84.50	331,063	220,010
IRRGTD	44	64.33	65.24	62.97	13.61	103.61	41.48	103.41	61.17 to 68.05	336,196	211,688
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	68.91	68.91	69.54	6.28	99.08	64.58	73.23	N/A	23,500	16,343
30000 TO 59999	7	75.88	82.55	81.23	18.28	101.63	64.22	125.88	64.22 to 125.88	39,532	32,111
60000 TO 99999	10	71.22	72.55	71.58	13.89	101.36	53.02	93.18	56.09 to 89.92	83,445	59,729
100000 TO 149999	6	61.84	65.42	65.97	16.28	99.16	46.18	98.96	46.18 to 98.96	117,182	77,309
150000 TO 249999	23	71.82	69.56	69.27	15.66	100.41	39.84	103.41	63.21 to 74.93	211,345	146,405
250000 TO 499999	24	61.54	62.26	62.75	12.48	99.22	41.48	84.50	56.48 to 66.38	319,540	200,521
500000 +	11	56.43	59.42	58.99	13.26	100.74	47.30	79.61	51.40 to 68.05	614,373	362,393
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	69.98	70.38	70.86	4.66	99.33	64.58	75.88	N/A	31,000	21,966
30000 TO 59999	8	70.13	74.39	65.77	27.82	113.10	46.18	125.88	46.18 to 125.88	65,464	43,057
60000 TO 99999	14	65.44	65.64	60.47	17.66	108.54	39.84	93.18	49.57 to 79.51	116,933	70,714
100000 TO 149999	11	60.57	65.88	62.92	21.60	104.70	41.48	98.96	50.57 to 85.47	211,957	133,371
150000 TO 249999	29	66.38	68.40	66.51	13.71	102.84	50.68	103.41	61.17 to 73.59	260,271	173,116
250000 TO 499999	15	62.19	63.66	63.27	13.03	100.62	47.30	83.95	54.46 to 70.85	521,502	329,972
500000 +	1	52.14	52.14	53.33			52.14	52.14	N/A	1,131,573	603,457
ALL	83	65.03	67.25	63.76	16.71	105.47	39.84	125.88	62.22 to 68.45	254,810	162,467

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

Agricultural

Chase County analyzed the county agricultural sales along with neighboring counties and the steady number of sales showed increased market values compared to 2008. Every LCG in irrigated, dry and grass increased for 2009 to equalize the property class. The highest increases are 4A1 and 4A in the irrigated subclasses; \$140 per acre per land classification group. The classes of 1A, 2A1, and 2A all increased \$90 per acre and 3A1 +\$130; 3A increased \$80 per acre. The dry classifications each raised \$25 per acre whereas the grass classes increased between \$22-\$45 per acre. Water availability through the Upper Republican Natural Resource District continues to be a large market factor shown through the sales in Chase County.

2009 Assessment Survey for Chase County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor and Staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	No
a.	How is agricultural land defined in this county?
	By the primary use of the parcel
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?
	2008
8.	What date was the last countywide land use study completed?
	2009
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS, NRD maps and certifications
b.	By whom?
	Assessor and Staff
c.	What proportion is complete / implemented at this time?
	100%
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	1
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	By the county boundaries
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?
	69-75% of market value
13.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
8	7	6	21

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:	74	MEDIAN:	72	COV:	22.43	95% Median C.I.:	68.29 to 74.23	(! : Derived)
(AgLand) TOTAL Sales Price:	18,226,095	WGT. MEAN:	71	STD:	16.63	95% Wgt. Mean C.I.:	66.95 to 74.89	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,848,315	MEAN:	74	AVG.ABS.DEV:	12.10	95% Mean C.I.:	70.36 to 77.93	
(AgLand) TOTAL Assessed Value:	12,658,330							
AVG. Adj. Sales Price:	241,193	COD:	16.81	MAX Sales Ratio:	135.75			
AVG. Assessed Value:	171,058	PRD:	104.54	MIN Sales Ratio:	43.26			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	2	83.26	83.26	83.24	4.68	100.01	79.36	87.15	N/A		230,500	191,877
10/01/05 TO 12/31/05	4	80.66	82.63	80.02	17.53	103.26	67.19	102.02	N/A		215,725	172,625
01/01/06 TO 03/31/06	8	87.72	86.43	86.06	18.44	100.44	54.60	112.04	54.60 to 112.04		205,381	176,747
04/01/06 TO 06/30/06	8	76.14	81.70	75.65	17.22	107.99	62.14	135.75	62.14 to 135.75		87,653	66,313
07/01/06 TO 09/30/06	2	86.41	86.41	84.21	15.90	102.61	72.67	100.15	N/A		211,250	177,901
10/01/06 TO 12/31/06	2	86.03	86.03	90.28	6.33	95.29	80.58	91.47	N/A		123,500	111,498
01/01/07 TO 03/31/07	16	72.68	75.35	74.41	11.14	101.27	63.30	100.08	65.92 to 80.07		286,393	213,107
04/01/07 TO 06/30/07	13	73.09	73.48	73.80	12.42	99.56	48.96	104.95	64.02 to 82.93		184,880	136,442
07/01/07 TO 09/30/07	2	70.91	70.91	70.10	11.56	101.15	62.71	79.10	N/A		255,000	178,750
10/01/07 TO 12/31/07	4	65.58	64.64	62.89	3.26	102.78	59.54	67.87	N/A		318,574	200,360
01/01/08 TO 03/31/08	6	57.79	60.16	59.17	13.37	101.68	44.36	74.14	44.36 to 74.14		448,020	265,078
04/01/08 TO 06/30/08	7	58.39	53.93	54.95	13.41	98.14	43.26	64.24	43.26 to 64.24		293,210	161,130
____Study Years____												
07/01/05 TO 06/30/06	22	80.30	83.73	82.30	17.49	101.74	54.60	135.75	69.79 to 91.53		166,735	137,215
07/01/06 TO 06/30/07	33	73.09	75.93	75.27	12.48	100.88	48.96	104.95	69.37 to 79.31		231,976	174,614
07/01/07 TO 06/30/08	19	59.78	59.94	59.42	13.06	100.87	43.26	79.10	55.32 to 65.68		343,415	204,069
____Calendar Yrs____												
01/01/06 TO 12/31/06	20	80.91	84.50	83.72	17.49	100.92	54.60	135.75	72.58 to 91.47		150,689	126,164
01/01/07 TO 12/31/07	35	70.99	73.18	72.32	11.84	101.19	48.96	104.95	66.42 to 74.91		250,572	181,211
____ALL____												
	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23		241,193	171,058

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:	74	MEDIAN:	72	COV:	22.43	95% Median C.I.:	68.29 to 74.23	(! : Derived)
(AgLand) TOTAL Sales Price:	18,226,095	WGT. MEAN:	71	STD:	16.63	95% Wgt. Mean C.I.:	66.95 to 74.89	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,848,315	MEAN:	74	AVG.ABS.DEV:	12.10	95% Mean C.I.:	70.36 to 77.93	
(AgLand) TOTAL Assessed Value:	12,658,330							
AVG. Adj. Sales Price:	241,193	COD:	16.81	MAX Sales Ratio:	135.75			
AVG. Assessed Value:	171,058	PRD:	104.54	MIN Sales Ratio:	43.26			

