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## 2009 Commission Summary

### 17 Cheyenne

#### Residential Real Property - Current

Number of Sales	436	COD	9.19
Total Sales Price	\$47,638,985	PRD	100.96
Total Adj. Sales Price	\$47,638,985	COV	13.99
Total Assessed Value	\$44,862,635	STD	13.30
Avg. Adj. Sales Price	\$109,264	Avg. Absolute Deviation	8.88
Avg. Assessed Value	\$102,896	Average Assessed Value of the Base	\$72,448
Median	97	Wgt. Mean	94
Mean	95	Max	177
Min	50.17		

#### Confidence Interval - Current

95% Median C.I	95.89 to 97.59
95% Mean C.I	93.83 to 96.33
95% Wgt. Mean C.I	93.05 to 95.30

% of Value of the Class of all Real Property Value in the County	43.11
% of Records Sold in the Study Period	9.73
% of Value Sold in the Study Period	13.81

#### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	451	99	5.01	100.5
2007	455	99	3.43	100.09
2006	445	99	6.54	101.69
2005	405	99	6.52	100.6

## 2009 Commission Summary

### 17 Cheyenne

#### Commercial Real Property - Current

Number of Sales	47	COD	7.46
Total Sales Price	\$13,066,310	PRD	98.11
Total Adj. Sales Price	\$13,052,807	COV	17.95
Total Assessed Value	\$12,999,775	STD	17.54
Avg. Adj. Sales Price	\$277,719	Avg. Absolute Deviation	7.20
Avg. Assessed Value	\$276,591	Average Assessed Value of the Base	\$173,235
Median	96	Wgt. Mean	100
Mean	98	Max	199
Min	58		

#### Confidence Interval - Current

95% Median C.I	95.28 to 98.14
95% Mean C.I	92.69 to 102.72
95% Wgt. Mean C.I	94.01 to 105.18

% of Value of the Class of all Real Property Value in the County 18.69

% of Records Sold in the Study Period 5.78

% of Value Sold in the Study Period 9.23

#### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	47	97	20.01	100.55
2007	64	98	14.15	101.41
2006	68	100	11.42	102.11
2005	70	100	3.82	103.58

## 2009 Commission Summary

### 17 Cheyenne

#### Agricultural Land - Current

Number of Sales	97	COD	13.22
Total Sales Price	\$11,972,930	PRD	103.22
Total Adj. Sales Price	\$11,699,880	COV	18.88
Total Assessed Value	\$8,101,273	STD	13.49
Avg. Adj. Sales Price	\$120,617	Avg. Absolute Deviation	9.64
Avg. Assessed Value	\$83,518	Average Assessed Value of the Base	\$81,008
Median	73	Wgt. Mean	69
Mean	71	Max	124.92
Min	41.51		

#### Confidence Interval - Current

95% Median C.I	71.01 to 73.93
95% Mean C.I	68.79 to 74.16
95% Wgt. Mean C.I	66.13 to 72.36

% of Value of the Class of all Real Property Value in the County	35.90
% of Records Sold in the Study Period	2.91
% of Value Sold in the Study Period	3.09

#### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	108	72	12.04	102.71
2007	106	73	11.99	102.08
2006	96	77	12.42	101.17
2005	83	76	12.34	102.11



## **2009 Opinions of the Property Tax Administrator for Cheyenne County**

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Cheyenne County is 96.63% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Cheyenne 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 Cheyenne County is 96.44% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Cheyenne 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 Cheyenne County is 72.87% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Cheyenne 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".

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Ruth A. Sorensen  
Property Tax Administrator





## PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	435	<b>MEDIAN:</b>	<b>96</b>	COV:	14.91	95% Median C.I.:	94.97 to 96.65
TOTAL Sales Price:	47,631,285	WGT. MEAN:	91	STD:	13.88	95% Wgt. Mean C.I.:	89.88 to 92.94
TOTAL Adj.Sales Price:	47,631,285	MEAN:	93	AVG.ABS.DEV:	9.65	95% Mean C.I.:	91.76 to 94.37
TOTAL Assessed Value:	43,539,586						
AVG. Adj. Sales Price:	109,497	COD:	10.10	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	100,091	PRD:	101.81	MIN Sales Ratio:	45.16		

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
_____Qrtrs_____											
07/01/06 TO 09/30/06	73	98.33	98.39	98.33	2.69	100.06	84.51	113.36	97.66 to 99.11	105,630	103,865
10/01/06 TO 12/31/06	38	99.55	99.93	99.44	2.21	100.49	95.22	111.66	98.28 to 99.94	155,680	154,816
01/01/07 TO 03/31/07	45	97.07	96.59	96.53	4.79	100.06	69.75	114.44	95.31 to 98.99	101,776	98,248
04/01/07 TO 06/30/07	79	95.41	94.73	92.18	12.86	102.77	53.80	158.78	91.06 to 97.60	95,461	87,993
07/01/07 TO 09/30/07	70	89.69	88.42	87.33	11.28	101.24	50.17	123.09	84.95 to 93.98	117,577	102,686
10/01/07 TO 12/31/07	48	91.63	90.06	89.47	10.68	100.66	57.41	132.57	87.45 to 95.49	108,050	96,669
01/01/08 TO 03/31/08	27	90.90	90.77	87.73	13.18	103.46	60.90	134.54	80.59 to 96.72	83,762	73,486
04/01/08 TO 06/30/08	55	84.71	85.65	78.80	17.19	108.68	45.16	138.53	79.23 to 89.35	112,810	88,899
_____Study Years_____											
07/01/06 TO 06/30/07	235	98.10	97.06	96.46	6.51	100.62	53.80	158.78	97.54 to 98.73	109,567	105,692
07/01/07 TO 06/30/08	200	89.07	88.37	85.46	13.10	103.40	45.16	138.53	87.01 to 91.68	109,415	93,508
_____Calendar Yrs_____											
01/01/07 TO 12/31/07	242	94.26	92.33	90.85	10.66	101.63	50.17	158.78	92.75 to 95.37	105,530	95,871
_____ALL_____											
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
DALTON	17	97.27	97.75	94.98	9.16	102.92	57.41	125.85	93.44 to 102.32	50,367	47,836
GURLEY	4	92.84	90.74	91.66	5.42	99.00	79.76	97.54	N/A	35,125	32,196
LODGEPOLE	18	96.04	92.83	86.22	11.98	107.68	56.78	120.12	86.08 to 100.90	43,905	37,854
LORENZO	1	99.00	99.00	99.00			99.00	99.00	N/A	42,000	41,580
POTTER	16	97.05	97.64	93.63	12.67	104.28	60.51	138.53	90.36 to 112.35	59,031	55,272
RURAL 450	5	97.59	101.96	100.66	4.95	101.29	96.70	116.70	N/A	237,030	238,600
RURAL 451	8	83.18	85.66	84.76	10.01	101.06	73.66	101.48	73.66 to 101.48	156,937	133,016
RURAL 452	3	97.98	85.83	72.83	12.83	117.84	60.90	98.60	N/A	102,060	74,332
RURAL 453	8	88.46	85.26	84.75	12.73	100.60	65.60	103.98	65.60 to 103.98	98,375	83,371
RURAL 454	11	92.71	86.77	87.00	16.29	99.74	53.80	113.36	61.44 to 103.68	76,045	66,157
SIDNEY	338	95.56	93.11	91.87	9.43	101.34	45.16	158.78	94.90 to 96.65	113,956	104,692
SIOUX MEADOWS	1	98.83	98.83	98.83			98.83	98.83	N/A	1,300,000	1,284,825
SUBURBAN	2	76.44	76.44	64.17	18.92	119.11	61.97	90.90	N/A	297,600	190,969
SUNOL	3	104.32	105.42	83.58	23.29	126.13	69.52	142.42	N/A	24,930	20,836
_____ALL_____											
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	47,631,285	MEAN:	93	AVG.ABS.DEV:	9.65	95% Mean C.I.:	91.76 to 94.37
TOTAL Assessed Value:	43,539,586						
AVG. Adj. Sales Price:	109,497	COD:	10.10	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	100,091	PRD:	101.81	MIN Sales Ratio:	45.16		

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	394	95.65	93.51	91.98	9.70	101.67	45.16	158.78	95.07 to 96.71	105,162	96,725
2	2	76.44	76.44	64.17	18.92	119.11	61.97	90.90	N/A	297,600	190,969
3	39	96.00	89.40	90.11	13.52	99.21	53.80	142.42	82.22 to 97.98	143,644	129,432
____ALL____											
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	411	95.54	92.97	91.42	9.99	101.70	45.16	158.78	94.80 to 96.65	113,700	103,945
2	24	96.41	94.69	90.87	11.74	104.21	60.70	142.42	86.86 to 101.49	37,514	34,089
____ALL____											
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	428	95.72	93.18	91.53	9.92	101.80	45.16	158.78	95.07 to 96.65	110,014	100,697
06	2	81.10	81.10	82.73	9.86	98.03	73.10	89.10	N/A	194,750	161,122
07	5	79.76	88.34	76.49	22.43	115.49	65.95	125.85	N/A	31,080	23,773
____ALL____											
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	355	95.59	92.99	91.81	9.52	101.29	45.16	158.78	95.04 to 96.70	120,104	110,270
17-0003	31	96.61	93.24	88.37	10.43	105.51	57.41	125.85	91.84 to 98.24	70,013	61,874
17-0009	25	94.97	94.36	90.29	13.13	104.51	60.51	138.53	89.10 to 99.74	69,180	62,462
25-0025	24	95.22	92.57	83.54	15.00	110.81	56.78	142.42	78.38 to 100.90	45,587	38,081
NonValid School											
____ALL____											
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## 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:	435	MEDIAN:	96	COV:	14.91	95% Median C.I.:	94.97 to 96.65
TOTAL Sales Price:	47,631,285	WGT. MEAN:	91	STD:	13.88	95% Wgt. Mean C.I.:	89.88 to 92.94
TOTAL Adj.Sales Price:	47,631,285	MEAN:	93	AVG.ABS.DEV:	9.65	95% Mean C.I.:	91.76 to 94.37
TOTAL Assessed Value:	43,539,586						
AVG. Adj. Sales Price:	109,497	COD:	10.10	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	100,091	PRD:	101.81	MIN Sales Ratio:	45.16		

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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	30	96.41	93.66	95.11	11.62	98.48	60.70	142.42	87.53 to 100.00	68,826	65,457
Prior TO 1860											
1860 TO 1899	4	87.90	83.09	80.86	13.87	102.76	56.78	99.77	N/A	111,000	89,750
1900 TO 1919	48	94.25	91.81	90.28	11.53	101.69	53.80	120.12	89.91 to 98.24	73,899	66,717
1920 TO 1939	51	97.66	94.71	94.06	9.56	100.69	50.17	134.54	94.80 to 99.00	68,244	64,191
1940 TO 1949	33	94.72	96.85	93.27	10.92	103.83	60.51	138.53	90.82 to 97.68	78,109	72,852
1950 TO 1959	140	95.65	93.83	92.20	9.53	101.77	59.26	158.78	93.90 to 97.59	86,494	79,747
1960 TO 1969	20	96.13	92.14	92.74	7.46	99.35	66.22	104.81	93.20 to 99.26	118,965	110,329
1970 TO 1979	19	95.36	92.03	89.03	9.28	103.38	60.90	125.85	84.84 to 98.73	148,284	132,012
1980 TO 1989	18	97.21	92.86	94.74	7.75	98.02	65.95	109.10	85.04 to 99.34	159,419	151,027
1990 TO 1994	6	87.63	86.45	80.15	10.65	107.86	61.97	99.57	61.97 to 99.57	240,458	192,727
1995 TO 1999	11	96.57	92.38	94.33	7.21	97.93	70.28	101.44	74.10 to 99.88	175,609	165,654
2000 TO Present	55	95.90	90.45	89.91	10.73	100.60	45.16	116.70	88.17 to 97.70	217,586	195,636
ALL	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	102.63	111.92	109.13	10.48	102.56	100.00	142.42	N/A	2,212	2,414
5000 TO 9999	8	95.23	93.71	92.04	14.16	101.82	60.70	120.12	60.70 to 120.12	6,406	5,896
Total \$											
1 TO 9999	12	99.93	99.78	94.55	13.59	105.53	60.70	142.42	84.51 to 112.35	5,008	4,735
10000 TO 29999	44	97.62	99.21	98.83	13.77	100.38	67.65	158.78	93.78 to 101.48	22,143	21,885
30000 TO 59999	80	96.93	95.50	95.15	11.15	100.36	53.80	134.46	94.80 to 99.74	45,399	43,198
60000 TO 99999	106	94.88	92.08	91.95	7.98	100.15	50.17	109.10	92.71 to 96.72	79,404	73,009
100000 TO 149999	90	94.21	90.73	90.55	9.69	100.20	56.78	118.27	89.91 to 96.57	123,379	111,716
150000 TO 249999	85	95.58	91.29	91.30	9.08	99.99	45.16	116.70	91.84 to 97.32	193,134	176,333
250000 TO 499999	15	89.72	89.23	89.23	9.95	100.00	64.62	101.44	84.14 to 98.97	311,815	278,240
500000 +	3	96.51	85.77	89.71	12.73	95.61	61.97	98.83	N/A	783,423	702,829
ALL	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## PAD 2009 Preliminary Statistics

Base Stat

PAGE: 4 of 5

State Stat Run

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(!: AVTot=0)  
(!: 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	6	101.16	104.31	98.06	11.45	106.37	81.71	142.42	81.71 to 142.42	3,225	3,162
5000 TO 9999	6	96.93	95.26	92.89	16.01	102.55	60.70	120.12	60.70 to 120.12	6,791	6,308
Total \$											
1 TO 9999	12	99.93	99.78	94.55	13.59	105.53	60.70	142.42	84.51 to 112.35	5,008	4,735
10000 TO 29999	45	93.78	91.01	87.58	13.84	103.92	57.41	138.53	87.53 to 97.26	23,956	20,980
30000 TO 59999	85	97.58	96.78	93.82	12.00	103.15	50.17	158.78	95.22 to 100.39	46,817	43,926
60000 TO 99999	126	94.14	90.49	88.01	9.99	102.82	45.16	118.78	90.78 to 95.71	88,320	77,731
100000 TO 149999	85	95.46	91.99	90.56	8.75	101.58	60.90	118.27	91.47 to 97.66	135,848	123,024
150000 TO 249999	70	96.71	94.59	93.73	6.24	100.91	64.62	116.70	95.37 to 98.02	207,156	194,176
250000 TO 499999	11	97.59	93.06	91.06	6.46	102.19	61.97	101.44	84.14 to 99.64	367,020	334,223
500000 +	1	98.83	98.83	98.83			98.83	98.83	N/A	1,300,000	1,284,825
ALL											
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	96.46	88.40	95.30	11.56	92.76	61.44	101.49	68.84 to 101.48	190,964	181,997
0	21	96.36	95.91	94.12	11.64	101.90	60.70	142.42	86.86 to 102.32	16,480	15,512
10	4	91.44	97.26	95.10	23.98	102.28	67.65	138.53	N/A	20,300	19,304
15	6	96.81	97.44	94.04	20.32	103.61	68.60	132.57	68.60 to 132.57	17,416	16,379
20	92	96.89	96.46	94.66	12.52	101.90	53.80	158.78	94.43 to 98.99	49,602	46,953
25	132	95.11	92.15	90.88	9.15	101.40	50.17	118.78	93.90 to 97.58	93,533	85,003
30	104	94.09	91.28	90.28	8.65	101.10	45.16	116.47	90.78 to 96.29	129,173	116,622
35	31	95.54	93.01	92.70	6.51	100.34	56.78	110.06	92.27 to 97.38	212,865	197,321
40	32	98.24	91.94	90.54	8.65	101.54	48.96	105.30	95.49 to 99.64	226,462	205,044
45	2	85.57	85.57	84.72	1.67	101.01	84.14	87.00	N/A	253,500	214,753
50	2	86.48	86.48	91.12	11.60	94.91	76.45	96.51	N/A	342,135	311,744
ALL											
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65	109,497	100,091