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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
3599	1	62.95	62.95	62.95			62.95	62.95	N/A	290,000	182,568
3601	7	79.10	78.71	77.88	9.32	101.06	64.24	95.33	64.24 to 95.33	165,281	128,724
3603	6	77.73	89.72	81.87	21.26	109.59	72.34	135.75	72.34 to 135.75	192,250	157,389
3605	1	100.08	100.08	100.08			100.08	100.08	N/A	487,600	487,981
3607	2	79.28	79.28	76.75	6.48	103.30	74.14	84.42	N/A	355,000	272,463
3611	5	80.58	83.04	84.06	12.09	98.79	69.42	100.15	N/A	149,360	125,547
3819	2	108.84	108.84	110.82	2.94	98.21	105.63	112.04	N/A	94,375	104,582
3821	1	67.08	67.08	67.08			67.08	67.08	N/A	90,000	60,369
3825	1	69.79	69.79	69.79			69.79	69.79	N/A	255,000	177,962
3827	6	66.04	62.37	57.52	18.44	108.44	43.26	79.36	43.26 to 79.36	186,999	107,556
3829	4	64.00	63.82	59.17	21.85	107.87	44.36	82.93	N/A	383,441	226,868
3835	8	67.76	67.62	67.47	4.75	100.21	59.78	73.09	59.78 to 73.09	306,837	207,036
3837	4	62.41	64.55	62.73	13.51	102.90	54.60	78.77	N/A	337,715	211,850
3839	2	72.77	72.77	74.62	10.03	97.52	65.47	80.07	N/A	174,000	129,834
3841	2	58.63	58.63	55.04	16.49	106.52	48.96	68.29	N/A	87,500	48,157
3845	1	64.02	64.02	64.02			64.02	64.02	N/A	105,000	67,218
4055	3	82.98	82.01	80.79	7.99	101.51	71.58	91.47	N/A	175,576	141,851
4057	6	69.13	72.36	65.16	16.14	111.04	58.39	104.95	58.39 to 104.95	310,666	202,436
4059	4	73.30	69.75	68.71	22.56	101.50	44.28	88.11	N/A	153,250	105,301
4061	1	70.91	70.91	70.91			70.91	70.91	N/A	98,000	69,490
4063	2	70.87	70.87	71.76	11.92	98.75	62.42	79.31	N/A	387,520	278,096
4065	4	63.91	71.94	67.95	17.71	105.88	57.95	102.02	N/A	310,150	210,752
4067	1	91.02	91.02	91.02			91.02	91.02	N/A	563,000	512,435
ALL	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058
ALL	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

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	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058
ALL	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	74	MEDIAN:	72	COV:	22.43	95% Median C.I.:	68.29 to 74.23	(!: Derived)
(AgLand) TOTAL Sales Price:	18,226,095	WGT. MEAN:	71	STD:	16.63	95% Wgt. Mean C.I.:	66.95 to 74.89	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,848,315	MEAN:	74	AVG.ABS.DEV:	12.10	95% Mean C.I.:	70.36 to 77.93	
(AgLand) TOTAL Assessed Value:	12,658,330							
AVG. Adj. Sales Price:	241,193	COD:	16.81	MAX Sales Ratio:	135.75			
AVG. Assessed Value:	171,058	PRD:	104.54	MIN Sales Ratio:	43.26			

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SCHOOL DISTRICT *										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
(blank)											
15-0010	51	69.37	70.21	67.78	15.30	103.58	43.26	135.75	65.68 to 73.01	265,852	180,197
15-0536	11	73.01	81.89	74.60	20.72	109.77	59.54	112.04	62.95 to 105.63	185,725	138,552
68-0020	12	81.78	83.79	86.53	14.38	96.83	64.24	101.76	69.42 to 100.08	187,239	162,013
NonValid School											
ALL											
	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

ACRES IN SALE										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
30.01 TO 50.00	1	69.37	69.37	69.37			69.37	69.37	N/A	20,000	13,874
50.01 TO 100.00	7	80.58	85.25	84.18	14.85	101.27	68.29	135.75	68.29 to 135.75	38,247	32,197
100.01 TO 180.00	39	72.58	73.92	71.69	15.11	103.11	44.28	112.04	67.87 to 79.10	204,313	146,470
180.01 TO 330.00	17	65.47	66.35	64.07	14.64	103.56	43.26	104.95	57.63 to 74.23	329,096	210,842
330.01 TO 650.00	4	81.13	82.86	79.04	15.04	104.85	67.19	102.02	N/A	285,350	225,526
650.01 +	6	77.77	79.70	77.73	23.05	102.53	58.39	101.76	58.39 to 101.76	476,050	370,050
ALL											
	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

MAJORITY LAND USE > 95%										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
DRY	19	70.91	72.47	69.87	14.02	103.72	44.28	104.95	64.24 to 81.23	97,315	67,998
DRY-N/A	6	76.80	83.95	64.06	30.43	131.04	43.26	135.75	43.26 to 135.75	83,500	53,493
GRASS	7	88.11	83.17	80.91	18.42	102.79	62.42	102.02	62.42 to 102.02	318,957	258,080
GRASS-N/A	4	67.13	70.92	73.56	12.19	96.41	58.39	91.02	N/A	352,250	259,106
IRRGTD	10	73.66	75.61	72.69	10.31	104.02	59.54	91.47	65.68 to 87.15	323,840	235,393
IRRGTD-N/A	28	70.39	70.86	67.86	15.77	104.42	44.36	112.04	62.95 to 79.10	307,793	208,874
ALL											
	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

MAJORITY LAND USE > 80%										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
DRY	22	70.16	71.19	66.90	15.00	106.41	43.26	104.95	64.24 to 80.58	102,091	68,303
DRY-N/A	3	105.63	104.80	106.02	19.80	98.85	73.01	135.75	N/A	34,666	36,753
GRASS	9	67.19	79.61	79.09	22.27	100.66	62.42	102.02	63.30 to 101.76	286,077	226,251
GRASS-N/A	2	74.71	74.71	75.61	21.84	98.81	58.39	91.02	N/A	533,500	403,362
IRRGTD	36	72.51	72.99	69.79	13.75	104.59	44.36	112.04	66.42 to 79.10	314,447	219,442
IRRGTD-N/A	2	56.28	56.28	56.38	2.98	99.81	54.60	57.95	N/A	268,250	151,243
ALL											
	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

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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AVG. Assessed Value:	171,058	PRD:	104.54	MIN Sales Ratio:	43.26			