## 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:	435	<b>MEDIAN:</b>	<b>96</b>	COV:	14.91	95% Median C.I.:	94.97 to 96.65
TOTAL Sales Price:	47,631,285	WGT. MEAN:	91	STD:	13.88	95% Wgt. Mean C.I.:	89.88 to 92.94
TOTAL Adj.Sales Price:	47,631,285	MEAN:	93	AVG.ABS.DEV:	9.65	95% Mean C.I.:	91.76 to 94.37
TOTAL Assessed Value:	43,539,586						
AVG. Adj. Sales Price:	109,497	COD:	10.10	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	100,091	PRD:	101.81	MIN Sales Ratio:	45.16		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	14	96.23	90.16	95.09	11.45	94.81	61.44	109.06	73.10 to 101.49		128,777	122,450
0	16	97.85	96.72	95.24	11.61	101.56	60.70	142.42	84.51 to 102.32		16,368	15,589
100	7	79.76	87.82	81.79	19.63	107.37	65.95	125.85	65.95 to 125.85		65,914	53,908
101	318	96.10	93.40	91.96	9.79	101.56	45.16	158.78	95.07 to 97.25		107,723	99,066
102	16	95.33	92.44	92.62	8.09	99.80	56.78	114.44	85.02 to 99.77		176,548	163,526
103	5	100.61	91.72	91.88	9.87	99.82	75.39	101.90	N/A		183,000	168,138
104	39	94.51	91.88	85.19	9.71	107.85	50.17	114.99	89.91 to 97.60		115,026	97,988
111	11	94.69	92.62	91.54	7.92	101.18	76.44	108.26	80.28 to 99.91		128,572	117,690
301	5	87.45	87.04	89.78	16.71	96.95	65.60	116.70	N/A		128,202	115,094
304	4	91.69	95.77	96.23	8.84	99.53	87.01	112.70	N/A		141,975	136,622
ALL												
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65		109,497	100,091

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	9	96.46	88.40	95.30	11.56	92.76	61.44	101.49	68.84 to 101.48		190,964	181,997
0	21	96.36	95.91	94.12	11.64	101.90	60.70	142.42	86.86 to 102.32		16,480	15,512
10	6	97.41	92.56	89.22	13.41	103.75	67.65	120.12	67.65 to 120.12		13,750	12,267
15	5	113.36	106.64	102.40	16.27	104.14	68.60	134.54	N/A		27,500	28,161
20	32	96.12	90.34	85.80	13.31	105.29	50.17	112.91	90.90 to 101.46		46,360	39,779
25	35	96.65	94.91	93.86	8.93	101.12	57.41	117.47	92.71 to 98.53		55,812	52,385
30	89	93.98	93.07	89.29	14.01	104.23	61.83	158.78	86.15 to 97.20		90,229	80,566
35	42	90.63	89.23	88.06	10.86	101.33	60.90	114.66	87.45 to 95.20		103,785	91,391
40	115	96.20	92.88	90.74	8.46	102.36	45.16	125.85	94.90 to 97.88		148,636	134,865
45	32	96.54	94.68	94.45	4.31	100.24	80.50	105.30	92.07 to 98.13		142,221	134,333
50	35	96.57	94.22	94.46	6.03	99.74	70.28	110.06	93.98 to 98.56		141,032	133,224
55	4	98.94	96.51	94.72	3.04	101.89	88.17	99.98	N/A		159,575	151,146
60	10	96.03	94.74	94.31	4.06	100.45	84.14	99.91	88.38 to 99.70		230,135	217,043
ALL												
	435	95.59	93.07	91.41	10.10	101.81	45.16	158.78	94.97 to 96.65		109,497	100,091

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

### **Residential**

The County completed pickup work. The rural home site acre was raised. Also, the next 9 acres for rural residential properties was valued at \$455/acre. Any remaining acres are valued at \$100/acre (if it is determined that the parcel is truly rural residential). If remaining acres are truly commercial ag use, then they are valued as agricultural land.

## Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	<b>Data collection done by:</b>
	The contracted appraiser, the Assessor and her staff.
2.	<b>Valuation done by:</b>
	The contracted appraiser and the Assessor.
3.	<b>Pickup work done by whom:</b>
	The contracted appraiser, the Assessor and her staff.
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	The date of the RCN is June, 2006.
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	A market-derived depreciation schedule was developed for the residential property class in 2006, and implemented in 2007.
6.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	The Cost Approach
7.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	For Sidney, there are 6 neighborhoods; The remaining towns are classified by "Assessor Location." Rural residential has 5 neighborhoods.
8.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	In the case of Sidney's neighborhoods, by location and similar property characteristics. Again, the remaining towns/villages within the County are defined by their "Assessor Location." Rural residential is more matched to the agricultural market areas.
9.	<b>Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	As noted previously, only for the subclasses other than "Sidney" and "Rural" residential.
10.	<b>Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</b>
	No. At this time the Assessor believes there is not a unique market significance for the "suburban" location.
11.	<b>Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?</b>
	Yes, dwellings on agricultural and rural residential parcels are valued in a manner that would provide the same relationship to the market.



**Residential Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>158</b>	<b>165</b>	<b>42</b>	<b>365</b>

## PAD 2009 R&amp;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:	436	<b>MEDIAN:</b>	<b>97</b>	COV:	13.99	95% Median C.I.:	95.89 to 97.59
TOTAL Sales Price:	47,638,985	WGT. MEAN:	94	STD:	13.30	95% Wgt. Mean C.I.:	93.05 to 95.30
TOTAL Adj.Sales Price:	47,638,985	MEAN:	95	AVG.ABS.DEV:	8.88	95% Mean C.I.:	93.83 to 96.33
TOTAL Assessed Value:	44,862,635						
AVG. Adj. Sales Price:	109,263	COD:	9.19	MAX Sales Ratio:	176.74		
AVG. Assessed Value:	102,895	PRD:	100.96	MIN Sales Ratio:	50.17		

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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_____												
07/01/06 TO 09/30/06	73	98.64	99.29	99.67	3.31	99.62	84.51	116.39	98.10 to 99.49		105,630	105,280
10/01/06 TO 12/31/06	38	99.64	100.80	99.23	3.71	101.58	90.37	125.69	98.11 to 100.49		155,680	154,478
01/01/07 TO 03/31/07	45	98.02	97.05	97.14	4.87	99.91	69.75	114.44	95.31 to 99.00		101,776	98,869
04/01/07 TO 06/30/07	80	95.97	95.57	92.51	12.31	103.30	56.75	158.78	93.29 to 99.24		94,364	87,300
07/01/07 TO 09/30/07	70	91.88	89.32	89.09	11.03	100.26	50.17	123.09	86.27 to 94.90		117,577	104,750
10/01/07 TO 12/31/07	48	94.62	93.51	92.23	12.25	101.38	57.41	176.74	87.77 to 97.26		108,050	99,657
01/01/08 TO 03/31/08	27	91.31	91.59	89.31	13.03	102.56	67.17	134.54	80.59 to 97.27		83,762	74,806
04/01/08 TO 06/30/08	55	93.39	93.60	92.48	10.76	101.21	65.95	138.53	88.78 to 97.70		112,810	104,326
_____Study Years_____												
07/01/06 TO 06/30/07	236	98.31	97.85	97.02	6.79	100.85	56.75	158.78	97.63 to 99.10		109,135	105,885
07/01/07 TO 06/30/08	200	93.30	91.81	90.82	11.51	101.09	50.17	176.74	89.72 to 94.97		109,415	99,368
_____Calendar Yrs_____												
01/01/07 TO 12/31/07	243	95.31	93.64	92.18	10.64	101.58	50.17	176.74	93.98 to 96.29		105,127	96,910
_____ALL_____												
	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59		109,263	102,895

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
DALTON	17	97.27	97.81	95.03	9.23	102.92	57.41	125.85	93.44 to 102.32		50,367	47,866
GURLEY	4	95.77	92.68	93.37	6.05	99.26	79.76	99.41	N/A		35,125	32,796
LODGEPOLE	19	93.98	90.41	86.00	11.56	105.13	56.78	114.66	78.38 to 100.49		42,000	36,121
LORENZO	1	99.00	99.00	99.00			99.00	99.00	N/A		42,000	41,580
POTTER	16	97.75	98.02	93.84	12.19	104.45	60.51	138.53	91.47 to 112.35		59,031	55,394
RURAL 450	5	98.44	101.88	101.88	6.23	100.00	92.56	116.39	N/A		237,030	241,498
RURAL 451	8	98.76	96.72	94.96	7.79	101.85	79.46	111.79	79.46 to 111.79		156,937	149,029
RURAL 452	3	90.37	85.89	77.94	10.66	110.20	69.20	98.11	N/A		102,060	79,549
RURAL 453	8	98.86	95.21	92.00	9.30	103.49	56.75	109.82	56.75 to 109.82		98,375	90,504
RURAL 454	11	95.92	93.81	92.32	11.54	101.61	64.69	119.13	79.27 to 111.98		76,045	70,203
SIDNEY	338	96.40	94.96	94.15	8.80	100.86	50.17	176.74	95.49 to 97.54		113,956	107,293
SIOUX MEADOWS	1	96.48	96.48	96.48			96.48	96.48	N/A		1,300,000	1,254,186
SUBURBAN	2	95.08	95.08	98.61	4.39	96.41	90.90	99.25	N/A		297,600	293,475
SUNOL	3	104.32	105.42	83.58	23.29	126.13	69.52	142.42	N/A		24,930	20,836
_____ALL_____												
	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59		109,263	102,895

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:2 of 5

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	436	<b>MEDIAN:</b>	<b>97</b>	COV:	13.99	95% Median C.I.:	95.89 to 97.59
TOTAL Sales Price:	47,638,985	WGT. MEAN:	94	STD:	13.30	95% Wgt. Mean C.I.:	93.05 to 95.30
TOTAL Adj.Sales Price:	47,638,985	MEAN:	95	AVG.ABS.DEV:	8.88	95% Mean C.I.:	93.83 to 96.33
TOTAL Assessed Value:	44,862,635						
AVG. Adj. Sales Price:	109,263	COD:	9.19	MAX Sales Ratio:	176.74		
AVG. Assessed Value:	102,895	PRD:	100.96	MIN Sales Ratio:	50.17		

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	395	96.57	94.98	94.02	9.04	101.01	50.17	176.74	95.55 to 97.54	104,915	98,645
2	1	90.90	90.90	90.90			90.90	90.90	N/A	45,200	41,088
3	40	97.94	96.17	95.20	10.54	101.03	56.75	142.42	93.39 to 99.94	153,803	146,416
ALL	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	400	96.71	95.29	94.38	8.87	100.97	50.17	176.74	95.90 to 97.63	114,909	108,454
2	35	94.04	92.80	88.50	12.86	104.87	56.75	142.42	87.53 to 100.00	43,919	38,867
3	1	87.40	87.40	87.40			87.40	87.40	N/A	138,000	120,609
ALL	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	428	96.68	95.23	94.37	9.01	100.90	50.17	176.74	95.92 to 97.62	109,710	103,536
06	2	72.32	72.32	75.49	21.52	95.80	56.75	87.88	N/A	194,750	147,013
07	6	90.40	92.03	86.94	15.85	105.86	65.95	125.85	65.95 to 125.85	48,900	42,512
ALL	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	355	96.57	95.01	94.46	8.67	100.59	50.17	176.74	95.58 to 97.59	120,104	113,449
17-0003	31	97.78	97.06	95.37	9.35	101.77	57.41	125.85	94.51 to 99.98	70,013	66,774
17-0009	25	96.56	97.03	91.50	11.75	106.05	56.75	138.53	93.39 to 100.00	69,180	63,298
25-0025	25	93.98	91.55	84.93	13.48	107.81	56.78	142.42	84.12 to 100.47	44,071	37,427
NonValid School											
ALL	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895

## PAD 2009 R&amp;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: 436 **MEDIAN: 97** COV: 13.99 95% Median C.I.: 95.89 to 97.59  
TOTAL Sales Price: 47,638,985 WGT. MEAN: 94 STD: 13.30 95% Wgt. Mean C.I.: 93.05 to 95.30  
TOTAL Adj.Sales Price: 47,638,985 MEAN: 95 AVG.ABS.DEV: 8.88 95% Mean C.I.: 93.83 to 96.33  
TOTAL Assessed Value: 44,862,635  
AVG. Adj. Sales Price: 109,263 COD: 9.19 MAX Sales Ratio: 176.74  
AVG. Assessed Value: 102,895 PRD: 100.96 MIN Sales Ratio: 50.17

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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	31	96.36	94.91	93.20	9.66	101.83	56.75	142.42	91.14 to 99.94	66,854	62,307
Prior TO 1860											
1860 TO 1899	4	87.90	83.09	80.86	13.87	102.76	56.78	99.77	N/A	111,000	89,750
1900 TO 1919	48	96.15	93.12	93.79	9.52	99.28	57.41	116.47	93.78 to 98.56	73,899	69,314
1920 TO 1939	51	98.11	96.13	95.46	10.73	100.70	50.17	134.54	95.29 to 99.41	68,244	65,146
1940 TO 1949	33	96.04	99.10	94.33	12.50	105.05	60.51	176.74	90.90 to 100.68	78,109	73,684
1950 TO 1959	140	96.22	95.02	93.33	9.01	101.81	63.85	158.78	94.41 to 98.03	86,494	80,721
1960 TO 1969	20	96.22	94.51	94.94	6.10	99.55	67.17	104.81	94.17 to 99.83	118,965	112,948
1970 TO 1979	19	95.37	95.12	92.04	10.91	103.35	69.20	125.85	84.84 to 104.47	148,284	136,477
1980 TO 1989	18	97.21	92.87	94.74	7.76	98.02	65.95	109.10	85.04 to 99.34	159,419	151,040
1990 TO 1994	6	93.88	92.66	94.36	7.04	98.20	82.91	99.57	82.91 to 99.57	240,458	226,895
1995 TO 1999	11	97.43	96.34	96.59	5.04	99.74	74.10	103.57	93.39 to 103.46	175,609	169,618
2000 TO Present	55	97.48	95.44	95.19	6.88	100.26	74.23	116.39	95.54 to 98.69	217,586	207,127
ALL	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	102.63	111.92	109.13	10.48	102.56	100.00	142.42	N/A	2,212	2,414
5000 TO 9999	9	84.51	87.14	87.35	13.82	99.75	60.70	112.35	70.76 to 99.85	6,550	5,721
Total \$											
1 TO 9999	13	96.22	94.76	90.19	14.72	105.07	60.70	142.42	81.71 to 102.94	5,215	4,703
10000 TO 29999	44	97.68	101.04	100.31	13.42	100.73	67.65	176.74	94.04 to 100.47	22,143	22,212
30000 TO 59999	80	97.96	97.42	96.96	10.95	100.48	57.41	134.46	95.59 to 100.68	45,399	44,017
60000 TO 99999	106	95.53	93.62	93.40	7.14	100.24	50.17	111.98	93.66 to 97.78	79,404	74,162
100000 TO 149999	90	95.54	92.62	92.43	9.40	100.21	56.78	118.27	93.50 to 97.70	123,379	114,037
150000 TO 249999	85	97.12	94.34	94.44	7.18	99.90	56.75	116.39	95.37 to 98.38	193,134	182,390
250000 TO 499999	15	97.59	94.32	94.27	6.81	100.06	74.23	108.83	89.72 to 99.64	311,815	293,934
500000 +	3	96.48	96.29	96.41	2.11	99.87	93.13	99.25	N/A	783,423	755,310
ALL	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895

## PAD 2009 R&amp;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: 436 **MEDIAN: 97** COV: 13.99 95% Median C.I.: 95.89 to 97.59  
TOTAL Sales Price: 47,638,985 WGT. MEAN: 94 STD: 13.30 95% Wgt. Mean C.I.: 93.05 to 95.30  
TOTAL Adj.Sales Price: 47,638,985 MEAN: 95 AVG.ABS.DEV: 8.88 95% Mean C.I.: 93.83 to 96.33  
TOTAL Assessed Value: 44,862,635  
AVG. Adj. Sales Price: 109,263 COD: 9.19 MAX Sales Ratio: 176.74  
AVG. Assessed Value: 102,895 PRD: 100.96 MIN Sales Ratio: 50.17