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MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	25	72.58	75.23	68.64	18.28	109.60	43.26	135.75	67.87 to 80.58	94,000	64,517
GRASS	11	67.19	78.72	78.07	22.63	100.83	58.39	102.02	62.42 to 101.76	331,063	258,453
IRRGTD	38	71.96	72.11	69.18	14.30	104.23	44.36	112.04	65.92 to 78.77	312,016	215,852
ALL	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	74.97	74.97	75.81	7.48	98.90	69.37	80.58	N/A	23,500	17,815
30000 TO 59999	7	81.23	88.83	87.32	19.02	101.72	68.29	135.75	68.29 to 135.75	39,532	34,521
60000 TO 99999	8	72.80	75.58	74.95	9.77	100.84	63.30	95.33	63.30 to 95.33	87,875	65,862
100000 TO 149999	6	66.67	70.11	70.73	15.95	99.13	48.96	104.95	48.96 to 104.95	117,182	82,880
150000 TO 249999	20	79.31	79.23	78.43	15.64	101.02	43.26	112.04	72.67 to 88.11	209,041	163,945
250000 TO 499999	22	66.17	68.73	69.14	13.55	99.42	44.62	101.76	62.42 to 72.34	309,845	214,213
500000 +	9	64.51	65.88	65.71	15.25	100.25	44.36	91.02	57.63 to 74.23	569,006	373,917
ALL	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	74.91	75.82	76.26	5.19	99.43	69.37	81.23	N/A	31,000	23,639
30000 TO 59999	6	75.64	84.15	72.71	31.69	115.74	48.96	135.75	48.96 to 135.75	62,121	45,168
60000 TO 99999	12	70.16	71.04	68.82	11.42	103.22	44.28	95.33	65.47 to 78.00	102,258	70,371
100000 TO 149999	6	58.37	62.30	57.74	25.37	107.90	43.26	104.95	43.26 to 104.95	221,945	128,150
150000 TO 249999	32	72.88	75.80	72.69	14.59	104.29	44.36	112.04	67.19 to 80.07	254,635	185,082
250000 TO 499999	12	67.39	71.64	69.76	17.01	102.70	55.32	101.76	58.39 to 79.31	504,205	351,723
500000 +	1	91.02	91.02	91.02			91.02	91.02	N/A	563,000	512,435
ALL	74	71.96	74.14	70.92	16.81	104.54	43.26	135.75	68.29 to 74.23	241,193	171,058

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:	83	MEDIAN:	72	COV:	22.30	95% Median C.I.:	69.04 to 74.23	(! : Derived)
TOTAL Sales Price:	21,376,470	WGT. MEAN:	70	STD:	16.48	95% Wgt. Mean C.I.:	65.14 to 73.87	
TOTAL Adj.Sales Price:	21,230,571	MEAN:	74	AVG.ABS.DEV:	12.07	95% Mean C.I.:	70.35 to 77.44	
TOTAL Assessed Value:	14,756,449							
AVG. Adj. Sales Price:	255,790	COD:	16.87	MAX Sales Ratio:	135.75			
AVG. Assessed Value:	177,788	PRD:	106.31	MIN Sales Ratio:	43.26			

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
<u>Qrtrs</u>												
07/01/05 TO 09/30/05	2	83.26	83.26	83.24	4.68	100.01	79.36	87.15	N/A		230,500	191,877
10/01/05 TO 12/31/05	5	78.37	81.78	79.69	14.44	102.62	67.19	102.02	N/A		215,580	171,801
01/01/06 TO 03/31/06	11	84.42	84.48	82.79	18.65	102.04	54.60	112.04	56.22 to 105.63		183,638	152,028
04/01/06 TO 06/30/06	8	76.14	81.70	75.65	17.22	107.99	62.14	135.75	62.14 to 135.75		87,653	66,313
07/01/06 TO 09/30/06	2	86.41	86.41	84.21	15.90	102.61	72.67	100.15	N/A		211,250	177,901
10/01/06 TO 12/31/06	3	80.78	84.28	84.42	4.49	99.83	80.58	91.47	N/A		215,000	181,497
01/01/07 TO 03/31/07	18	71.66	74.69	73.74	10.51	101.28	63.30	100.08	66.42 to 78.77		294,016	216,819
04/01/07 TO 06/30/07	14	71.64	71.35	64.00	14.71	111.48	43.64	104.95	62.42 to 82.93		254,337	162,771
07/01/07 TO 09/30/07	2	70.91	70.91	70.10	11.56	101.15	62.71	79.10	N/A		255,000	178,750
10/01/07 TO 12/31/07	4	65.58	64.64	62.89	3.26	102.78	59.54	67.87	N/A		318,574	200,360
01/01/08 TO 03/31/08	7	57.95	61.14	60.44	13.66	101.15	44.36	74.14	44.36 to 74.14		459,017	277,452
04/01/08 TO 06/30/08	7	58.39	53.93	54.95	13.41	98.14	43.26	64.24	43.26 to 64.24		293,210	161,130
<u>Study Years</u>												
07/01/05 TO 06/30/06	26	80.30	83.01	80.88	17.05	102.63	54.60	135.75	70.91 to 91.02		163,852	132,522
07/01/06 TO 06/30/07	37	73.01	74.83	71.39	12.80	104.83	43.64	104.95	69.37 to 78.77		268,122	191,401
07/01/07 TO 06/30/08	20	61.25	60.29	59.99	12.70	100.51	43.26	79.10	57.63 to 65.68		352,494	211,451
<u>Calendar Yrs</u>												
01/01/06 TO 12/31/06	24	81.01	83.69	81.90	16.85	102.18	54.60	135.75	72.58 to 91.47		157,864	129,296
01/01/07 TO 12/31/07	38	69.92	72.20	69.01	12.17	104.63	43.64	104.95	66.42 to 74.23		279,929	193,170
<u>ALL</u>												
	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23		255,790	177,788

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:	83	MEDIAN:	72	COV:	22.30	95% Median C.I.:	69.04 to 74.23	(! : Derived)
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GEO CODE / TOWNSHIP #										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
3599	1	62.95	62.95	62.95			62.95	62.95	N/A	290,000	182,568
3601	8	79.18	81.19	79.08	11.22	102.67	64.24	98.57	64.24 to 98.57	153,493	121,379
3603	6	77.73	89.72	81.87	21.26	109.59	72.34	135.75	72.34 to 135.75	192,250	157,389
3605	1	100.08	100.08	100.08			100.08	100.08	N/A	487,600	487,981
3607	2	79.28	79.28	76.75	6.48	103.30	74.14	84.42	N/A	355,000	272,463
3611	5	80.58	83.04	84.06	12.09	98.79	69.42	100.15	N/A	149,360	125,547
3819	2	108.84	108.84	110.82	2.94	98.21	105.63	112.04	N/A	94,375	104,582
3821	1	67.08	67.08	67.08			67.08	67.08	N/A	90,000	60,369
3825	1	69.79	69.79	69.79			69.79	69.79	N/A	255,000	177,962
3827	6	66.04	62.37	57.52	18.44	108.44	43.26	79.36	43.26 to 79.36	186,999	107,556
3829	4	64.00	63.82	59.17	21.85	107.87	44.36	82.93	N/A	383,441	226,868
3835	8	67.76	67.62	67.47	4.75	100.21	59.78	73.09	59.78 to 73.09	306,837	207,036
3837	4	62.41	64.55	62.73	13.51	102.90	54.60	78.77	N/A	337,715	211,850
3839	3	66.99	70.84	70.03	7.26	101.16	65.47	80.07	N/A	291,000	203,789
3841	3	68.29	66.01	72.92	15.53	90.53	48.96	80.78	N/A	191,000	139,270
3845	1	64.02	64.02	64.02			64.02	64.02	N/A	105,000	67,218
4055	4	77.28	75.56	72.99	15.09	103.52	56.22	91.47	N/A	192,932	140,824
4057	6	69.13	72.36	65.16	16.14	111.04	58.39	104.95	58.39 to 104.95	310,666	202,436
4059	5	69.04	69.60	68.80	19.16	101.16	44.28	88.11	N/A	170,600	117,379
4061	2	70.28	70.28	69.87	0.90	100.59	69.65	70.91	N/A	284,000	198,419
4063	5	78.37	69.35	57.98	14.35	119.61	43.64	83.00	N/A	441,664	256,074
4065	4	63.91	71.94	67.95	17.71	105.88	57.95	102.02	N/A	310,150	210,752
4067	1	91.02	91.02	91.02			91.02	91.02	N/A	563,000	512,435
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