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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	7	100.00	97.75	89.92	15.87	108.71	70.76	142.42	70.76 to 142.42	3,478	3,128
5000 TO 9999	6	95.11	91.27	90.35	12.13	101.03	60.70	112.35	60.70 to 112.35	7,241	6,542
Total \$											
1 TO 9999	13	96.22	94.76	90.19	14.72	105.07	60.70	142.42	81.71 to 102.94	5,215	4,703
10000 TO 29999	42	95.69	93.60	90.79	12.13	103.09	57.41	138.53	92.98 to 98.23	23,024	20,904
30000 TO 59999	85	97.68	98.94	96.17	11.89	102.87	50.17	176.74	95.55 to 100.68	45,647	43,900
60000 TO 99999	123	94.69	92.26	90.49	9.04	101.95	56.75	118.78	92.88 to 97.02	85,597	77,461
100000 TO 149999	85	96.57	94.14	92.95	8.12	101.28	66.15	118.27	94.17 to 98.33	132,532	123,184
150000 TO 249999	74	97.68	96.77	96.22	5.64	100.57	74.23	116.39	96.30 to 98.69	202,524	194,869
250000 TO 499999	12	97.84	97.84	97.06	3.98	100.81	89.72	108.83	93.13 to 101.44	341,124	331,093
500000 +	2	97.87	97.87	97.30	1.42	100.58	96.48	99.25	N/A	925,000	900,024
ALL											
	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	94.39	90.32	92.66	7.77	97.48	56.75	99.94	84.12 to 99.10	172,638	159,970
0	21	98.41	97.09	95.88	10.30	101.27	60.70	142.42	87.53 to 102.32	16,480	15,801
10	4	91.44	97.26	95.10	23.98	102.28	67.65	138.53	N/A	20,300	19,304
15	6	82.87	84.49	84.36	17.85	100.15	68.60	104.24	68.60 to 104.24	17,416	14,693
20	92	97.23	98.37	95.68	12.62	102.82	57.41	176.74	95.59 to 99.34	49,602	47,457
25	132	96.51	93.93	92.68	8.61	101.34	50.17	125.69	94.80 to 98.13	93,533	86,689
30	104	95.22	93.16	92.44	8.19	100.78	60.51	116.47	91.62 to 97.16	129,173	119,406
35	31	97.12	95.32	95.12	6.90	100.21	56.78	116.39	95.31 to 98.98	212,865	202,472
40	32	98.82	98.64	99.03	2.80	99.61	85.02	105.66	97.48 to 99.94	226,462	224,256
45	2	97.19	97.19	93.38	6.56	104.08	90.81	103.57	N/A	253,500	236,713
50	2	86.29	86.29	89.45	7.92	96.47	79.46	93.13	N/A	342,135	306,047
ALL											
	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895

## PAD 2009 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	436	<b>MEDIAN:</b>	<b>97</b>	COV:	13.99	95% Median C.I.:	95.89 to 97.59
TOTAL Sales Price:	47,638,985	WGT. MEAN:	94	STD:	13.30	95% Wgt. Mean C.I.:	93.05 to 95.30
TOTAL Adj.Sales Price:	47,638,985	MEAN:	95	AVG.ABS.DEV:	8.88	95% Mean C.I.:	93.83 to 96.33
TOTAL Assessed Value:	44,862,635						
AVG. Adj. Sales Price:	109,263	COD:	9.19	MAX Sales Ratio:	176.74		
AVG. Assessed Value:	102,895	PRD:	100.96	MIN Sales Ratio:	50.17		

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(!: Derived)

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STYLE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	15	96.22	92.97	92.90	7.39	100.07	56.75	109.06	90.37 to 99.10	120,705	112,140
0	16	97.85	96.72	95.24	11.61	101.56	60.70	142.42	84.51 to 102.32	16,368	15,589
100	7	93.39	91.55	86.37	14.85	106.00	65.95	125.85	65.95 to 125.85	65,914	56,928
101	318	97.04	95.29	94.40	9.33	100.95	57.41	176.74	95.90 to 97.70	107,723	101,686
102	16	94.91	92.23	92.03	8.19	100.22	56.78	114.44	85.02 to 99.77	176,548	162,468
103	5	100.61	91.72	91.88	9.87	99.82	75.39	101.90	N/A	183,000	168,138
104	39	96.72	95.48	94.93	6.92	100.58	50.17	114.99	94.41 to 99.13	115,026	109,197
111	11	94.69	94.03	92.91	9.41	101.21	76.44	110.95	80.28 to 108.26	128,572	119,451
301	5	98.44	98.47	99.38	2.60	99.08	92.78	104.09	N/A	128,202	127,406
304	4	91.69	95.77	96.23	8.84	99.53	87.01	112.70	N/A	141,975	136,622
ALL	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	10	94.39	90.32	92.66	7.77	97.48	56.75	99.94	84.12 to 99.10	172,638	159,970
0	21	98.41	97.09	95.88	10.30	101.27	60.70	142.42	87.53 to 102.32	16,480	15,801
10	6	85.43	84.33	86.23	15.78	97.81	67.65	98.64	67.65 to 98.64	13,750	11,856
15	5	95.92	103.15	98.92	19.22	104.28	68.60	134.54	N/A	27,500	27,202
20	32	99.38	96.29	90.49	13.61	106.41	50.17	176.74	92.18 to 104.32	46,360	41,951
25	35	97.59	96.84	96.12	8.76	100.75	57.41	125.69	94.69 to 99.57	55,812	53,647
30	89	95.74	95.29	92.53	12.89	102.98	64.92	158.78	91.31 to 98.63	90,229	83,488
35	42	91.80	90.05	89.14	11.02	101.02	65.95	114.66	87.89 to 95.55	103,785	92,517
40	115	97.43	95.51	95.22	6.53	100.30	56.78	125.85	95.71 to 98.44	148,636	141,535
45	32	97.13	95.63	95.37	4.25	100.28	80.50	105.30	93.50 to 98.38	142,221	135,638
50	35	97.25	95.80	95.84	5.20	99.96	72.66	110.06	95.07 to 98.68	141,032	135,166
55	4	99.52	101.67	103.04	2.75	98.67	98.82	108.83	N/A	159,575	164,423
60	10	95.03	95.15	94.82	3.64	100.35	88.38	100.48	90.81 to 99.91	230,135	218,210
ALL	436	96.63	95.08	94.17	9.19	100.96	50.17	176.74	95.89 to 97.59	109,263	102,895



**2009 Correlation Section  
for Cheyenne County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The tables and narratives that follow will show that all three measures of central tendency are well within acceptable range and any could be used as a point estimate for the overall residential level of value. The median receives very strong support from the Trended Preliminary ratio, and because of this and the remarkably low coefficient of dispersion, will probably be the measure of central tendency used for the overall level of value.

Table VI will reveal that both the COD and the PRD are well within their respective recommended standards. Interesting to note is that the Preliminary statistical profile does not show a significant difference between these two measures when a comparison is made with the R&O profile. Again, as mentioned in previous years, the coefficient of dispersion is remarkably low for this property class.

Table VIII that compares the R&O and Trended Values reveals that there is basically little correlation between the R&O median and the trended median. None of the trended measures of central tendency are within acceptable range, nor are the qualitative statistics within their prescribed parameters. Is this meaningful? Since the Trended Preliminary ratio that supports the R&O median (in fact, virtually mirrors the R&O median) is based on one year's change to the residential base and the Trended Values is based on at least three years change to the assessed base, it is a debatable point.



**2009 Correlation Section  
for Cheyenne County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2009</b>	<b>608</b>	<b>436</b>	<b>71.71</b>
<b>2008</b>	<b>603</b>	<b>451</b>	<b>74.79</b>
<b>2007</b>	<b>578</b>	<b>455</b>	<b>78.72</b>
<b>2006</b>	<b>579</b>	<b>445</b>	<b>76.86</b>
<b>2005</b>	<b>562</b>	<b>405</b>	<b>72.06</b>

RESIDENTIAL:As indicated in Table II, a significant number of the total residential sales were qualified by the Assessor for use in the 2009 sales study. The Cheyenne County Assessor's qualification process for residential property consists of sending a mailed questionnaire to the buyers of properties that exhibit an odd assessed value to sale price ratio. It is estimated that approximately 80% of the questionnaires are returned, and for those that are not the Assessor attempts to gather further information regarding the sale by other means (taxpayer information, etc). The questionnaires then form part of a sales verification book.

**2009 Correlation Section**  
**for Cheyenne County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2009 Correlation Section  
for Cheyenne County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>96</b>	<b>1.12</b>	<b>97</b>	<b>97</b>
<b>2008</b>	<b>98.2</b>	<b>0.86</b>	<b>99</b>	<b>98.5</b>
<b>2007</b>	<b>96</b>	<b>10.26</b>	<b>106</b>	<b>99</b>
<b>2006</b>	<b>98</b>	<b>3.84</b>	<b>101</b>	<b>99</b>
<b>2005</b>	<b>99</b>	<b>8.30</b>	<b>107</b>	<b>99</b>

RESIDENTIAL: Comparison of the Trended Preliminary Ratio with the final R&O Median reveals virtually no statistical difference between the two figures. Thus, each figure provides very strong support for the other.

**2009 Correlation Section**  
**for Cheyenne County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2009 Preliminary Statistical Reports and the 2009 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2008 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

**Comparison of Average Value Changes**

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

**2009 Correlation Section  
for Cheyenne County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
7.06	2009	1.12
2.48	2008	0.86
12.66	2007	10.26
6.10	2006	3.84
9.10	2005	8.30

RESIDENTIAL:As shown in the above table, the difference between the percent change to the sales file and the percent change to the residential base (excluding growth) is less approximately six points. This is a significant difference. A review of the assessment actions taken to address the residential property class included: The County completed pickup work. The rural home site acre was raised. Also, the next 9 acres for rural residential properties was valued at \$455/acre. Any remaining acres are valued at \$100/acre (if it is determined that the parcel is truly rural residential). If remaining acres are truly commercial ag use, then they are valued as agricultural land.

It should be noted that included in the pickup work was the completion of partially valued newer homes (that sold for completed price, but were not structurally finished until the current assessment year). A review of these partial assessments and just two properties that were picked up for 2009 finds a total \$741,211 of the \$1,323,049 increase in assessed value between the Preliminary and the R&O statistical profile. This does not take into consideration the raises to land in the rural residential subclass that adds to roughly \$243,767. Added together, this is \$984,978. This is approximately 74.45% of the assessed increase in value of the sample. However, this is only 0.3% of total residential/recreational value (from Form 45) within the County.

**2009 Correlation Section**  
**for Cheyenne County**

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

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

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

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

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

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

**2009 Correlation Section  
for Cheyenne County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	94	95

RESIDENTIAL: All three measures of central tendency are within acceptable range, and any could be used to describe the overall level of value for the residential property class. Again, the median receives strong support from the Trended Preliminary ratio.

**2009 Correlation Section  
for Cheyenne County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>9.19</b>	<b>100.96</b>
<b>Difference</b>	<b>0.00</b>	<b>0.00</b>

RESIDENTIAL: Both the COD and the PRD are well within their respective recommended standards. Interesting to note is that the Preliminary statistical profile does not show a significant difference between these two measures when a comparison is made with the R&O profile. Again, as mentioned in previous years, the coefficient of dispersion is remarkably low for this property class.



**2009 Correlation Section  
for Cheyenne County**

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

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

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>435</b>	<b>436</b>	<b>1</b>
<b>Median</b>	<b>96</b>	<b>97</b>	<b>1</b>
<b>Wgt. Mean</b>	<b>91</b>	<b>94</b>	<b>3</b>
<b>Mean</b>	<b>93</b>	<b>95</b>	<b>2</b>
<b>COD</b>	<b>10.10</b>	<b>9.19</b>	<b>-0.91</b>
<b>PRD</b>	<b>101.81</b>	<b>100.96</b>	<b>-0.85</b>
<b>Minimum</b>	<b>45.16</b>	<b>50.17</b>	<b>5.01</b>
<b>Maximum</b>	<b>158.78</b>	<b>176.74</b>	<b>17.96</b>

RESIDENTIAL: The one additional sale is found in Lodgepole, and was qualified as part of the verification process. Assessment actions for 2009 consisted of: The County completed pickup work. The rural home site acre was raised. Also, the next 9 acres for rural residential properties was valued at \$455/acre. Any remaining acres are valued at \$100/acre (if it is determined that the parcel is truly rural residential). If remaining acres are truly commercial ag use, then they are valued as agricultural land.

**2009 Correlation Section  
for Cheyenne County**

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**VIII. Trended Ratio Analysis**

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

	<b>R&amp;O Statistics</b>	<b>Trended Ratio</b>	<b>Difference</b>
<b>Number of Sales</b>	<b>436</b>	<b>250</b>	<b>186</b>
<b>Median</b>	<b>97</b>	<b>89</b>	<b>8</b>
<b>Wgt. Mean</b>	<b>94</b>	<b>85</b>	<b>9</b>
<b>Mean</b>	<b>95</b>	<b>90</b>	<b>5</b>
<b>COD</b>	<b>9.19</b>	<b>20.59</b>	<b>-11.40</b>
<b>PRD</b>	<b>100.96</b>	<b>105.40</b>	<b>-4.44</b>
<b>Minimum</b>	<b>50.17</b>	<b>8.83</b>	<b>41.34</b>
<b>Maximum</b>	<b>176.74</b>	<b>249.28</b>	<b>-72.54</b>

Table VIII is a comparison of the R&O statistical profile (that uses the reported assessed values) to statistics generated by using the assessed value in place for the year prior to the same sale. This value is then trended by the annual percent change in the assessed base (excluding growth) for the successive years through assessment year 2009. Any county that had a number of residential sales significantly above 250 was represented in the Trended Ratio Analysis by selecting 250 sales that reflected both the composition of sales contained in the sales file and the calculated estimate of the residential population. Since Cheyenne County had 436 qualified residential sales, all were trended by the aforementioned method (that is, by selecting 250 sales to represent both the sample and the base). The above table reveals that there is basically little correlation between the R&O median and the trended median. None of the trended measures of central tendency are within acceptable range, nor are the qualitative statistics within their prescribed parameters. Is this meaningful? Since the Trended Preliminary ratio that supports the R&O median (there is no significant statistical difference between the two) is based on one years change to the residential base and the Trended Values are based on at least three years' change to the assessed base, it is a debatable point.