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	6	69.35	69.65	59.17	19.25	117.71	43.64	98.57	43.64 to 98.57	430,209	254,548
2	77	72.34	74.22	70.94	16.47	104.63	43.26	135.75	68.29 to 74.91	242,198	171,807
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

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:	83	MEDIAN:	72	COV:	22.30	95% Median C.I.:	69.04 to 74.23	(! : Derived)
TOTAL Sales Price:	21,376,470	WGT. MEAN:	70	STD:	16.48	95% Wgt. Mean C.I.:	65.14 to 73.87	
TOTAL Adj.Sales Price:	21,230,571	MEAN:	74	AVG.ABS.DEV:	12.07	95% Mean C.I.:	70.35 to 77.44	
TOTAL Assessed Value:	14,756,449							
AVG. Adj. Sales Price:	255,790	COD:	16.87	MAX Sales Ratio:	135.75			
AVG. Assessed Value:	177,788	PRD:	106.31	MIN Sales Ratio:	43.26			

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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)											
15-0010	58	69.51	70.21	66.65	14.99	105.33	43.26	135.75	66.42 to 73.01	286,633	191,043
15-0536	12	72.80	79.75	72.63	20.97	109.80	56.22	112.04	62.95 to 104.95	190,665	138,484
68-0020	13	84.45	84.93	86.90	14.14	97.73	64.24	101.76	69.42 to 100.08	178,296	154,932
NonValid School											
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	69.37	69.37	69.37			69.37	69.37	N/A	20,000	13,874
50.01 TO 100.00	7	80.58	85.25	84.18	14.85	101.27	68.29	135.75	68.29 to 135.75	38,247	32,197
100.01 TO 180.00	43	72.67	74.70	72.09	15.15	103.62	44.28	112.04	69.79 to 79.10	198,958	143,421
180.01 TO 330.00	21	65.68	66.74	65.30	13.99	102.22	43.26	104.95	59.54 to 69.65	344,411	224,885
330.01 TO 650.00	5	74.14	75.02	61.22	21.39	122.55	43.64	102.02	N/A	459,736	281,431
650.01 +	6	77.77	79.70	77.73	23.05	102.53	58.39	101.76	58.39 to 101.76	476,050	370,050
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	21	70.91	72.94	69.27	15.53	105.30	44.28	104.95	64.24 to 81.23	103,094	71,413
DRY-N/A	7	80.58	83.81	66.12	25.29	126.76	43.26	135.75	43.26 to 135.75	80,285	53,083
GRASS	7	88.11	83.17	80.91	18.42	102.79	62.42	102.02	62.42 to 102.02	318,957	258,080
GRASS-N/A	4	67.13	70.92	73.56	12.19	96.41	58.39	91.02	N/A	352,250	259,106
IRRGTD	10	73.66	75.61	72.69	10.31	104.02	59.54	91.47	65.68 to 87.15	323,840	235,393
IRRGTD-N/A	34	69.72	70.37	66.14	15.20	106.39	43.64	112.04	65.48 to 78.37	341,867	226,125
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	25	70.91	72.16	67.14	16.14	107.48	43.26	104.95	65.47 to 80.58	104,919	70,440
DRY-N/A	3	105.63	104.80	106.02	19.80	98.85	73.01	135.75	N/A	34,666	36,753
GRASS	9	67.19	79.61	79.09	22.27	100.66	62.42	102.02	63.30 to 101.76	286,077	226,251
GRASS-N/A	2	74.71	74.71	75.61	21.84	98.81	58.39	91.02	N/A	533,500	403,362
IRRGTD	41	72.34	72.35	67.93	13.85	106.50	43.64	112.04	66.99 to 78.77	337,936	229,569
IRRGTD-N/A	3	57.95	60.73	62.58	8.66	97.05	54.60	69.65	N/A	335,500	209,944
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

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

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TOTAL Assessed Value:	14,756,449							
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AVG. Assessed Value:	177,788	PRD:	106.31	MIN Sales Ratio:	43.26			

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MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	28	72.80	75.66	68.62	18.86	110.26	43.26	135.75	67.87 to 81.23	97,392	66,830
GRASS	11	67.19	78.72	78.07	22.63	100.83	58.39	102.02	62.42 to 101.76	331,063	258,453
IRRGTD	44	71.29	71.56	67.57	14.15	105.90	43.64	112.04	66.42 to 78.37	337,770	228,231
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	74.97	74.97	75.81	7.48	98.90	69.37	80.58	N/A	23,500	17,815
30000 TO 59999	7	81.23	88.83	87.32	19.02	101.72	68.29	135.75	68.29 to 135.75	39,532	34,521
60000 TO 99999	10	75.51	78.62	77.55	12.25	101.39	63.30	98.57	67.08 to 95.33	83,497	64,748
100000 TO 149999	6	66.67	70.11	70.73	15.95	99.13	48.96	104.95	48.96 to 104.95	117,182	82,880
150000 TO 249999	23	79.10	77.75	76.85	15.50	101.17	43.26	112.04	70.99 to 87.15	212,209	163,080
250000 TO 499999	24	66.81	69.27	69.77	13.40	99.29	44.62	101.76	62.71 to 72.34	320,191	223,397
500000 +	11	64.51	63.96	62.06	15.77	103.06	43.64	91.02	44.36 to 74.23	618,485	383,818
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	74.91	75.82	76.26	5.19	99.43	69.37	81.23	N/A	31,000	23,639
30000 TO 59999	7	82.98	83.99	74.16	24.76	113.26	48.96	135.75	48.96 to 135.75	61,961	45,948
60000 TO 99999	13	70.91	73.15	70.44	13.43	103.85	44.28	98.57	65.47 to 84.45	99,851	70,339
100000 TO 149999	7	56.22	61.43	57.50	22.58	106.83	43.26	104.95	43.26 to 104.95	225,239	129,520
150000 TO 249999	34	72.88	75.68	72.73	14.11	104.06	44.36	112.04	69.04 to 79.36	253,039	184,024
250000 TO 499999	15	69.09	71.81	70.15	14.66	102.37	55.32	101.76	59.54 to 79.31	496,231	348,081
500000 +	2	67.33	67.33	59.15	35.18	113.84	43.64	91.02	N/A	860,140	508,742
ALL	83	71.58	73.89	69.51	16.87	106.31	43.26	135.75	69.04 to 74.23	255,790	177,788

Agricultural Correlation

2009 Correlation Section
for Chase County

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED:Chase County has implemented high increases for irrigated subclasses to meet the statutory requirements of agricultural land values for 2009. A higher and stronger market continues to be shown through the 74 sales within this three year study period. Water availability and the Republican River issues continue to be factors driving the market in Chase County. Through the preliminary statistics at 66% and the individual majority land use subclasses, the assessor implemented increases to irrigated land \$80-\$140 per acre. As you review the study years, the oldest sales are at 80%, the middle at 73% and the most recent year at approximately 60%. This is a reflection of the increased agricultural market despite the overall national economy. Dry classifications did not require as much of an increase, holding to \$25 per acre and grass increases ranged between \$22-45 per acre. Chase County has implemented GIS which has been a large asset to update land uses by ownership. The minimal agricultural statistics include nine additional sales, but also support the assessors actions to increased land values. The median for both sets of statistics is at 72, which will be used to describe the level of value. Through the equalization achieved in Chase County it is believed the county has also obtained uniform and proportionate assessment practices.