## 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:	49	<b>MEDIAN:</b>	<b>95</b>	COV:	37.81	95% Median C.I.:	81.00 to 100.06	(! : Derived)
TOTAL Sales Price:	13,303,510	WGT. MEAN:	93	STD:	35.04	95% Wgt. Mean C.I.:	85.17 to 101.75	
TOTAL Adj.Sales Price:	13,293,510	MEAN:	93	AVG.ABS.DEV:	25.30	95% Mean C.I.:	82.85 to 102.48	
TOTAL Assessed Value:	12,423,665							
AVG. Adj. Sales Price:	271,296	COD:	26.70	MAX Sales Ratio:	187.33			
AVG. Assessed Value:	253,544	PRD:	99.15	MIN Sales Ratio:	26.36			

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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	3	97.95	96.38	96.97	3.08	99.40	91.08	100.12	N/A		103,333	100,199
10/01/05 TO 12/31/05	4	97.21	82.25	96.49	17.27	85.24	33.75	100.82	N/A		739,425	713,445
01/01/06 TO 03/31/06	5	103.77	105.49	93.04	16.99	113.38	72.99	148.60	N/A		104,500	97,227
04/01/06 TO 06/30/06	1	83.92	83.92	83.92			83.92	83.92	N/A		600,000	503,512
07/01/06 TO 09/30/06	2	119.11	119.11	105.34	18.67	113.07	96.87	141.35	N/A		52,500	55,304
10/01/06 TO 12/31/06	3	108.49	124.97	107.89	22.60	115.84	96.43	170.00	N/A		129,000	139,172
01/01/07 TO 03/31/07	2	85.11	85.11	103.60	23.63	82.16	65.00	105.22	N/A		594,000	615,361
04/01/07 TO 06/30/07	5	97.34	94.79	106.57	15.54	88.95	58.82	117.49	N/A		654,122	697,088
07/01/07 TO 09/30/07	5	76.24	87.25	89.63	19.24	97.35	69.41	124.03	N/A		59,400	53,241
10/01/07 TO 12/31/07	5	77.19	66.06	74.57	17.87	88.59	32.81	81.00	N/A		323,200	241,002
01/01/08 TO 03/31/08	3	93.68	94.85	112.05	15.62	84.65	73.49	117.39	N/A		58,666	65,738
04/01/08 TO 06/30/08	11	92.67	91.15	73.34	49.37	124.28	26.36	187.33	36.00 to 166.67		169,427	124,264
____Study Years____												
07/01/05 TO 06/30/06	13	97.25	94.58	94.39	14.63	100.20	33.75	148.60	83.92 to 103.77		337,707	318,771
07/01/06 TO 06/30/07	12	101.28	104.78	105.93	20.16	98.91	58.82	170.00	91.66 to 117.49		412,550	437,024
07/01/07 TO 06/30/08	24	78.61	85.57	76.79	38.29	111.44	26.36	187.33	59.25 to 100.06		164,695	126,472
____Calendar Yrs____												
01/01/06 TO 12/31/06	11	103.77	111.32	94.01	20.22	118.41	72.99	170.00	83.92 to 148.60		146,772	137,979
01/01/07 TO 12/31/07	17	80.03	82.98	97.11	22.45	85.45	32.81	124.03	65.00 to 105.22		374,800	363,963
____ALL____												
	49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06		271,296	253,544

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
DALTON	4	85.44	75.47	53.06	23.41	142.23	33.75	97.25	N/A		19,300	10,240
GURLEY	1	73.49	73.49	73.49			73.49	73.49	N/A		16,000	11,759
LODGEPOLE	2	130.83	130.83	128.97	29.94	101.45	91.66	170.00	N/A		7,350	9,479
POTTER	3	73.93	93.93	79.13	40.29	118.69	59.25	148.60	N/A		73,333	58,032
RURAL	6	102.52	104.28	90.84	48.40	114.79	26.36	187.33	26.36 to 187.33		120,016	109,026
SIDNEY	33	96.43	90.79	94.11	20.22	96.48	32.81	144.87	81.00 to 100.82		371,076	349,203
____ALL____												
	49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06		271,296	253,544

## PAD 2009 Preliminary Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>95</b>	COV:	37.81	95% Median C.I.:	81.00 to 100.06	(! : Derived)
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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	43	93.68	91.05	93.61	23.23	97.26	32.81	170.00	80.03 to 100.06	292,404	273,709
3	6	102.52	104.28	90.84	48.40	114.79	26.36	187.33	26.36 to 187.33	120,016	109,026
ALL	49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06	271,296	253,544

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	36	92.66	88.25	95.36	21.50	92.55	32.81	170.00	77.19 to 97.25	317,997	303,235
2	13	103.77	104.89	81.66	36.35	128.45	26.36	187.33	51.40 to 144.87	141,969	115,938
ALL	49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06	271,296	253,544

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	37	96.43	88.32	93.73	21.91	94.23	26.36	144.87	81.00 to 100.12	349,611	327,697
17-0003	7	93.68	104.19	85.89	40.69	121.31	33.75	187.33	33.75 to 187.33	17,600	15,117
17-0009	3	73.93	93.93	79.13	40.29	118.69	59.25	148.60	N/A	73,333	58,032
25-0025	2	130.83	130.83	128.97	29.94	101.45	91.66	170.00	N/A	7,350	9,479
NonValid School											
ALL	49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06	271,296	253,544

## 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	14	101.92	102.85	81.53	36.30	126.14	26.36	187.33	51.40 to 144.87	135,042	110,107
Prior TO 1860											
1860 TO 1899	3	91.66	77.27	44.30	27.10	174.43	32.81	107.33	N/A	67,233	29,782
1900 TO 1919	4	83.30	83.31	80.95	13.98	102.92	69.41	97.25	N/A	47,925	38,795
1920 TO 1939	3	91.08	72.84	67.41	21.93	108.06	33.75	93.68	N/A	40,000	26,962
1940 TO 1949	2	85.41	85.41	95.75	13.96	89.20	73.49	97.34	N/A	120,500	115,383
1950 TO 1959	7	94.77	78.90	77.05	19.50	102.40	40.26	100.12	40.26 to 100.12	62,987	48,530
1960 TO 1969	2	78.61	78.61	79.43	1.81	98.97	77.19	80.03	N/A	23,500	18,665
1970 TO 1979	2	128.15	128.15	111.85	15.96	114.57	107.70	148.60	N/A	172,500	192,941
1980 TO 1989	2	125.50	125.50	81.48	35.46	154.03	81.00	170.00	N/A	653,500	532,440
1990 TO 1994	1	49.36	49.36	49.36			49.36	49.36	N/A	225,000	111,071
1995 TO 1999	3	108.49	97.26	100.62	19.90	96.66	59.25	124.03	N/A	164,166	165,182
2000 TO Present	6	98.99	98.07	101.29	6.89	96.82	83.92	108.63	83.92 to 108.63	1,298,516	1,315,258
ALL	49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06	271,296	253,544

## 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

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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	4	121.06	125.95	124.92	26.01	100.82	91.66	170.00	N/A	7,225	9,025
Total \$												
1 TO	9999	4	121.06	125.95	124.92	26.01	100.82	91.66	170.00	N/A	7,225	9,025
10000 TO	29999	8	100.51	114.56	112.12	35.93	102.18	69.41	187.33	69.41 to 187.33	17,562	19,690
30000 TO	59999	9	80.03	81.69	78.97	31.19	103.45	33.75	148.60	40.26 to 100.12	45,555	35,974
60000 TO	99999	5	92.66	95.71	94.81	12.06	100.96	73.93	124.03	N/A	73,500	69,681
100000 TO	149999	3	58.82	48.14	48.40	18.64	99.47	26.36	59.25	N/A	105,170	50,900
150000 TO	249999	10	97.65	82.52	82.34	25.41	100.21	32.81	117.49	36.00 to 117.39	190,500	156,857
250000 TO	499999	5	100.82	92.22	90.36	14.31	102.05	51.40	108.49	N/A	352,120	318,191
500000 +		5	97.16	95.19	98.57	10.07	96.57	81.00	108.63	N/A	1,673,100	1,649,126
ALL												
		49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06	271,296	253,544

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$												
5000 TO	9999	4	92.67	89.94	89.25	5.96	100.78	77.19	97.25	N/A	8,725	7,786
Total \$												
1 TO	9999	4	92.67	89.94	89.25	5.96	100.78	77.19	97.25	N/A	8,725	7,786
10000 TO	29999	12	93.68	103.40	68.28	52.86	151.44	26.36	187.33	40.26 to 166.67	31,383	21,428
30000 TO	59999	10	83.66	80.03	63.61	31.28	125.82	32.81	148.60	36.00 to 100.12	75,950	48,309
60000 TO	99999	5	92.66	89.26	85.67	19.03	104.19	58.82	124.03	N/A	84,082	72,034
100000 TO	149999	1	49.36	49.36	49.36			49.36	49.36	N/A	225,000	111,071
150000 TO	249999	8	99.01	94.80	88.52	15.03	107.09	51.40	117.49	51.40 to 117.49	218,875	193,756
250000 TO	499999	4	104.26	102.42	101.82	5.44	100.59	92.67	108.49	N/A	340,150	346,339
500000 +		5	97.16	95.19	98.57	10.07	96.57	81.00	108.63	N/A	1,673,100	1,649,126
ALL												
		49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06	271,296	253,544

## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	271,296	COD:	26.70	MAX Sales Ratio:	187.33			
AVG. Assessed Value:	253,544	PRD:	99.15	MIN Sales Ratio:	26.36			

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COST RANK										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	13	103.77	104.89	81.66	36.35	128.45	26.36	187.33	51.40 to 144.87	141,969	115,938
10	8	94.22	92.65	72.17	20.53	128.38	49.36	148.60	49.36 to 148.60	58,712	42,371
15	1	59.25	59.25	59.25			59.25	59.25	N/A	100,000	59,245
20	21	91.08	84.25	89.97	23.77	93.64	32.81	170.00	69.41 to 97.34	198,076	178,214
25	1	124.03	124.03	124.03			124.03	124.03	N/A	67,500	83,720
30	3	92.67	92.47	90.71	6.08	101.94	83.92	100.82	N/A	441,866	400,804
35	1	97.16	97.16	97.16			97.16	97.16	N/A	2,575,500	2,502,253
40	1	108.63	108.63	108.63			108.63	108.63	N/A	2,750,000	2,987,364
ALL											
	49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06	271,296	253,544

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	14	101.92	102.85	81.53	36.30	126.14	26.36	187.33	51.40 to 144.87	135,042	110,107
300	2	61.95	61.95	48.08	47.03	128.84	32.81	91.08	N/A	114,500	55,051
319	1	83.92	83.92	83.92			83.92	83.92	N/A	600,000	503,512
326	3	80.03	72.39	76.27	23.58	94.91	40.26	96.87	N/A	58,166	44,362
340	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
343	3	97.16	95.60	98.75	9.48	96.81	81.00	108.63	N/A	2,208,500	2,180,865
344	4	101.28	92.27	101.73	14.01	90.70	58.82	107.70	N/A	446,977	454,703
349	1	108.49	108.49	108.49			108.49	108.49	N/A	325,000	352,583
353	2	88.37	88.37	86.81	21.46	101.80	69.41	107.33	N/A	27,250	23,654
384	2	135.06	135.06	108.70	25.87	124.25	100.12	170.00	N/A	28,500	30,980
386	1	49.36	49.36	49.36			49.36	49.36	N/A	225,000	111,071
406	7	92.67	89.20	93.42	15.47	95.48	65.00	124.03	65.00 to 124.03	83,828	78,312
419	1	100.82	100.82	100.82			100.82	100.82	N/A	325,000	327,652
442	2	83.30	83.30	82.39	11.24	101.10	73.93	92.66	N/A	77,500	63,851
472	1	91.66	91.66	91.66			91.66	91.66	N/A	7,700	7,058
477	1	59.25	59.25	59.25			59.25	59.25	N/A	100,000	59,245
528	2	95.06	95.06	96.00	1.45	99.01	93.68	96.43	N/A	32,500	31,201
700	1	33.75	33.75	33.75			33.75	33.75	N/A	50,000	16,873
ALL											
	49	94.77	92.67	93.46	26.70	99.15	26.36	187.33	81.00 to 100.06	271,296	253,544

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	61.95	61.95	48.08	47.03	128.84	32.81	91.08	N/A	114,500	55,051
03	45	94.77	90.28	94.06	23.68	95.98	26.36	170.00	80.03 to 100.06	289,655	272,454
04	2	177.00	177.00	177.00	5.84	100.00	166.67	187.33	N/A	15,000	26,550
<u>ALL</u>	<u>49</u>	<u>94.77</u>	<u>92.67</u>	<u>93.46</u>	<u>26.70</u>	<u>99.15</u>	<u>26.36</u>	<u>187.33</u>	<u>81.00 to 100.06</u>	<u>271,296</u>	<u>253,544</u>



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

**Commercial**

For assessment year 2009, all commercial property within the County was reviewed and revalued. A new market-derived depreciation schedule was also developed and implemented.

## Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	The contracted appraiser
2.	<b>Valuation done by:</b>
	The contracted appraiser and the Assessor
3.	<b>Pickup work done by whom:</b>
	The contracted appraiser.
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	June, 2008.
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	The last market-derived depreciation schedule was developed in 2008 and implemented for assessment year 2009.
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The Income Approach was last used to value the subclasses of motels/hotels in 2006, and was also used for low-income housing.
7.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	The Cost Approach, with the exceptions noted in the previous question.
8.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	Sidney has two commercial neighborhoods; the remaining towns and villages fit the "Assessor Location" designation; rural commercial constitutes a separate neighborhood subclass.
9.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	Primarily by location.
10.	<b>Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	Yes, but only for towns other than Sidney, since Sidney uses neighborhoods. Also, the "Assessor Location" would be a unique usable valuation grouping for the "Rural" subclass.
11.	<b>Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?</b>
	Yes, and these fit particular occupancy code subclasses.
12.	<b>Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)</b>
	No, suburban commercial property is classified as rural commercial in Cheyenne County.

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>53</b>	<b>34</b>	<b>0</b>	<b>87</b>

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:1 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>96</b>	COV:	17.95	95% Median C.I.:	95.28 to 98.14	(! : Derived)
TOTAL Sales Price:	13,066,310	WGT. MEAN:	100	STD:	17.54	95% Wgt. Mean C.I.:	94.01 to 105.18	
TOTAL Adj.Sales Price:	13,052,807	MEAN:	98	AVG.ABS.DEV:	7.20	95% Mean C.I.:	92.69 to 102.72	
TOTAL Assessed Value:	12,999,775							
AVG. Adj. Sales Price:	277,719	COD:	7.46	MAX Sales Ratio:	199.13			
AVG. Assessed Value:	276,590	PRD:	98.11	MIN Sales Ratio:	58.18			

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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	3	99.83	100.05	99.02	1.47	101.03	97.95	102.36	N/A		103,333	102,322
10/01/05 TO 12/31/05	4	94.53	95.57	94.48	2.36	101.16	92.90	100.33	N/A		739,425	698,587
01/01/06 TO 03/31/06	4	95.91	96.68	98.58	1.40	98.07	95.02	99.89	N/A		80,625	79,481
04/01/06 TO 06/30/06	1	95.35	95.35	95.35			95.35	95.35	N/A		600,000	572,100
07/01/06 TO 09/30/06	2	109.38	109.38	109.57	0.29	99.82	109.06	109.69	N/A		52,500	57,523
10/01/06 TO 12/31/06	3	98.14	97.59	96.15	1.14	101.49	95.63	98.99	N/A		129,000	124,036
01/01/07 TO 03/31/07	2	100.39	100.39	105.70	5.76	94.98	94.61	106.17	N/A		594,000	627,850
04/01/07 TO 06/30/07	3	108.59	133.59	113.22	32.57	117.98	93.04	199.13	N/A		1,012,636	1,146,550
07/01/07 TO 09/30/07	6	97.44	91.27	82.16	8.67	111.09	58.18	100.18	58.18 to 100.18		81,499	66,958
10/01/07 TO 12/31/07	5	95.25	89.31	95.20	7.45	93.82	68.76	97.38	N/A		323,200	307,677
01/01/08 TO 03/31/08	3	97.68	97.23	98.95	1.71	98.27	94.51	99.51	N/A		58,666	58,050
04/01/08 TO 06/30/08	11	96.44	93.53	91.84	5.09	101.84	75.56	100.06	87.12 to 99.86		169,427	155,603
____Study Years____												
07/01/05 TO 06/30/06	12	95.91	97.04	95.25	2.48	101.88	92.90	102.36	95.02 to 99.89		349,183	332,611
07/01/06 TO 06/30/07	10	102.58	111.31	109.85	14.84	101.33	93.04	199.13	94.61 to 109.69		471,791	518,250
07/01/07 TO 06/30/08	25	96.02	92.59	92.31	6.17	100.30	58.18	100.18	94.51 to 97.92		165,787	153,037
____Calendar Yrs____												
01/01/06 TO 12/31/06	10	97.15	99.36	97.36	3.91	102.05	95.02	109.69	95.35 to 109.06		141,450	137,718
01/01/07 TO 12/31/07	16	95.79	99.73	104.81	14.17	95.15	58.18	199.13	93.04 to 100.18		395,681	414,718
____ALL____												
	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14		277,719	276,590

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
DALTON	4	94.09	88.66	90.62	8.32	97.84	68.76	97.68	N/A		19,300	17,489
GURLEY	1	94.51	94.51	94.51			94.51	94.51	N/A		16,000	15,121
LODGEPOLE	1	98.14	98.14	98.14			98.14	98.14	N/A		7,000	6,870
POTTER	3	95.02	95.70	95.97	0.94	99.72	94.71	97.38	N/A		73,333	70,379
RURAL	6	96.88	89.17	86.10	8.86	103.57	58.18	98.02	58.18 to 98.02		114,516	98,597
SIDNEY	32	98.47	100.72	100.49	7.69	100.22	75.56	199.13	95.35 to 99.89		376,422	378,284
____ALL____												
	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14		277,719	276,590

## PAD 2009 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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

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TOTAL Assessed Value:	12,999,775							
AVG. Adj. Sales Price:	277,719	COD:	7.46	MAX Sales Ratio:	199.13			
AVG. Assessed Value:	276,590	PRD:	98.11	MIN Sales Ratio:	58.18			

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	41	96.16	98.96	100.34	7.27	98.62	68.76	199.13	95.25 to 99.51	301,602	302,638
2	2	78.10	78.10	66.73	25.51	117.03	58.18	98.02	N/A	122,248	81,580
3	4	96.88	94.70	96.80	3.02	97.84	87.12	97.92	N/A	110,650	107,105
ALL	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14	277,719	276,590

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	32	95.91	96.27	99.73	5.00	96.53	68.76	109.69	94.71 to 98.99	300,478	299,673
2	15	97.95	100.78	99.21	12.24	101.59	58.18	199.13	95.04 to 99.89	229,166	227,348
ALL	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14	277,719	276,590

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	36	97.64	99.25	99.73	8.09	99.51	58.18	199.13	95.57 to 99.83	352,850	351,914
17-0003	7	94.51	90.60	91.59	6.36	98.92	68.76	97.92	68.76 to 97.92	17,600	16,119
17-0009	3	95.02	95.70	95.97	0.94	99.72	94.71	97.38	N/A	73,333	70,379
25-0025	1	98.14	98.14	98.14			98.14	98.14	N/A	7,000	6,870
NonValid School											
ALL	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14	277,719	276,590

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:3 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>96</b>	COV:	17.95	95% Median C.I.:	95.28 to 98.14	(! : Derived)
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TOTAL Adj.Sales Price:	13,052,807	MEAN:	98	AVG.ABS.DEV:	7.20	95% Mean C.I.:	92.69 to 102.72	
TOTAL Assessed Value:	12,999,775							
AVG. Adj. Sales Price:	277,719	COD:	7.46	MAX Sales Ratio:	199.13			
AVG. Assessed Value:	276,590	PRD:	98.11	MIN Sales Ratio:	58.18			

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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	14	97.94	101.63	101.20	13.72	100.42	58.18	199.13	87.12 to 100.06	134,471	136,088
Prior TO 1860											
1860 TO 1899	2	92.66	92.66	90.05	3.78	102.89	89.15	96.16	N/A	97,000	87,353
1900 TO 1919	4	97.30	97.24	97.17	2.31	100.07	94.71	99.66	N/A	47,925	46,571
1920 TO 1939	3	97.68	96.80	96.77	2.36	100.04	92.90	99.83	N/A	40,000	38,706
1940 TO 1949	1	94.51	94.51	94.51			94.51	94.51	N/A	16,000	15,121
1950 TO 1959	7	98.02	98.91	99.03	4.04	99.87	93.04	109.69	93.04 to 109.69	62,987	62,379
1960 TO 1969	2	82.01	82.01	89.61	16.15	91.51	68.76	95.25	N/A	23,500	21,059
1970 TO 1979	2	96.18	96.18	97.10	1.20	99.05	95.02	97.33	N/A	172,500	167,490
1980 TO 1989	2	97.08	97.08	96.03	1.09	101.09	96.02	98.14	N/A	653,500	627,547
1990 TO 1994	1	75.56	75.56	75.56			75.56	75.56	N/A	225,000	170,003
1995 TO 1999	3	97.38	97.73	96.61	1.56	101.16	95.63	100.18	N/A	164,166	158,598
2000 TO Present	6	97.84	99.77	101.24	5.38	98.55	93.77	108.59	93.77 to 108.59	1,298,516	1,314,611
ALL	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14	277,719	276,590

## 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	3	98.14	97.76	97.74	1.56	100.02	95.28	99.86	N/A	7,066	6,906
Total \$											
1 TO 9999	3	98.14	97.76	97.74	1.56	100.02	95.28	99.86	N/A	7,066	6,906
10000 TO 29999	8	96.92	93.86	95.92	7.45	97.85	68.76	109.06	68.76 to 109.06	17,562	16,846
30000 TO 59999	9	95.57	96.49	96.67	2.00	99.81	92.90	102.36	94.61 to 98.99	45,555	44,036
60000 TO 99999	5	99.83	100.75	100.89	3.17	99.86	94.71	109.69	N/A	73,500	74,155
100000 TO 149999	3	96.44	95.62	95.52	1.50	100.10	93.04	97.38	N/A	105,170	100,458
150000 TO 249999	9	97.95	101.61	100.41	20.49	101.19	58.18	199.13	75.56 to 100.06	185,777	186,545
250000 TO 499999	5	95.63	94.96	94.58	3.38	100.40	87.12	100.33	N/A	352,120	333,036
500000 +	5	96.02	99.98	100.79	5.34	99.19	93.77	108.59	N/A	1,673,100	1,686,341
ALL	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14	277,719	276,590

## PAD 2009 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>96</b>	COV:	17.95	95% Median C.I.:	95.28 to 98.14	(! : Derived)
TOTAL Sales Price:	13,066,310	WGT. MEAN:	100	STD:	17.54	95% Wgt. Mean C.I.:	94.01 to 105.18	
TOTAL Adj.Sales Price:	13,052,807	MEAN:	98	AVG.ABS.DEV:	7.20	95% Mean C.I.:	92.69 to 102.72	
TOTAL Assessed Value:	12,999,775							
AVG. Adj. Sales Price:	277,719	COD:	7.46	MAX Sales Ratio:	199.13			
AVG. Assessed Value:	276,590	PRD:	98.11	MIN Sales Ratio:	58.18			

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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 \$											
5000 TO 9999	5	97.68	91.94	90.69	6.95	101.38	68.76	99.86	N/A	8,240	7,472
Total \$											
1 TO 9999	5	97.68	91.94	90.69	6.95	101.38	68.76	99.86	N/A	8,240	7,472
10000 TO 29999	6	97.04	97.41	98.03	4.96	99.36	87.12	109.06	87.12 to 109.06	20,083	19,688
30000 TO 59999	10	95.61	96.82	97.07	2.25	99.74	92.90	102.36	94.61 to 99.83	47,000	45,622
60000 TO 99999	6	98.35	99.62	99.43	3.50	100.19	94.71	109.69	94.71 to 109.69	85,016	84,534
100000 TO 149999	3	93.04	83.58	80.46	14.81	103.88	58.18	99.51	N/A	151,635	122,004
150000 TO 249999	6	96.50	92.94	92.59	6.59	100.37	75.56	100.06	75.56 to 100.06	192,500	178,245
250000 TO 499999	6	96.48	112.32	104.03	20.67	107.97	87.12	199.13	87.12 to 199.13	322,600	335,610
500000 +	5	96.02	99.98	100.79	5.34	99.19	93.77	108.59	N/A	1,673,100	1,686,341
ALL											
	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14	277,719	276,590

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	97.95	102.10	101.34	14.58	100.75	58.18	199.13	87.12 to 100.06	141,353	143,248
10	8	95.43	93.20	85.86	3.21	108.55	75.56	97.68	75.56 to 97.68	58,712	50,413
15	1	97.38	97.38	97.38			97.38	97.38	N/A	100,000	97,381
20	19	97.33	96.28	99.11	4.99	97.15	68.76	109.69	94.51 to 99.66	206,679	204,834
25	1	100.18	100.18	100.18			100.18	100.18	N/A	67,500	67,621
30	3	95.35	96.69	96.28	2.08	100.43	94.39	100.33	N/A	441,866	425,428
35	1	93.77	93.77	93.77			93.77	93.77	N/A	2,575,500	2,414,976
40	1	108.59	108.59	108.59			108.59	108.59	N/A	2,750,000	2,986,120
ALL											
	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14	277,719	276,590

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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

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TOTAL Assessed Value:	12,999,775							
AVG. Adj. Sales Price:	277,719	COD:	7.46	MAX Sales Ratio:	199.13			
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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)	14	97.94	101.63	101.20	13.72	100.42	58.18	199.13	87.12 to 100.06	134,471	136,088
300	2	94.49	94.49	91.95	5.65	102.76	89.15	99.83	N/A	114,500	105,281
319	1	95.35	95.35	95.35			95.35	95.35	N/A	600,000	572,100
326	3	98.02	100.99	103.12	4.91	97.93	95.25	109.69	N/A	58,166	59,979
340	1	95.02	95.02	95.02			95.02	95.02	N/A	35,000	33,258
343	3	96.02	99.46	100.36	5.14	99.10	93.77	108.59	N/A	2,208,500	2,216,440
344	3	97.33	98.85	103.46	4.50	95.54	93.04	106.17	N/A	520,970	539,019
349	1	95.63	95.63	95.63			95.63	95.63	N/A	325,000	310,794
353	2	97.91	97.91	98.06	1.79	99.85	96.16	99.66	N/A	27,250	26,720
384	2	100.25	100.25	101.84	2.10	98.44	98.14	102.36	N/A	28,500	29,024
386	1	75.56	75.56	75.56			75.56	75.56	N/A	225,000	170,003
406	7	94.61	91.91	94.73	5.05	97.02	68.76	100.18	68.76 to 100.18	83,828	79,412
419	1	100.33	100.33	100.33			100.33	100.33	N/A	325,000	326,060
442	2	97.01	97.01	96.79	2.38	100.23	94.71	99.32	N/A	77,500	75,012
477	1	97.38	97.38	97.38			97.38	97.38	N/A	100,000	97,381
528	2	98.34	98.34	98.79	0.67	99.54	97.68	98.99	N/A	32,500	32,106
700	1	92.90	92.90	92.90			92.90	92.90	N/A	50,000	46,452
ALL	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14	277,719	276,590

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	3	99.83	96.44	96.86	3.73	99.56	89.15	100.33	N/A	184,666	178,874
03	42	96.30	98.05	99.73	7.74	98.31	58.18	199.13	95.28 to 98.14	296,876	296,080
04	2	92.52	92.52	92.52	5.84	100.00	87.12	97.92	N/A	15,000	13,878
ALL	47	96.44	97.71	99.59	7.46	98.11	58.18	199.13	95.28 to 98.14	277,719	276,590





**2009 Correlation Section  
for Cheyenne County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The subsequent tables and narratives will show that regarding the measures of central tendency, all three are within acceptable range, and any could be used to represent the overall level of value for commercial property. The Preliminary statistical profile indicated that all three measures were within acceptable range as well. The R&O median receives virtually no support from the Trended Preliminary ratio (since there is a six point difference).

Examination of the qualitative statistics reveals that they are well within their prescribed parameters according to professional standards (the COD remarkably so). Perhaps this is not surprising since assessment actions for 2009 included the review and revaluation of all commercial property within the County. A new market-derived depreciation schedule was also developed and implemented. However, because of this action taken to address the commercial property class, one would expect a more consistent correlation between the percent change to the sales base compared to the percent change to the assessed base (excluding growth)?if the sample is truly representative of the population.

**2009 Correlation Section  
for Cheyenne County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2009</b>	<b>91</b>	<b>47</b>	<b>51.65</b>
<b>2008</b>	<b>76</b>	<b>47</b>	<b>61.84</b>
<b>2007</b>	<b>88</b>	<b>64</b>	<b>72.73</b>
<b>2006</b>	<b>103</b>	<b>68</b>	<b>66.02</b>
<b>2005</b>	<b>104</b>	<b>70</b>	<b>67.31</b>

COMMERCIAL: The percentage of sales used for assessment year 2009 appears to be the lowest represented by the historical data as shown in Table II. A further review of the total sales that occurred during the timeframe of the sales study reveals 13 substantially changed sales, and 3 sales that were either exempt, or from a corporation to its subsidiary. This would bring the percent used for 2009 to  $47/75 = 62.67\%$ . The commercial review and qualification process for the County is different from that of the residential class in that all buyers of a commercial property are sent a questionnaire. The Assessor estimates that approximately 80% of these respond and this coupled with additional taxpayer information contributes to the commercial sales qualification process.

**2009 Correlation Section  
for Cheyenne County**

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

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

#### **Adjusting for Selective Reappraisal**

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

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

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

**2009 Correlation Section  
for Cheyenne County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>95</b>	<b>7.55</b>	<b>102</b>	<b>96</b>
<b>2008</b>	<b>97.16</b>	<b>-0.51</b>	<b>97</b>	<b>97.25</b>
<b>2007</b>	<b>97</b>	<b>1.09</b>	<b>98</b>	<b>98</b>
<b>2006</b>	<b>99</b>	<b>11.17</b>	<b>110</b>	<b>100</b>
<b>2005</b>	<b>100</b>	<b>1.33</b>	<b>101</b>	<b>100</b>

COMMERCIAL:Table III reveals slightly more than six points difference between the Trended Preliminary ratio and the R&O median and thus very little correlation (if any) between the two figures.

**2009 Correlation Section  
for Cheyenne County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2009 Preliminary Statistical Reports and the 2009 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2008 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

**Comparison of Average Value Changes**

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

**2009 Correlation Section  
for Cheyenne County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Total Assessed Value (excl. growth)</b>
<b>19.48</b>	<b>2009</b>	<b>7.55</b>
<b>5.32</b>	<b>2008</b>	<b>-0.51</b>
<b>0.05</b>	<b>2007</b>	<b>1.09</b>
<b>31.18</b>	<b>2006</b>	<b>11.17</b>
<b>11.38</b>	<b>2005</b>	<b>1.33</b>

COMMERCIAL:Table IV shows a twelve point difference between the percent change to the sales file and the commercial base. Assessment actions for assessment year 2009 consisted of the review and revaluation of all commercial property within the County. A new market-derived depreciation schedule was also developed and implemented. Because of this, there should be a more consistent correlation between the two figures if the sample is truly representative of the population.

## **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 Cheyenne County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96	100	98

COMMERCIAL:Table V reveals all three measures of central tendency to be within acceptable range, and any could be used to indicate the level of value for the commercial property class. The median would be appropriate, since the coefficient of dispersion shows little spread.

**2009 Correlation Section  
for Cheyenne County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>7.46</b>	<b>98.11</b>
<b>Difference</b>	<b>0.00</b>	<b>0.00</b>

COMMERCIAL: Both rounded measures of assessment uniformity are within the prescribed parameters, and technically this should not be surprising considering that the assessor revalued all commercial property within the County.

**2009 Correlation Section  
for Cheyenne County**

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

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

	Preliminary	R&O Statistics	Change
<b>Number of Sales</b>	<b>49</b>	<b>47</b>	<b>-2</b>
<b>Median</b>	<b>95</b>	<b>96</b>	<b>1</b>
<b>Wgt. Mean</b>	<b>93</b>	<b>100</b>	<b>7</b>
<b>Mean</b>	<b>93</b>	<b>98</b>	<b>5</b>
<b>COD</b>	<b>26.70</b>	<b>7.46</b>	<b>-19.24</b>
<b>PRD</b>	<b>99.15</b>	<b>98.11</b>	<b>-1.04</b>
<b>Minimum</b>	<b>26.36</b>	<b>58.18</b>	<b>31.82</b>
<b>Maximum</b>	<b>187.33</b>	<b>199.13</b>	<b>11.80</b>

COMMERCIAL: The two sale difference between the Preliminary and the R&O statistical profile is due to these sales being found to be substantially changed, and therefore were removed from the sales file. Assessment actions taken to address the commercial property class for 2009 included: all commercial property within the County was reviewed and revalued. A new market-derived depreciation schedule was also developed and implemented.