**2009 Correlation Section
for Chase 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	136	74	54.41
2008	151	91	60.26
2007	130	75	57.69
2006	128	72	56.25
2005	107	60	56.07

AGRICULTURAL UNIMPROVED:Chase County has remained utilizing over 50% of the total qualified sales for statistical measures. The total number, like the qualified has decreased from the 2008 numbers. The county has experienced factors in the agricultural land sales that show water is applied when allocation is allowed by the NRD. Several acres have been changed from dryland to irrigated land uses through the transfer of water certification payments with the NRD programs.

2009 Correlation Section
for Chase 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 Chase 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	66	10.66	73	72
2008	68.32	11.52	76	72.12
2007	74	-1.72	73	72
2006	74	7.19	80	75
2005	76	1.56	77	77

AGRICULTURAL UNIMPROVED: The large increase in the percent change in assessed value is representing the increased agricultural land values in every land use for 2009. Raises varied on the land classification group, which ranged from \$25-\$140 per acre. The R&O Ratio is fairly representing the overall county level of value and supports the fair treatment to the sample and base uniformly.

2009 Correlation Section
for Chase 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 Chase 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)
7.27	2009	10.66
9.54	2008	11.52
-2.12	2007	-1.72
8.17	2006	7.19
1.86	2005	1.56

AGRICULTURAL UNIMPROVED: The percent change in the total county assessed base (excl. growth) is 3.39 percent higher than the sales file change. This is supportive of the substantial valuation increases to irrigated subclassifications, (\$90-\$140). An estimate of 50% of the unimproved irrigated sales contain irrigated land uses. The irrigated valuation base in the county holds nearly 70% of the agricultural land value. These percentages are reflecting fair application to all agricultural land valuations.

2009 Correlation Section
for Chase 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 Chase County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72	71	74

AGRICULTURAL UNIMPROVED: All three statistical measures of central tendency are within the acceptable range and also support the minimal agricultural statistical measures. For direct equalization purposes the median measure for both agricultural classes at 72, best describes the level of value for this assessment year.

**2009 Correlation Section
for Chase County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	16.81	104.54
Difference	0.00	1.54

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is well within the acceptable standards for qualitative measurement purposes. The assessment actions to increase land values improved the price related differential from the preliminary statistics. Based on the known assessment practices in Chase County, it is believed the unimproved agricultural land is treated in a uniform and proportionate manner.

2009 Correlation Section
for Chase 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	74	74	0
Median	66	72	6
Wgt. Mean	64	71	7
Mean	67	74	7
COD	16.79	16.81	0.02
PRD	105.06	104.54	-0.52
Minimum	39.84	43.26	3.42
Maximum	125.88	135.75	9.87

AGRICULTURAL UNIMPROVED:Analyses of the changes made in the statistics in the unimproved agricultural property class are very supportive of the changes made by the assessor for 2009. These included new land values in every land use to equalize this property class.

Total Real Property
Sum Lines 17, 25, & 30

Records : 4,809

Value : 538,919,773

Growth 2,251,647

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	184	613,004	4	72,760	12	49,196	200	734,960	
02. Res Improve Land	1,197	3,735,226	18	234,444	132	2,087,620	1,347	6,057,290	
03. Res Improvements	1,297	68,413,073	18	1,719,331	176	13,214,819	1,491	83,347,223	
04. Res Total	1,481	72,761,303	22	2,026,535	188	15,351,635	1,691	90,139,473	753,902
% of Res Total	87.58	80.72	1.30	2.25	11.12	17.03	35.16	16.73	33.48
05. Com UnImp Land	67	606,677	2	15,664	15	57,210	84	679,551	
06. Com Improve Land	361	2,003,777	2	4,195	18	347,484	381	2,355,456	
07. Com Improvements	380	37,484,989	4	313,682	25	16,217,015	409	54,015,686	
08. Com Total	447	40,095,443	6	333,541	40	16,621,709	493	57,050,693	57,325
% of Com Total	90.67	70.28	1.22	0.58	8.11	29.13	10.25	10.59	2.55
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	1	4,810	1	4,810	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	28	653,886	28	653,886	
16. Rec Total	0	0	0	0	29	658,696	29	658,696	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.60	0.12	0.00
Res & Rec Total	1,481	72,761,303	22	2,026,535	217	16,010,331	1,720	90,798,169	753,902
% of Res & Rec Total	86.10	80.14	1.28	2.23	12.62	17.63	35.77	16.85	33.48
Com & Ind Total	447	40,095,443	6	333,541	40	16,621,709	493	57,050,693	57,325
% of Com & Ind Total	90.67	70.28	1.22	0.58	8.11	29.13	10.25	10.59	2.55
17. Taxable Total	1,928	112,856,746	28	2,360,076	257	32,632,040	2,213	147,848,862	811,227
% of Taxable Total	87.12	76.33	1.27	1.60	11.61	22.07	46.02	27.43	36.03

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	26	3,867,250	26	3,867,250	0
24. Non-Producing	0	0	0	0	28	14,391	28	14,391	0
25. Total	0	0	0	0	54	3,881,641	54	3,881,641	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	232	27	63	322

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	37,235	32	4,622,380	1,916	258,034,514	1,949	262,694,129
28. Ag-Improved Land	2	21,689	16	2,061,299	541	92,541,238	559	94,624,226
29. Ag Improvements	2	2,630	16	1,161,812	575	28,706,473	593	29,870,915
30. Ag Total							2,542	387,189,270

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	13	14.00	58,800	
33. HomeSite Improvements	0	0.00	0	11	12.00	876,088	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	4.00	5,100	14	42.89	14,667	
37. FarmSite Improvements	2	0.00	2,630	14	0.00	285,724	
38. FarmSite Total							
39. Road & Ditches	0	0.08	0	0	89.68	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	26	27.44	113,148	26	27.44	113,148	
32. HomeSite Improv Land	381	438.72	1,794,727	394	452.72	1,853,527	
33. HomeSite Improvements	366	365.24	18,324,835	377	377.24	19,200,923	1,440,420
34. HomeSite Total				403	480.16	21,167,598	
35. FarmSite UnImp Land	57	168.89	67,776	57	168.89	67,776	
36. FarmSite Improv Land	464	2,054.41	865,319	480	2,101.30	885,086	
37. FarmSite Improvements	518	0.00	10,381,638	534	0.00	10,669,992	0
38. FarmSite Total				591	2,270.19	11,622,854	
39. Road & Ditches	0	5,774.43	0	0	5,864.19	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				994	8,614.54	32,790,452	1,440,420