**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:	96	<b>MEDIAN:</b>	<b>69</b>	COV:	20.24	95% Median C.I.:	65.06 to 70.86	(! : Derived)
(AgLand) TOTAL Sales Price:	11,612,930	WGT. MEAN:	63	STD:	13.54	95% Wgt. Mean C.I.:	60.38 to 66.07	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,436,377	MEAN:	67	AVG.ABS.DEV:	9.93	95% Mean C.I.:	64.16 to 69.58	
(AgLand) TOTAL Assessed Value:	7,230,783							
AVG. Adj. Sales Price:	119,128	COD:	14.37	MAX Sales Ratio:	109.30			
AVG. Assessed Value:	75,320	PRD:	105.77	MIN Sales Ratio:	40.26			

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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
____Qrtrs____											
07/01/05 TO 09/30/05	6	75.55	78.99	75.35	8.61	104.83	69.48	102.68	69.48 to 102.68	70,513	53,129
10/01/05 TO 12/31/05	7	79.89	77.14	77.05	5.24	100.12	69.62	81.91	69.62 to 81.91	87,624	67,510
01/01/06 TO 03/31/06	8	68.53	68.50	66.44	11.70	103.10	48.06	91.90	48.06 to 91.90	147,797	98,190
04/01/06 TO 06/30/06	8	70.86	71.38	70.57	6.18	101.15	61.53	81.36	61.53 to 81.36	90,843	64,110
07/01/06 TO 09/30/06	11	72.19	73.55	72.24	7.33	101.81	61.68	97.21	68.13 to 77.37	88,781	64,139
10/01/06 TO 12/31/06	5	69.74	74.42	63.51	17.87	117.17	57.17	109.30	N/A	202,224	128,434
01/01/07 TO 03/31/07	8	68.45	67.78	67.47	2.94	100.46	64.35	71.07	64.35 to 71.07	113,771	76,759
04/01/07 TO 06/30/07	11	71.73	72.58	74.01	11.82	98.08	55.26	104.14	60.01 to 80.41	87,065	64,434
07/01/07 TO 09/30/07	5	59.51	62.49	59.67	16.10	104.72	50.08	83.69	N/A	102,844	61,368
10/01/07 TO 12/31/07	9	59.13	58.89	58.21	11.95	101.17	45.71	72.06	47.52 to 72.03	187,845	109,339
01/01/08 TO 03/31/08	12	47.93	52.16	49.22	18.43	105.97	40.26	71.48	43.15 to 65.03	124,629	61,340
04/01/08 TO 06/30/08	6	49.15	49.46	47.44	10.25	104.24	40.39	59.84	40.39 to 59.84	155,800	73,914
____Study Years____											
07/01/05 TO 06/30/06	29	73.47	73.55	70.95	9.01	103.67	48.06	102.68	69.52 to 76.65	101,571	72,060
07/01/06 TO 06/30/07	35	69.97	72.05	69.26	9.82	104.03	55.26	109.30	68.55 to 72.70	110,160	76,301
07/01/07 TO 06/30/08	32	52.53	55.16	53.30	16.86	103.49	40.26	83.69	47.52 to 59.84	144,849	77,202
____Calendar Yrs____											
01/01/06 TO 12/31/06	32	70.16	71.88	67.90	9.98	105.86	48.06	109.30	68.13 to 73.58	121,776	82,690
01/01/07 TO 12/31/07	33	66.72	66.15	64.18	12.50	103.08	45.71	104.14	60.01 to 70.86	123,415	79,204
____ALL____											
	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86	119,128	75,320

# PAD 2009 Preliminary Statistics

Base Stat

PAGE:2 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	<b>MEDIAN:</b>	<b>69</b>	COV:	20.24	95% Median C.I.:	65.06 to 70.86	(!: Derived)
(AgLand) TOTAL Sales Price:	11,612,930	WGT. MEAN:	63	STD:	13.54	95% Wgt. Mean C.I.:	60.38 to 66.07	(!: land+NAT=0)
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(AgLand) TOTAL Assessed Value:	7,230,783							
AVG. Adj. Sales Price:	119,128	COD:	14.37	MAX Sales Ratio:	109.30			
AVG. Assessed Value:	75,320	PRD:	105.77	MIN Sales Ratio:	40.26			

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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.			
2499	2	60.47	60.47	61.02	17.18	99.10	50.08	70.86	N/A		76,000	46,373
2501	1	80.41	80.41	80.41			80.41	80.41	N/A		67,150	53,997
2505	1	71.73	71.73	71.73			71.73	71.73	N/A		66,500	47,703
2507	4	66.02	62.32	55.03	16.47	113.26	40.60	76.65	N/A		139,650	76,843
2537	3	69.44	72.16	73.48	3.92	98.21	69.44	77.60	N/A		158,333	116,340
2539	3	44.17	52.32	47.34	20.00	110.53	43.15	69.65	N/A		188,333	89,154
2541	9	69.52	65.83	66.31	10.05	99.28	44.18	79.89	51.92 to 72.06		105,193	69,749
2543	1	65.01	65.01	65.01			65.01	65.01	N/A		80,000	52,011
2545	2	68.52	68.52	68.54	0.25	99.96	68.35	68.69	N/A		136,438	93,521
2547	2	73.39	73.39	73.35	1.55	100.06	72.25	74.53	N/A		73,490	53,904
2739	1	65.03	65.03	65.03			65.03	65.03	N/A		84,726	55,095
2791	2	43.34	43.34	43.43	6.81	99.79	40.39	46.29	N/A		255,000	110,749
2793	4	70.83	76.51	69.17	16.38	110.60	61.68	102.68	N/A		84,107	58,178
2795	6	64.51	64.62	57.66	22.15	112.08	45.71	91.90	45.71 to 91.90		120,909	69,713
2797	4	72.44	71.39	71.37	2.05	100.03	67.62	73.04	N/A		67,475	48,154
2799	3	71.48	61.26	64.14	14.82	95.51	40.26	72.03	N/A		141,750	90,916
2801	4	62.10	64.34	59.49	14.35	108.14	51.72	81.43	N/A		248,125	147,614
2803	2	58.51	58.51	57.69	2.28	101.42	57.17	59.84	N/A		205,000	118,259
2805	2	67.50	67.50	66.68	8.84	101.23	61.53	73.47	N/A		110,765	73,855
2831	1	62.84	62.84	62.84			62.84	62.84	N/A		440,000	276,475
2833	1	75.36	75.36	75.36			75.36	75.36	N/A		90,000	67,824
2837	5	63.50	70.03	64.82	19.69	108.04	52.43	97.21	N/A		80,919	52,448
2839	3	62.66	59.35	58.74	11.84	101.04	46.57	68.82	N/A		78,266	45,971
2841	2	65.66	65.66	66.68	2.00	98.47	64.35	66.98	N/A		312,700	208,515
2843	2	67.18	67.18	62.27	11.82	107.88	59.24	75.12	N/A		102,000	63,518
2845	2	75.77	75.77	76.55	1.83	98.97	74.38	77.15	N/A		79,500	60,860
3089	2	75.42	75.42	75.85	7.88	99.43	69.48	81.36	N/A		49,163	37,292
3091	2	81.63	81.63	81.63	0.34	100.00	81.35	81.91	N/A		72,802	59,431
3093	2	56.91	56.91	56.95	5.45	99.93	53.81	60.01	N/A		75,000	42,712
3095	5	55.26	60.46	59.34	19.70	101.88	48.06	83.69	N/A		62,958	37,362
3099	2	72.21	72.21	72.52	3.10	99.57	69.97	74.45	N/A		78,375	56,839
3101	1	75.02	75.02	75.02			75.02	75.02	N/A		110,000	82,527
3127	2	90.56	90.56	75.25	20.70	120.33	71.81	109.30	N/A		93,610	70,446
3131	2	64.57	64.57	64.27	7.83	100.46	59.51	69.62	N/A		68,000	43,702
3133	1	47.60	47.60	47.60			47.60	47.60	N/A		43,575	20,741
3135	1	66.72	66.72	66.72			66.72	66.72	N/A		129,000	86,067
3137	3	70.42	65.52	64.31	9.89	101.88	52.62	73.51	N/A		132,558	85,242
3139	1	104.14	104.14	104.14			104.14	104.14	N/A		103,000	107,266

# 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:	96	<b>MEDIAN:</b>	<b>69</b>	COV:	20.24	95% Median C.I.:	65.06 to 70.86	(!: Derived)
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AVG. Assessed Value:	75,320	PRD:	105.77	MIN Sales Ratio:	40.26			

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ALL	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86	119,128	75,320
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AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	12	72.64	71.51	66.32	14.28	107.83	48.25	109.30	61.53 to 75.36		125,893	83,487
2	20	66.85	65.76	66.07	16.19	99.54	46.57	104.14	55.26 to 70.42		110,477	72,988
3	40	68.22	66.17	60.04	16.38	110.21	40.26	102.68	61.68 to 72.70		127,278	76,418
4	24	69.59	66.65	65.24	8.90	102.17	40.60	80.41	65.37 to 71.73		109,373	71,350
ALL	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86		119,128	75,320

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
2	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86		119,128	75,320
ALL	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86		119,128	75,320

SCHOOL DISTRICT *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)												
17-0001	18	59.82	61.69	60.56	15.62	101.86	46.57	97.21	52.43 to 67.05		74,842	45,325
17-0003	39	69.65	64.95	61.19	12.99	106.13	40.26	91.90	65.03 to 71.73		114,850	70,282
17-0009	19	69.97	71.15	65.91	11.16	107.95	57.17	109.30	62.30 to 75.36		159,505	105,130
25-0025	20	71.97	71.24	64.99	15.67	109.61	40.39	104.14	64.35 to 77.15		128,971	83,821
NonValid School												
ALL	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86		119,128	75,320

ACRES IN SALE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
50.01 TO 100.00	6	68.94	73.28	64.32	23.75	113.93	47.60	102.68	47.60 to 102.68		31,112	20,011
100.01 TO 180.00	48	69.57	67.71	64.19	12.92	105.49	40.26	109.30	65.06 to 72.06		79,501	51,028
180.01 TO 330.00	27	68.35	62.89	59.47	16.02	105.75	40.39	81.91	51.72 to 71.48		145,459	86,509
330.01 TO 650.00	12	71.12	70.24	69.61	12.20	100.91	52.62	104.14	61.53 to 74.45		153,020	106,519
650.01 +	3	62.84	62.98	62.72	4.16	100.43	59.13	66.98	N/A		556,666	349,120
ALL	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86		119,128	75,320

# 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:	96	<b>MEDIAN:</b>	<b>69</b>	COV:	20.24	95% Median C.I.:	65.06 to 70.86	(! : Derived)
(AgLand) TOTAL Sales Price:	11,612,930	WGT. MEAN:	63	STD:	13.54	95% Wgt. Mean C.I.:	60.38 to 66.07	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,436,377	MEAN:	67	AVG.ABS.DEV:	9.93	95% Mean C.I.:	64.16 to 69.58	
(AgLand) TOTAL Assessed Value:	7,230,783							
AVG. Adj. Sales Price:	119,128	COD:	14.37	MAX Sales Ratio:	109.30			
AVG. Assessed Value:	75,320	PRD:	105.77	MIN Sales Ratio:	40.26			

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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	51	69.52	67.08	65.76	10.70	102.01	40.60	81.91	66.98 to 71.48	106,211	69,839
DRY-N/A	7	72.03	72.52	66.62	15.80	108.86	40.39	104.14	40.39 to 104.14	117,642	78,372
GRASS	23	69.44	69.94	64.58	18.65	108.29	40.26	109.30	61.53 to 74.45	101,264	65,397
GRASS-N/A	6	60.95	60.28	59.75	14.96	100.89	44.18	75.12	44.18 to 75.12	96,000	57,361
IRRGTD-N/A	9	57.17	57.88	55.52	17.81	104.24	43.15	75.36	44.17 to 73.47	254,558	141,337
ALL											
	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86	119,128	75,320

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	56	69.57	67.45	65.69	11.55	102.68	40.39	104.14	67.05 to 71.73	109,272	71,779
DRY-N/A	2	75.70	75.70	75.04	7.57	100.88	69.97	81.43	N/A	60,500	45,397
GRASS	26	66.47	68.20	63.76	19.87	106.97	40.26	109.30	59.63 to 73.51	100,887	64,322
GRASS-N/A	3	62.66	65.67	62.38	8.45	105.28	59.24	75.12	N/A	94,000	58,637
IRRGTD	6	54.80	56.69	54.10	18.44	104.79	43.15	73.47	43.15 to 73.47	210,588	113,922
IRRGTD-N/A	3	59.13	60.26	57.28	16.39	105.21	46.29	75.36	N/A	342,500	196,168
ALL											
	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86	119,128	75,320

MAJORITY LAND USE > 50%										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY	58	69.64	67.73	65.87	11.45	102.83	40.39	104.14	67.62 to 71.73	107,590	70,869
GRASS	29	63.50	67.94	63.62	19.56	106.78	40.26	109.30	59.63 to 73.51	100,175	63,734
IRRGTD	8	54.80	57.72	54.01	20.46	106.87	43.15	75.36	43.15 to 75.36	202,003	109,109
IRRGTD-N/A	1	59.13	59.13	59.13			59.13	59.13	N/A	675,000	399,159
ALL											
	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86	119,128	75,320



# 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:	96	<b>MEDIAN:</b>	<b>69</b>	COV:	20.24	95% Median C.I.:	65.06 to 70.86	(!: Derived)
(AgLand) TOTAL Sales Price:	11,612,930	WGT. MEAN:	63	STD:	13.54	95% Wgt. Mean C.I.:	60.38 to 66.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,436,377	MEAN:	67	AVG.ABS.DEV:	9.93	95% Mean C.I.:	64.16 to 69.58	
(AgLand) TOTAL Assessed Value:	7,230,783							
AVG. Adj. Sales Price:	119,128	COD:	14.37	MAX Sales Ratio:	109.30			
AVG. Assessed Value:	75,320	PRD:	105.77	MIN Sales Ratio:	40.26			

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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	1	91.90	91.90	91.90			91.90	91.90	N/A		9,100	8,363
Total \$												
1 TO 9999	1	91.90	91.90	91.90			91.90	91.90	N/A		9,100	8,363
10000 TO 29999	2	105.99	105.99	106.87	3.12	99.18	102.68	109.30	N/A		13,610	14,545
30000 TO 59999	12	74.75	71.51	71.95	14.81	99.38	47.60	97.21	59.63 to 81.43		46,768	33,651
60000 TO 99999	42	69.17	66.61	66.38	9.96	100.34	44.18	81.91	65.03 to 71.07		76,013	50,459
100000 TO 149999	19	70.42	68.99	68.64	11.86	100.52	40.26	104.14	61.68 to 73.58		121,390	83,320
150000 TO 249999	14	55.93	58.32	57.70	19.47	101.07	40.39	77.60	44.17 to 71.81		200,523	115,711
250000 TO 499999	4	51.73	51.73	53.46	16.01	96.76	40.60	62.84	N/A		325,625	174,064
500000 +	2	63.06	63.06	62.67	6.22	100.61	59.13	66.98	N/A		615,000	385,443
ALL												
	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86		119,128	75,320