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	34,910.74	21.08%	45,034,899	21.36%	1,290.00
47. 2A1	32,338.20	19.52%	41,687,949	19.77%	1,289.12
48. 2A	12,166.86	7.35%	15,694,566	7.44%	1,289.94
49. 3A1	31,269.33	18.88%	40,328,518	19.13%	1,289.71
50. 3A	15,072.07	9.10%	18,684,873	8.86%	1,239.70
51. 4A1	27,075.98	16.35%	33,561,793	15.92%	1,239.54
52. 4A	12,799.90	7.73%	15,861,133	7.52%	1,239.16
53. Total	165,633.08	100.00%	210,853,731	100.00%	1,273.02
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	52,242.29	52.60%	22,986,605	58.45%	440.00
56. 2D1	14,277.22	14.38%	6,281,990	15.97%	440.00
57. 2D	7,591.95	7.64%	2,847,045	7.24%	375.01
58. 3D1	10,500.13	10.57%	3,412,623	8.68%	325.01
59. 3D	4,800.95	4.83%	1,320,322	3.36%	275.01
60. 4D1	7,093.26	7.14%	1,773,488	4.51%	250.02
61. 4D	2,813.80	2.83%	703,561	1.79%	250.04
62. Total	99,319.60	100.00%	39,325,634	100.00%	395.95
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,563.05	1.52%	979,891	1.58%	275.01
65. 2G1	3,579.24	1.53%	984,350	1.58%	275.02
66. 2G	11,186.30	4.78%	3,076,313	4.94%	275.01
67. 3G1	5,093.90	2.18%	1,400,876	2.25%	275.01
68. 3G	6,968.66	2.98%	1,846,704	2.97%	265.00
69. 4G1	43,533.34	18.61%	11,536,367	18.54%	265.00
70. 4G	159,964.69	68.39%	42,390,715	68.14%	265.00
71. Total	233,889.18	100.00%	62,215,216	100.00%	266.00
<hr/>					
Irrigated Total	165,633.08	33.11%	210,853,731	67.49%	1,273.02
Dry Total	99,319.60	19.86%	39,325,634	12.59%	395.95
Grass Total	233,889.18	46.76%	62,215,216	19.91%	266.00
Waste	979.49	0.20%	14,695	0.00%	15.00
Other	377.81	0.08%	5,668	0.00%	15.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	500,199.16	100.00%	312,414,944	100.00%	624.58

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 12

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	4,410.92	37.35%	4,805,063	36.78%	1,089.36
47. 2A1	1,459.69	12.36%	1,622,609	12.42%	1,111.61
48. 2A	650.91	5.51%	737,306	5.64%	1,132.73
49. 3A1	1,781.90	15.09%	2,000,675	15.31%	1,122.78
50. 3A	461.66	3.91%	492,057	3.77%	1,065.84
51. 4A1	2,014.23	17.05%	2,270,872	17.38%	1,127.41
52. 4A	1,031.40	8.73%	1,136,648	8.70%	1,102.04
53. Total	11,810.71	100.00%	13,065,230	100.00%	1,106.22
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,027.90	31.69%	452,273	36.81%	440.00
56. 2D1	743.91	22.94%	327,318	26.64%	440.00
57. 2D	298.09	9.19%	111,789	9.10%	375.02
58. 3D1	501.25	15.45%	162,913	13.26%	325.01
59. 3D	249.51	7.69%	68,618	5.58%	275.01
60. 4D1	268.10	8.27%	67,032	5.46%	250.03
61. 4D	154.78	4.77%	38,701	3.15%	250.04
62. Total	3,243.54	100.00%	1,228,644	100.00%	378.80
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	90.31	1.22%	24,837	1.27%	275.02
65. 2G1	93.20	1.26%	25,632	1.31%	275.02
66. 2G	179.97	2.43%	49,496	2.52%	275.02
67. 3G1	271.64	3.66%	74,702	3.81%	275.00
68. 3G	198.59	2.68%	52,627	2.68%	265.00
69. 4G1	1,694.05	22.84%	448,925	22.88%	265.00
70. 4G	4,890.61	65.93%	1,285,483	65.53%	262.85
71. Total	7,418.37	100.00%	1,961,702	100.00%	264.44
Irrigated Total	11,810.71	52.45%	13,065,230	80.37%	1,106.22
Dry Total	3,243.54	14.40%	1,228,644	7.56%	378.80
Grass Total	7,418.37	32.94%	1,961,702	12.07%	264.44
Waste	26.60	0.12%	400	0.00%	15.04
Other	18.25	0.08%	274	0.00%	15.01
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	22,517.47	100.00%	16,256,250	100.00%	721.94

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 15

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,753.29	20.01%	4,101,809	18.64%	1,092.86
47. 2A1	2,542.81	13.55%	3,117,009	14.17%	1,225.81
48. 2A	1,530.15	8.16%	1,849,892	8.41%	1,208.96
49. 3A1	3,483.70	18.57%	4,185,700	19.03%	1,201.51
50. 3A	2,356.79	12.56%	2,810,408	12.77%	1,192.47
51. 4A1	3,148.35	16.78%	3,727,717	16.94%	1,184.02
52. 4A	1,945.89	10.37%	2,208,038	10.04%	1,134.72
53. Total	18,760.98	100.00%	22,000,573	100.00%	1,172.68
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,954.61	40.21%	860,029	47.25%	440.00
56. 2D1	662.98	13.64%	291,713	16.03%	440.00
57. 2D	330.93	6.81%	124,104	6.82%	375.02
58. 3D1	712.10	14.65%	231,439	12.72%	325.01
59. 3D	502.84	10.34%	138,284	7.60%	275.01
60. 4D1	450.42	9.27%	112,623	6.19%	250.04
61. 4D	247.29	5.09%	61,836	3.40%	250.05
62. Total	4,861.17	100.00%	1,820,028	100.00%	374.40
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	144.77	2.02%	39,815	2.09%	275.02
65. 2G1	101.06	1.41%	27,794	1.46%	275.02
66. 2G	349.71	4.88%	96,173	5.04%	275.01
67. 3G1	262.35	3.66%	72,152	3.78%	275.02
68. 3G	423.23	5.91%	112,157	5.88%	265.00
69. 4G1	1,571.08	21.94%	416,335	21.84%	265.00
70. 4G	4,309.18	60.17%	1,141,933	59.90%	265.00
71. Total	7,161.38	100.00%	1,906,359	100.00%	266.20
Irrigated Total	18,760.98	60.86%	22,000,573	85.51%	1,172.68
Dry Total	4,861.17	15.77%	1,820,028	7.07%	374.40
Grass Total	7,161.38	23.23%	1,906,359	7.41%	266.20
Waste	23.98	0.08%	360	0.00%	15.01
Other	20.24	0.07%	304	0.00%	15.02
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	30,827.75	100.00%	25,727,624	100.00%	834.56

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	27.68	35,561	4,599.52	5,854,327	191,577.57	240,029,646	196,204.77	245,919,534
77. Dry Land	4.59	1,674	995.79	399,799	106,423.93	41,972,833	107,424.31	42,374,306
78. Grass	62.60	16,589	1,338.89	355,689	247,067.44	65,710,999	248,468.93	66,083,277
79. Waste	0.00	0	21.58	324	1,008.49	15,131	1,030.07	15,455
80. Other	0.00	0	4.81	73	411.49	6,173	416.30	6,246
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	94.87	53,824	6,960.59	6,610,212	546,488.92	347,734,782	553,544.38	354,398,818