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	1	91.90	91.90	91.90			91.90	91.90	N/A		9,100	8,363
Total \$												
1 TO 9999	1	91.90	91.90	91.90			91.90	91.90	N/A		9,100	8,363
10000 TO 29999	8	68.94	72.53	64.50	25.87	112.46	47.60	109.30	47.60 to 109.30		36,099	23,282
30000 TO 59999	46	69.50	67.48	66.34	11.78	101.72	40.26	97.21	65.03 to 71.73		72,200	47,897
60000 TO 99999	24	69.44	65.06	62.68	11.76	103.79	40.39	77.15	59.24 to 73.51		132,342	82,949
100000 TO 149999	10	60.56	62.09	56.97	27.68	108.99	40.60	104.14	43.15 to 79.89		194,423	110,763
150000 TO 249999	4	68.70	68.04	66.91	9.86	101.69	57.17	77.60	N/A		256,705	171,771
250000 TO 499999	3	62.84	62.98	62.72	4.16	100.43	59.13	66.98	N/A		556,666	349,120
ALL												
	96	69.13	66.87	63.23	14.37	105.77	40.26	109.30	65.06 to 70.86		119,128	75,320

**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:	112	<b>MEDIAN:</b>	<b>69</b>	COV:	20.44	95% Median C.I.:	65.37 to 69.91	(!: Derived)
TOTAL Sales Price:	15,266,904	WGT. MEAN:	63	STD:	13.63	95% Wgt. Mean C.I.:	60.26 to 66.36	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,990,351	MEAN:	67	AVG.ABS.DEV:	10.06	95% Mean C.I.:	64.16 to 69.21	
TOTAL Assessed Value:	9,490,271							
AVG. Adj. Sales Price:	133,842	COD:	14.59	MAX Sales Ratio:	109.30			
AVG. Assessed Value:	84,734	PRD:	105.34	MIN Sales Ratio:	30.32			

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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.			
<u>Qrtrs</u>												
07/01/05 TO 09/30/05	7	76.65	79.75	78.46	8.70	101.64	69.48	102.68	69.48 to 102.68		92,212	72,349
10/01/05 TO 12/31/05	7	79.89	77.14	77.05	5.24	100.12	69.62	81.91	69.62 to 81.91		87,624	67,510
01/01/06 TO 03/31/06	8	68.53	68.50	66.44	11.70	103.10	48.06	91.90	48.06 to 91.90		147,797	98,190
04/01/06 TO 06/30/06	9	71.47	71.39	71.07	5.45	100.45	61.53	81.36	67.05 to 75.36		109,791	78,030
07/01/06 TO 09/30/06	11	72.19	73.55	72.24	7.33	101.81	61.68	97.21	68.13 to 77.37		88,781	64,139
10/01/06 TO 12/31/06	5	69.74	74.42	63.51	17.87	117.17	57.17	109.30	N/A		202,224	128,434
01/01/07 TO 03/31/07	9	68.55	69.43	68.57	4.88	101.25	64.35	82.58	65.01 to 71.07		108,745	74,562
04/01/07 TO 06/30/07	17	69.97	71.80	73.41	11.96	97.81	55.26	104.14	61.70 to 80.41		127,590	93,658
07/01/07 TO 09/30/07	6	63.11	63.65	61.87	15.28	102.88	50.08	83.69	50.08 to 83.69		109,821	67,941
10/01/07 TO 12/31/07	11	59.13	59.20	58.52	10.88	101.16	45.71	72.06	47.52 to 72.03		197,276	115,448
01/01/08 TO 03/31/08	14	48.74	53.19	51.63	18.79	103.01	40.26	71.48	43.15 to 65.06		149,135	76,999
04/01/08 TO 06/30/08	8	47.85	47.02	43.54	12.81	107.99	30.32	59.84	30.32 to 59.84		188,580	82,114
<u>Study Years</u>												
07/01/05 TO 06/30/06	31	73.47	73.83	71.93	8.99	102.64	48.06	102.68	69.62 to 76.65		110,624	79,574
07/01/06 TO 06/30/07	42	69.85	72.06	70.31	10.23	102.48	55.26	109.30	68.55 to 72.70		122,273	85,975
07/01/07 TO 06/30/08	39	52.62	55.23	53.11	17.65	103.99	30.32	83.69	48.25 to 59.84		164,756	87,499
<u>Calendar Yrs</u>												
01/01/06 TO 12/31/06	33	70.42	71.87	68.19	9.69	105.39	48.06	109.30	69.44 to 73.47		126,006	85,924
01/01/07 TO 12/31/07	43	67.52	66.94	65.94	12.13	101.52	45.71	104.14	62.66 to 69.97		138,993	91,647
<u>ALL</u>												
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91		133,842	84,734

# **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:	112	<b>MEDIAN:</b>	<b>69</b>	COV:	20.44	95% Median C.I.:	65.37 to 69.91	(!: Derived)
TOTAL Sales Price:	15,266,904	WGT. MEAN:	63	STD:	13.63	95% Wgt. Mean C.I.:	60.26 to 66.36	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,990,351	MEAN:	67	AVG.ABS.DEV:	10.06	95% Mean C.I.:	64.16 to 69.21	
TOTAL Assessed Value:	9,490,271							
AVG. Adj. Sales Price:	133,842	COD:	14.59	MAX Sales Ratio:	109.30			
AVG. Assessed Value:	84,734	PRD:	105.34	MIN Sales Ratio:	30.32			

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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.			
2499	3	70.86	67.84	67.89	15.29	99.92	50.08	82.58	N/A		73,512	49,909
2501	1	80.41	80.41	80.41			80.41	80.41	N/A		67,150	53,997
2505	1	71.73	71.73	71.73			71.73	71.73	N/A		66,500	47,703
2507	4	66.02	62.32	55.03	16.47	113.26	40.60	76.65	N/A		139,650	76,843
2537	3	69.44	72.16	73.48	3.92	98.21	69.44	77.60	N/A		158,333	116,340
2539	4	56.82	56.61	51.89	22.79	109.09	43.15	69.65	N/A		177,427	92,067
2541	9	69.52	65.83	66.31	10.05	99.28	44.18	79.89	51.92 to 72.06		105,193	69,749
2543	1	65.01	65.01	65.01			65.01	65.01	N/A		80,000	52,011
2545	2	68.52	68.52	68.54	0.25	99.96	68.35	68.69	N/A		136,438	93,521
2547	2	73.39	73.39	73.35	1.55	100.06	72.25	74.53	N/A		73,490	53,904
2739	1	65.03	65.03	65.03			65.03	65.03	N/A		84,726	55,095
2791	2	43.34	43.34	43.43	6.81	99.79	40.39	46.29	N/A		255,000	110,749
2793	4	70.83	76.51	69.17	16.38	110.60	61.68	102.68	N/A		84,107	58,178
2795	6	64.51	64.62	57.66	22.15	112.08	45.71	91.90	45.71 to 91.90		120,909	69,713
2797	5	72.19	66.95	58.91	8.01	113.65	49.22	73.04	N/A		125,879	74,157
2799	3	71.48	61.26	64.14	14.82	95.51	40.26	72.03	N/A		141,750	90,916
2801	6	61.66	61.78	58.60	13.71	105.43	49.12	81.43	49.12 to 81.43		223,813	131,145
2803	2	58.51	58.51	57.69	2.28	101.42	57.17	59.84	N/A		205,000	118,259
2805	3	67.52	67.51	67.28	5.89	100.33	61.53	73.47	N/A		193,598	130,262
2831	1	62.84	62.84	62.84			62.84	62.84	N/A		440,000	276,475
2833	1	75.36	75.36	75.36			75.36	75.36	N/A		90,000	67,824
2837	8	70.44	71.75	73.28	18.56	97.91	52.43	97.21	52.43 to 97.21		120,094	88,006
2839	3	62.66	59.35	58.74	11.84	101.04	46.57	68.82	N/A		78,266	45,971
2841	3	64.35	53.88	53.25	18.99	101.19	30.32	66.98	N/A		333,167	177,416
2843	2	67.18	67.18	62.27	11.82	107.88	59.24	75.12	N/A		102,000	63,518
2845	2	75.77	75.77	76.55	1.83	98.97	74.38	77.15	N/A		79,500	60,860
3089	4	75.42	73.05	69.27	12.97	105.45	57.04	84.30	N/A		162,381	112,481
3091	2	81.63	81.63	81.63	0.34	100.00	81.35	81.91	N/A		72,802	59,431
3093	3	60.01	60.97	63.26	8.49	96.38	53.81	69.09	N/A		103,263	65,325
3095	6	58.48	60.67	60.95	17.35	99.55	48.06	83.69	48.06 to 83.69		75,150	45,800
3099	2	72.21	72.21	72.52	3.10	99.57	69.97	74.45	N/A		78,375	56,839
3101	1	75.02	75.02	75.02			75.02	75.02	N/A		110,000	82,527
3127	2	90.56	90.56	75.25	20.70	120.33	71.81	109.30	N/A		93,610	70,446
3129	1	71.47	71.47	72.46			71.47	71.47	N/A		261,372	189,397
3131	3	69.50	66.21	68.09	4.85	97.24	59.51	69.62	N/A		122,950	83,714
3133	1	47.60	47.60	47.60			47.60	47.60	N/A		43,575	20,741
3135	1	66.72	66.72	66.72			66.72	66.72	N/A		129,000	86,067
3137	3	70.42	65.52	64.31	9.89	101.88	52.62	73.51	N/A		132,558	85,242

# **PAD 2009 Preliminary Statistics**

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	14,990,351	MEAN:	67	AVG.ABS.DEV:	10.06	95% Mean C.I.:	64.16 to 69.21	

TOTAL Assessed Value:	9,490,271	COD:	14.59	MAX Sales Ratio:	109.30
AVG. Adj. Sales Price:	133,842	PRD:	105.34	MIN Sales Ratio:	30.32
AVG. Assessed Value:	84,734				

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3139	1	104.14	104.14	104.14		104.14	104.14	N/A	103,000	107,266
ALL										

<b>AREA (MARKET)</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	12	72.64	71.51	66.32	14.28	107.83	48.25	109.30	61.53 to 75.36		125,893	83,487
2	27	66.98	65.13	63.75	16.30	102.18	30.32	104.14	57.04 to 70.42		145,369	92,667
3	48	67.57	66.05	61.46	16.26	107.46	40.26	102.68	61.68 to 72.19		142,940	87,854
4	25	69.65	67.29	65.69	9.28	102.43	40.60	82.58	68.13 to 71.73		107,740	70,776
ALL												
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91		133,842	84,734

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	11	69.50	67.01	64.33	18.12	104.17	30.32	84.30	49.22 to 82.58		214,698	138,107
2	101	68.82	66.65	63.12	14.20	105.60	40.26	109.30	65.37 to 69.91		125,036	78,921
ALL												
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91		133,842	84,734

<b>SCHOOL DISTRICT *</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	2	39.72	39.72	37.19	23.67	106.80	30.32	49.12	N/A		286,921	106,712
17-0001	24	63.08	64.45	67.40	15.58	95.62	46.57	97.21	55.26 to 69.50		108,994	73,467
17-0003	43	69.52	64.84	60.76	13.45	106.70	40.26	91.90	65.01 to 71.48		119,428	72,569
17-0009	21	69.46	70.89	66.24	10.34	107.02	57.17	109.30	62.84 to 75.02		168,313	111,493
25-0025	22	71.97	71.18	65.54	15.97	108.61	40.39	104.14	61.68 to 81.35		142,301	93,262
NonValid School	2	39.72	39.72	37.19	23.67	106.80	30.32	49.12	N/A		286,921	106,712
ALL												
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91		133,842	84,734

<b>ACRES IN SALE</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
50.01 TO 100.00	6	68.94	73.28	64.32	23.75	113.93	47.60	102.68	47.60 to 102.68		31,112	20,011
100.01 TO 180.00	50	69.57	67.84	64.42	13.08	105.30	40.26	109.30	65.06 to 72.06		79,243	51,049
180.01 TO 330.00	34	67.54	62.87	59.72	17.11	105.27	30.32	82.44	52.43 to 71.25		159,155	95,055
330.01 TO 650.00	17	69.50	68.81	67.41	11.06	102.08	49.22	104.14	61.53 to 73.51		188,766	127,244
650.01 +	5	62.84	66.06	64.05	11.17	103.13	57.04	84.30	N/A		444,239	284,540
ALL												
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91		133,842	84,734

## PAD 2009 Preliminary Statistics

Base Stat

PAGE:4 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	112	<b>MEDIAN:</b>	<b>69</b>	COV:	20.44	95% Median C.I.:	65.37 to 69.91	(!: Derived)
TOTAL Sales Price:	15,266,904	WGT. MEAN:	63	STD:	13.63	95% Wgt. Mean C.I.:	60.26 to 66.36	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,990,351	MEAN:	67	AVG.ABS.DEV:	10.06	95% Mean C.I.:	64.16 to 69.21	
TOTAL Assessed Value:	9,490,271							
AVG. Adj. Sales Price:	133,842	COD:	14.59	MAX Sales Ratio:	109.30			
AVG. Assessed Value:	84,734	PRD:	105.34	MIN Sales Ratio:	30.32			

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## MAJORITY LAND USE &gt; 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	59	69.46	67.09	65.99	10.45	101.66	40.60	82.58	66.98 to 71.25	114,754	75,723
DRY-N/A	8	71.00	70.85	66.00	16.30	107.34	40.39	104.14	40.39 to 104.14	112,633	74,339
GRASS	26	66.47	69.20	63.51	19.98	108.95	40.26	109.30	59.63 to 74.45	124,606	79,140
GRASS-N/A	6	60.95	60.28	59.75	14.96	100.89	44.18	75.12	44.18 to 75.12	96,000	57,361
IRRGTD-N/A	13	59.13	60.27	57.84	23.06	104.20	30.32	82.44	44.17 to 75.36	269,460	155,848
ALL											
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91	133,842	84,734

## MAJORITY LAND USE &gt; 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	65	69.46	67.28	65.84	11.29	102.19	40.39	104.14	67.05 to 71.25	116,162	76,486
DRY-N/A	2	75.70	75.70	75.04	7.57	100.88	69.97	81.43	N/A	60,500	45,397
GRASS	29	63.50	67.72	62.99	20.91	107.51	40.26	109.30	57.77 to 73.51	121,854	76,755
GRASS-N/A	3	62.66	65.67	62.38	8.45	105.28	59.24	75.12	N/A	94,000	58,637
IRRGTD	6	54.80	56.69	54.10	18.44	104.79	43.15	73.47	43.15 to 73.47	210,588	113,922
IRRGTD-N/A	7	67.52	63.33	59.95	22.07	105.65	30.32	82.44	30.32 to 82.44	319,922	191,785
ALL											
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91	133,842	84,734

## MAJORITY LAND USE &gt; 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	67	69.50	67.54	65.99	11.21	102.34	40.39	104.14	67.05 to 71.47	114,501	75,558
GRASS	32	63.17	67.53	62.94	19.87	107.28	40.26	109.30	59.24 to 73.51	119,242	75,056
IRRGTD	12	62.35	60.36	57.53	23.69	104.93	30.32	82.44	44.17 to 75.36	235,665	135,572
IRRGTD-N/A	1	59.13	59.13	59.13			59.13	59.13	N/A	675,000	399,159
ALL											
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91	133,842	84,734

# 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:	112	<b>MEDIAN:</b>	<b>69</b>	COV:	20.44	95% Median C.I.:	65.37 to 69.91	(!: Derived)
TOTAL Sales Price:	15,266,904	WGT. MEAN:	63	STD:	13.63	95% Wgt. Mean C.I.:	60.26 to 66.36	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,990,351	MEAN:	67	AVG.ABS.DEV:	10.06	95% Mean C.I.:	64.16 to 69.21	
TOTAL Assessed Value:	9,490,271							
AVG. Adj. Sales Price:	133,842	COD:	14.59	MAX Sales Ratio:	109.30			
AVG. Assessed Value:	84,734	PRD:	105.34	MIN Sales Ratio:	30.32			

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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	1	91.90	91.90	91.90			91.90	91.90	N/A		9,100	8,363
Total \$												
1 TO 9999	1	91.90	91.90	91.90			91.90	91.90	N/A		9,100	8,363
10000 TO 29999	2	105.99	105.99	106.87	3.12	99.18	102.68	109.30	N/A		13,610	14,545
30000 TO 59999	12	74.75	71.51	71.95	14.81	99.38	47.60	97.21	59.63 to 81.43		46,768	33,651
60000 TO 99999	44	69.17	66.80	66.57	10.28	100.35	44.18	82.58	65.01 to 71.73		75,879	50,509
100000 TO 149999	21	69.46	68.67	68.49	11.47	100.27	40.26	104.14	61.70 to 73.53		123,201	84,375
150000 TO 249999	21	65.37	62.73	62.90	17.70	99.74	40.39	84.30	51.72 to 71.81		202,445	127,334
250000 TO 499999	9	57.04	53.61	53.92	18.03	99.42	30.32	71.47	40.60 to 67.52		331,725	178,865
500000 +	2	63.06	63.06	62.67	6.22	100.61	59.13	66.98	N/A		615,000	385,443
ALL												
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91		133,842	84,734

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	1	91.90	91.90	91.90			91.90	91.90	N/A		9,100	8,363
Total \$												
1 TO 9999	1	91.90	91.90	91.90			91.90	91.90	N/A		9,100	8,363
10000 TO 29999	8	68.94	72.53	64.50	25.87	112.46	47.60	109.30	47.60 to 109.30		36,099	23,282
30000 TO 59999	48	69.50	67.62	66.52	12.00	101.66	40.26	97.21	65.03 to 71.73		72,235	48,049
60000 TO 99999	26	68.90	64.31	61.99	12.51	103.76	40.39	77.15	59.24 to 73.47		135,079	83,730
100000 TO 149999	14	66.44	61.00	55.25	22.76	110.40	30.32	104.14	43.15 to 71.81		198,105	109,458
150000 TO 249999	12	70.49	69.66	68.28	12.33	102.02	49.22	84.30	57.17 to 82.27		272,466	186,041
250000 TO 499999	3	62.84	62.98	62.72	4.16	100.43	59.13	66.98	N/A		556,666	349,120
ALL												
	112	68.96	66.69	63.31	14.59	105.34	30.32	109.30	65.37 to 69.91		133,842	84,734

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

**Agricultural**

For Assessment year 2009, the County implemented the 2008 soil conversion and made the following adjustments to the land classes in her five agricultural market areas:

Market area 1: All irrigated and dry subclasses were raised. Lowest subclass of grass (4G) was lowered. No CRP values were changed.