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	196,204.77	35.45%	245,919,534	69.39%	1,253.38
Dry Land	107,424.31	19.41%	42,374,306	11.96%	394.46
Grass	248,468.93	44.89%	66,083,277	18.65%	265.96
Waste	1,030.07	0.19%	15,455	0.00%	15.00
Other	416.30	0.08%	6,246	0.00%	15.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	553,544.38	100.00%	354,398,818	100.00%	640.24

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

15 Chase

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	87,441,275	90,139,473	2,698,198	3.09%	753,902	2.22%
02. Recreational	654,387	658,696	4,309	0.66%	0	0.66%
03. Ag-Homesite Land, Ag-Res Dwelling	20,624,208	21,167,598	543,390	2.63%	1,440,420	-4.35%
04. Total Residential (sum lines 1-3)	108,719,870	111,965,767	3,245,897	2.99%	2,194,322	0.97%
05. Commercial	54,296,011	57,050,693	2,754,682	5.07%	57,325	4.97%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	11,045,668	11,622,854	577,186	5.23%	0	5.23%
08. Minerals	3,046,561	3,881,641	835,080	27.41	0	27.41
09. Total Commercial (sum lines 5-8)	68,388,240	72,555,188	4,166,948	6.09%	57,325	6.01%
10. Total Non-Agland Real Property	177,108,110	184,520,955	7,412,845	4.19%	2,251,647	2.91%
11. Irrigated	225,046,016	245,919,534	20,873,518	9.28%		
12. Dryland	39,403,146	42,374,306	2,971,160	7.54%		
13. Grassland	55,777,822	66,083,277	10,305,455	18.48%		
14. Wasteland	16,326	15,455	-871	-5.34%		
15. Other Agland	2,746	6,246	3,500	127.46%		
16. Total Agricultural Land	320,246,056	354,398,818	34,152,762	10.66%		
17. Total Value of all Real Property (Locally Assessed)	497,354,166	538,919,773	41,565,607	8.36%	2,251,647	7.90%

CHASE COUNTY ASSESSOR
921 BROADWAY P O BOX 1299
IMPERIAL, NE 69033
308-882-5207

Dorothy Bartels, Assessor

Terrie State, Deputy

JUNE 15, 2008

PLAN OF ASSESSMENT FOR CHASE COUNTY
ASSESSMENT YEARS 2009, 2010, AND 2011

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEB. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, and one full time clerk. Most all of the Appraisal work is done by this staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2008 has 4796 Records, a Total Value of \$495,378,602, and Total growth of \$2,489,018, as of March 19, 2008

	Parcels	% of total Parcels	% of Taxable Value Base
Residential	1692	35.28	17.64
Commercial	494	10.30	11.07
Recreational	29	.60	.13
Agricultural	2537	52.90	70.54
Mineral	44	.92	.62

Chase County for the year 2008 has a total of 553,783.10 Acres, with a total value of \$317,940,634.

	Acres	% of total Ag Acres	% of total Ag Value Base
Irrigation	193,388.79	34.92	69.72
Dry	109,739.59	19.82	12.67
Grassland	249,340.52	45.02	17.61
Waste	1,149.47	.21	.0001
Other	164.73	.03	

Exempt Records for 2008 is 321.

Personal Property Schedules filed for Commercial is 243 and for Ag is 397 for a total of 640 schedules for 2008.

Homestead Exemptions for the year 2007 totaled 169 parcels.

PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as: Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photo copies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited too:

- Assessment of Real Property and Personal Property Jan.1, 12:01 am to list and value. 77-1301 & 77-1201

- Permissive Exemption Recommendations. 77-202.01

- Assessor notifies Gov't subdivisions of intent to Tax property not used for public purpose & not paying an In Lieu of Tax. 77-202.12

- Inspect and review a portion of the real property parcels in the county such that all real property parcels in the county are inspected and reviewed no less than every 6 years. 77-1311.03

- Mail Homestead Exemption on or before February 1st with all the statutory requirements 77-3513, 77-3514

- Assessor completes assessment of real property 77-1301

Abstract of Real Property to PA&T. 77-1514
Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315
Send Notice of Valuation Change to Taxpayers. 77-1315
Recertifies Abstract to PA&T from TERC action. 77-5029
Assessor mails assessment /sales ratio statistics (as determined by TERC) to media and posts in assessor's office 77-1315
Personal Property Abstract filed with PA&T. 77-1514
Prepare Plan of Assessment for Next 3 assessment years, files with Board of equalization by July 31 and sent to Dept. of Rev. with all amendments by Oct.31. 77-1311.02
Accept Application & Waiver for late permissive exemptions 77-202.01
County Board of Equalization & Protest Hearings. 77-1502
CBE equalizes overvalued, undervalued, and omitted real property 77-1504
Assessor approves or denies Special Value Application and notifies applicant On or before July 22. 77-1345.01
Homestead Applications to TC. 77-3517
Send Homestead Exemption rejection letters 77-3516
Apply Penalty's applicable to Personal Property Schedules not filed or filed Late -77-1233.04
Reject Homestead exemption claimants based on Owner/Occupancy through August 15. 77-3502
Make a review of the ownership and use of all cemetery real property and reports such to the County Board. 77-202.10
Certifies School District Taxable Report to PTA. 79-1016
Certifies Taxable Valuations to Political subdivisions & all school district valuations to Dept. of Education. 13-509 &13-518
Present annual inventory list to County Board. 23-347
Average Residential value for Homestead Exemptions & Send to Department of Revenue. 77-3506.02
Certify Trusts owning Agland to Secretary of State. 76-1517
Tax List to Treasurer for Real and Personal Property. 77-1616
Certificate of Taxes Levied Report to the Property Tax Commissioner. 77-1613.01
Certified Homestead Tax Loss to Tax Commissioner. 77-3523
Qualifications and duties of the Chase County Assessor
Job Descriptions and qualifications of Office Staff
521 Procedures and Sales verifications
Valuations and Definitions
Accelerations
Soil Conversion Table
Greenbelt 77-1345
CBE procedures for hearings 77-1502
Mineral Interests
County Policies to follow City Ordinances

"Steps in a Revaluation" found in the text, Mass Appraisal of Real Property
This office will value property using Appraisal Techniques according to Nebraska Statutes 77-112, 77-1301.01, and all other rules and regulations set forth from Property Assessment and Taxation. Marshall and Swift programs and manuals are used in our office. The Standards on Ratio Studies approved July 1999 by IAAO is also used for appraisal purposes. All the Reports are generated on the administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing between the dates set forth by the Nebraska Department of Revenue. 77-3510 through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or before May 1 of each year. Penalties are applied if applicable. The Assessor files abstract timely. (77-1514)

REAL PROPERTY

Property review by Classification in Chase County is done by the assessor's office.

RESIDENTIAL: Chase County has completed all subdivisions urban, suburban, and rural residential properties to reflect Marshall & Swift cost tables for June 2005 for the Abstract in 2008. All data has been updated, complete with sketches and photo's attached to the Property Record Card. The reappraisal on all Residential Properties, Urban, Suburban, and Rural will begin in 2009 using Marshall & Swift cost tables for June 2008. New cost will begin for the 2009 Abstract. As the residential properties are inspected, measured, and reviewed in each location, value will be implemented as of January 1, of the following year. New depreciation factor will be applied per study from the market in each location. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass Appraisal of Real Property", by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor's Office or a contracted Appraisal Company. All Residential Properties will be completed by the Abstract for 2011. New construction and additions will be picked up annually and added to the valuation for the following assessment year. We will maintain and study the market and Statistical Measures each year to stay in compliance. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization & Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Residential Class by the Tax Equalization and

Review Commission for 2008 is as follows: Median indicated level of value is 98.00% of actual or fair market value. Coefficient of Dispersion (COD) is 10.19, and Price Related Differential is 101.77. Chase County Residential Property based upon the accomplishments of the county assessor and the Median measure of Central tendency, the statistics indicate that the median is a reliable measure of the level of value for 2008 in Chase County. Both qualitative measures are well within the prescribed parameters for the 2008 assessment year and reflect the good assessment practices used by the Chase County Assessor and staff to equalize the residential properties within the county. With 128 sales used which is over 72% of the total sales, shows the county has not trimmed the sample and has used a very adequate portion of the sales.

COMMERCIAL: All Commercial properties were reappraised for 2008 Abstract. Marshall and Swift cost table June 2007 were implemented. All the data information, photos, sketches, and valuation is completed on the electronic Record Card. We will maintain and study the market and Statistical Measures each year to stay in compliance. We will plan another Reappraisal to begin in 2011. All New Construction and additions are picked-up annually, valued, and added to the tax roll the following year. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for Chase County Commercial class of property. The "findings of fact", for Chase County Commercial Class for 2008 is as follows: Median indicated level of value is 97.00% of actual or fair market value. Coefficient of Dispersion (COD) is 8.41%, and Price Related Differential is 98.37%. The statistical studies of the level of value and the quality of assessments are reliable and representative of the level of value and the quality of assessments for the commercial class of real property. The qualitative measures are within the acceptable ranges and supports that the county has uniform and proportionate assessment practices for equalization within the County. With 22 sales qualified for commercial sales, this indicates a decline in arms length sales used, due to substantially changed properties since the date of sale. If the 13 eliminated sales that had substantially changed could have been used the percent would be approximately 61%. A thorough review to verify each sale is used in Chase County.

UNIMPROVED AGLAND: The Assessor's Staff has kept all Agland maps current with changes and surveys. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Our Soil survey is dated 1980 and the County uses the 1995 conversion. Soil types and

LVG's are captured in the TerraScan Computer System. Electronic Land sheets are placed in each parcel and updated each year. Agland subclasses of Irrigation, Dry, and Grass are studied for level of value and quality of assessment each year. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values. We currently keep our daily records updated on our Cadasteral Maps. GIS Workshop has downloaded our Record Cards from Terra Scan on the Website in October 2007. We have completed the process of applying our parcel ID numbers, surveys, land use layer, registered well, and the soil layer on our GIS System. We will have the new Soil Survey from the State implemented on our Terra Scan System by March 2009. Chase County has been in the process of updating land use acres in conjunction with the certified allocation Natural Resource District Acres. Our GIS has been an extreme asset in this process. We have experienced several agricultural market stimulators in the past year due to the Republican River issues. We will continue to monitor very closely this water issue. As a part of the Equalization Process, Property Tax Administrator has filed a Statistical and Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Agland Class by The Tax Equalization and Review Commission for 2008 is as follows: Median indicated level of value is 72.00% of actual or fair market value. The coefficient of Dispersion (COD) is 15.01%. Price Related Differential (PRD) is 101.95. Based on the accomplishment of the county and the known assessment practices of the county assessor, it is believed the county has attained the level of value and proportionate assessment practices. Chase County has 91 unimproved qualified sales. The number of sales and qualified sales has increased proportionately over the past five years. This indicates that the measurements of the class were done as fairly as possible and the county has not excessively trimmed the sample. We conduct a review process to ensure each sale is an arm's length transaction.

IMPROVEMENTS: The rural area improvements reappraisal will be completed in 2009. Inspection, measurement, sketches, and photos will be completed. New Electronic Property Record Cards will be in our TerraScan Administrative Cama System. We will then review all the data for accuracy, study and complete a new depreciation study from the market. Updated costing table from Marshall & Swift to June 2005 will be implemented. New values will be implemented for the Abstract for 2009. A strong effort will be made to do Statistical Measurements on Agricultural Homes, and Outbuildings, to assure the assessment of 100% and not 80% as allowed for unimproved Land. All new construction such as

machine sheds, bins, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

RESPONSIBILITIES OF ASSESSMENT

Record Maintenance

Chase County Record Cards are kept in plastic file folders and contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. New Electronic Record Cards are being used now from our Administrative System. The Assessor's Staff keeps the Record Cards current.

Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff. The Geographic Information Systems has the capability to create maps and updating is immediate when the 521 transfer is processed. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables for Residential and Outbuildings is June 2005. Residential cost tables will change in June 2008 as we begin our new cycle of reappraisal. Commercial is June 2007. The cost table will be updated prior to a complete reappraisal for the Commercial Property to be completed by January 2013. Chase County will continue over the next three years to stay current with the Cost Tables.

Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are less than four years old. We have four laser printers, four brothers, and one Hewlett Packard. We also have a Fax Machine for our office. Our digital camera is a Sony. We take all of our photos for our record cards. Our budget allows us to update our equipment as needed to keep our records current and up-to-date.

Depreciation

Our Sales Analysis is done in the subdivisions in Residential, Commercial, and Agland to determine the depreciation. Our vacant land in each subdivision is analyzed by the sales in Residential, Commercial, and Agland to determine lot or land values.

Pick-up

Defined in Reg 50-001.06

The Assessor does Chase County pick-up work. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year.

Sales Review

Timely filing of the 521's-Reg. 12-003

The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arms length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. The Assessor makes physical inspection after the sale to confirm the data information. Corrections to the sale property data, if necessary, are made at the proper time.

Staff

Chase County has an Assessor, Deputy Assessor, and one Clerk. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to-date. The Clerk attends educational classes to assist her in her office duties. Assessor and Staff prepare and file all reports required by law/regulation, in a timely manner.

Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by The Department of Revenue, Property Assessment and Taxation Division, and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's

Office to maintain the resources needed for the future achievement of the assessment actions planned. The Assessor's budget has \$10,000 adopted for outside appraisal work and consulting.

Respectfully submitted,

Dorothy Bartels
Chase County Assessor

2009 Assessment Survey for Chase County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$134,130
7.	Part of the budget that is dedicated to the computer system
	\$16,655
8.	Adopted budget, or granted budget if different from above
	\$124,130
9.	Amount of the total budget set aside for appraisal work
	0
10.	Amount of the total budget set aside for education/workshops
	\$6,500
11.	Appraisal/Reappraisal budget, if not part of the total budget
	N/A
12.	Other miscellaneous funds
	0
13.	Total budget
	\$124,130; The Chase County Board cut the requested amount by \$10,000
a.	Was any of last year's budget not used:
	Yes, a minimum amount which is allocated back into the GIS budget within the General Fund.

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's Staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Staff
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?
	Imperial and Wauneta are zoned. Champion, Enders and Lamar are under the Countywide zoning.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal Service and Pritchard and Abbott for producing mineral properties.
2.	Other services
	TerraScan and GIS are contracted services for Chase County.

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 Chase 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