Market area 2: All irrigated and dry subclasses were raised. Two grass subclasses were raised (1G and 4G). All CRP (with the exception of the top subclass) was raised.

Market area 3: All irrigated subclasses were raised. Three dry subclasses were raised (3D1, 4D1 and 4D). The two lowest grass subclasses had value changes. All but the two top CRP subclasses were raised.

Market area 4: All irrigated, dry grass and CRP subclasses were raised.

Market area 5: No subclasses received a change in value.

## Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	The contracted appraiser, the Assessor and her staff.
2.	<b>Valuation done by:</b>
	The contracted appraiser and the Assessor.
3.	<b>Pickup work done by whom:</b>
	The contracted appraiser and office staff.
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Yes.
a.	<b>How is agricultural land defined in this county?</b>
	<p>Agricultural land is defined statutorily by §77-1359 and §77-1363. Further, the Assessor has developed the following to ascertain whether or not land is primarily used as agricultural land:</p> <p>“Cheyenne County is zoned and all acreages and subdivisions [less than] 40 acres will be classified as rural residential, recreational or commercial, and will be valued at 92 to 100% of market value. Exceptions may include contiguous land to [a current] commercial farming operation.”</p> <p>“Rural land and acreages over 40 acres in Cheyenne County will be reviewed for agricultural commercial production. Commercial production shall mean agricultural or horticultural products produced for the primary purpose of obtaining a monetary profit. If no commercial production is evident, the land will be valued at 92 to 100% if market value. Indicators [that] land is not primarily used as agricultural land [are]:</p> <p>1) Farm income is not generated; 2) No participation in FSA programs; 3) No farm insurance program; 4) Majority of land use is for wildlife habitat; 5) Little or no specialized agricultural equipment on personal property schedule; 6) Surveyed and platted for rural residential resale.</p> <p>“Documents to be provided for proof are:</p> <p>1) 1040F form; 2) FSA compliance; 3) Insurance policy; 4) Personal Property Tax Schedule; 5) Livestock inventory on land &amp; duration of time on land; 6) Lease agreement.</p> <p>Market areas have been established for the purpose of valuing rural residential acreages and farm ground.”</p>
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The Income Approach has not been used to establish the market value of agricultural/horticultural land.
6.	<b>If the income approach was used, what Capitalization Rate was used?</b>
	N/A
7.	<b>What is the date of the soil survey currently used?</b>
	The survey is dated 1987, that was implemented in 1994. The 2008 conversion was implemented in assessment year 2009.



8.	<b>What date was the last countywide land use study completed?</b>
	In 2008-2009.
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Via the Web Soil Survey and NRD information.
b.	<b>By whom?</b>
	The Assessor and her staff.
c.	<b>What proportion is complete / implemented at this time?</b>
	Approximately 70 to 75%
9.	<b>Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:</b>
	Five.
10.	<b>How are Market Areas/Neighborhoods/Assessor Locations developed?</b>
	By location, topography and soil type.
11.	<b>In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?</b>
	Yes
a.	<b>If yes, list.</b>
	The Assessor believes the land classes themselves act as an appropriate valuation group—that is, irrigated, grass and dry.
12.	<b>In your opinion, what is the level of value of these groupings?</b>
	Between 69 to 75%
13.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	No

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>15</b>	<b>265 (CRP trees, etc.)</b>	<b>0</b>	<b>261</b>

**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	97	<b>MEDIAN:</b>	<b>73</b>	COV:	18.88	95% Median C.I.:	71.01 to 73.93	(! : Derived)
(AgLand) TOTAL Sales Price:	11,972,930	WGT. MEAN:	69	STD:	13.49	95% Wgt. Mean C.I.:	66.13 to 72.36	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,699,880	MEAN:	71	AVG.ABS.DEV:	9.64	95% Mean C.I.:	68.79 to 74.16	
(AgLand) TOTAL Assessed Value:	8,101,273							
AVG. Adj. Sales Price:	120,617	COD:	13.22	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	83,518	PRD:	103.22	MIN Sales Ratio:	41.51			

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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	6	77.96	80.63	78.01	8.81	103.36	70.35	99.03	70.35 to 99.03		70,513	55,009
10/01/05 TO 12/31/05	7	84.24	82.99	82.11	7.83	101.07	72.29	94.65	72.29 to 94.65		87,624	71,953
01/01/06 TO 03/31/06	8	72.38	73.37	71.88	9.01	102.07	53.37	88.56	53.37 to 88.56		147,797	106,234
04/01/06 TO 06/30/06	8	73.85	75.78	73.99	8.42	102.43	58.58	87.19	58.58 to 87.19		90,843	67,211
07/01/06 TO 09/30/06	11	74.33	75.67	74.61	6.60	101.43	60.15	100.07	71.88 to 79.08		88,781	66,238
10/01/06 TO 12/31/06	5	74.52	77.28	68.91	11.44	112.15	60.69	102.38	N/A		202,224	139,347
01/01/07 TO 03/31/07	8	72.28	71.77	71.52	2.95	100.34	67.79	75.02	67.79 to 75.02		113,771	81,369
04/01/07 TO 06/30/07	12	74.71	78.96	81.38	15.88	97.03	58.07	124.92	64.70 to 86.65		109,809	89,358
07/01/07 TO 09/30/07	5	65.44	64.25	63.46	17.28	101.24	46.12	82.79	N/A		83,545	53,018
10/01/07 TO 12/31/07	9	62.40	62.91	66.15	14.51	95.09	45.68	76.62	47.85 to 76.52		187,845	124,268
01/01/08 TO 03/31/08	12	59.28	59.62	57.05	9.95	104.50	42.93	73.20	54.69 to 65.92		124,629	71,099
04/01/08 TO 06/30/08	6	55.16	55.32	52.92	12.15	104.54	41.51	69.54	41.51 to 69.54		155,800	82,443
____Study Years____												
07/01/05 TO 06/30/06	29	75.98	77.86	75.41	9.81	103.25	53.37	99.03	72.87 to 84.24		101,571	76,596
07/01/06 TO 06/30/07	36	74.12	76.12	74.69	9.82	101.92	58.07	124.92	71.99 to 75.02		117,100	87,461
07/01/07 TO 06/30/08	32	59.76	60.46	60.18	13.86	100.47	41.51	82.79	54.69 to 65.44		141,833	85,355
____Calendar Yrs____												
01/01/06 TO 12/31/06	32	73.96	75.37	72.18	8.55	104.42	53.37	102.38	72.35 to 75.03		121,776	87,903
01/01/07 TO 12/31/07	34	72.28	70.85	71.65	13.57	98.89	45.68	124.92	64.70 to 75.02		127,535	91,375
____ALL____												
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93		120,617	83,518

# 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:	97	<b>MEDIAN:</b>	<b>73</b>	COV:	18.88	95% Median C.I.:	71.01 to 73.93	(!: Derived)
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(AgLand) TOTAL Assessed Value:	8,101,273							
AVG. Adj. Sales Price:	120,617	COD:	13.22	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	83,518	PRD:	103.22	MIN Sales Ratio:	41.51			

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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.			
2499	2	64.16	64.16	64.72	16.61	99.13	53.50	74.81	N/A		76,000	49,184
2501	1	85.06	85.06	85.06			85.06	85.06	N/A		67,150	57,120
2505	1	75.80	75.80	75.80			75.80	75.80	N/A		66,500	50,407
2507	4	69.43	65.15	57.92	16.16	112.47	42.93	78.81	N/A		139,650	80,890
2537	3	71.88	74.92	76.40	4.23	98.07	71.88	81.01	N/A		158,333	120,967
2539	3	56.84	61.77	58.31	11.19	105.92	54.69	73.77	N/A		188,333	109,825
2541	9	73.62	72.74	72.71	5.78	100.04	59.74	84.33	69.51 to 76.62		105,193	76,490
2543	1	69.25	69.25	69.25			69.25	69.25	N/A		80,000	55,401
2545	2	72.59	72.59	72.69	0.83	99.86	71.99	73.19	N/A		136,438	99,175
2547	2	78.22	78.22	78.15	2.87	100.10	75.98	80.47	N/A		73,490	57,432
2739	1	68.93	68.93	68.93			68.93	68.93	N/A		84,726	58,399
2791	2	49.13	49.13	49.36	15.51	99.54	41.51	56.75	N/A		255,000	125,864
2793	4	72.12	75.85	69.03	13.60	109.88	60.15	99.03	N/A		84,107	58,059
2795	6	64.94	64.50	58.04	22.06	111.14	45.68	88.56	45.68 to 88.56		120,909	70,170
2797	4	74.11	73.95	73.93	0.87	100.03	72.72	74.87	N/A		67,475	49,885
2799	3	73.20	68.18	70.38	9.88	96.88	54.82	76.52	N/A		141,750	99,761
2801	4	70.53	69.72	70.93	14.14	98.28	53.57	84.24	N/A		248,125	176,002
2803	2	67.15	67.15	71.64	10.98	93.72	59.77	74.52	N/A		205,000	146,871
2805	3	84.24	76.49	80.17	11.11	95.41	58.58	86.65	N/A		193,843	155,403
2831	1	60.69	60.69	60.69			60.69	60.69	N/A		440,000	267,052
2833	1	86.34	86.34	86.34			86.34	86.34	N/A		90,000	77,710
2837	4	70.91	76.07	77.56	17.90	98.08	62.40	100.07	N/A		53,150	41,223
2839	3	64.70	61.43	60.93	9.30	100.82	50.77	68.82	N/A		78,266	47,689
2841	2	69.46	69.46	70.74	2.40	98.18	67.79	71.12	N/A		312,700	221,209
2843	2	81.27	81.27	74.93	12.62	108.45	71.01	91.52	N/A		102,000	76,432
2845	2	75.75	75.75	76.53	1.80	98.98	74.38	77.11	N/A		79,500	60,837
3089	2	80.51	80.51	81.00	8.30	99.39	73.82	87.19	N/A		49,163	39,821
3091	2	93.56	93.56	93.56	1.17	100.00	92.47	94.65	N/A		72,802	68,115
3093	3	60.38	57.05	56.15	10.22	101.59	46.12	64.64	N/A		81,833	45,951
3095	5	58.82	65.41	64.40	15.41	101.56	53.37	82.79	N/A		62,958	40,546
3099	2	71.98	71.98	71.76	2.26	100.31	70.35	73.61	N/A		78,375	56,239
3101	1	74.31	74.31	74.31			74.31	74.31	N/A		110,000	81,740
3127	2	87.36	87.36	75.11	17.19	116.32	72.35	102.38	N/A		93,610	70,309
3131	2	71.22	71.22	70.87	8.11	100.48	65.44	76.99	N/A		68,000	48,193
3133	1	54.23	54.23	54.23			54.23	54.23	N/A		43,575	23,629
3135	1	73.38	73.38	73.38			73.38	73.38	N/A		129,000	94,654
3137	3	79.08	74.79	73.41	10.14	101.88	60.61	84.67	N/A		132,558	97,307
3139	1	124.92	124.92	124.92			124.92	124.92	N/A		103,000	128,663

# 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:	97	<b>MEDIAN:</b>	<b>73</b>	COV:	18.88	95% Median C.I.:	71.01 to 73.93	(! : Derived)
(AgLand) TOTAL Sales Price:	11,972,930	WGT. MEAN:	69	STD:	13.49	95% Wgt. Mean C.I.:	66.13 to 72.36	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,699,880	MEAN:	71	AVG.ABS.DEV:	9.64	95% Mean C.I.:	68.79 to 74.16	
(AgLand) TOTAL Assessed Value:	8,101,273							
AVG. Adj. Sales Price:	120,617	COD:	13.22	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	83,518	PRD:	103.22	MIN Sales Ratio:	41.51			

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ALL												
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93	120,617	83,518	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	11	73.61	74.95	69.18	13.49	108.34	58.58	102.38	58.82 to 86.34		119,884	82,934
2	21	71.12	72.23	72.37	18.51	99.81	46.12	124.92	60.38 to 79.08		109,764	79,439
3	41	72.29	69.98	67.55	13.97	103.60	41.51	100.07	64.70 to 74.52		132,954	89,806
4	24	73.66	71.78	70.05	7.31	102.48	42.93	85.06	69.54 to 75.80		109,373	76,612
ALL												
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93		120,617	83,518

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
2	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93		120,617	83,518
ALL												
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93		120,617	83,518

SCHOOL DISTRICT *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)												
17-0001	18	64.50	65.52	64.96	13.98	100.86	46.12	100.07	58.07 to 73.38		69,481	45,133
17-0003	39	73.20	69.34	65.92	10.39	105.18	42.93	88.56	69.51 to 74.81		114,850	75,713
17-0009	20	73.96	74.88	73.69	10.66	101.61	58.58	102.38	70.35 to 81.01		169,530	124,932
25-0025	20	74.10	77.60	71.23	17.41	108.94	41.51	124.92	71.01 to 87.19		128,971	91,868
NonValid School												
ALL												
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93		120,617	83,518

ACRES IN SALE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
50.01 TO 100.00	6	69.37	73.83	66.38	19.46	111.21	54.23	99.03	54.23 to 99.03		31,112	20,653
100.01 TO 180.00	49	73.77	72.38	69.73	11.29	103.81	46.12	102.38	69.25 to 74.87		79,827	55,660
180.01 TO 330.00	26	72.14	67.50	64.64	14.23	104.42	41.51	94.65	56.75 to 73.61		143,669	92,874
330.01 TO 650.00	13	72.35	75.49	75.87	16.66	99.50	57.00	124.92	60.15 to 84.67		168,942	128,182
650.01 +	3	71.12	68.98	69.99	6.77	98.55	60.69	75.13	N/A		556,666	389,626
ALL												
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93		120,617	83,518

# 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:	97	<b>MEDIAN:</b>	<b>73</b>	COV:	18.88	95% Median C.I.:	71.01 to 73.93	(!: Derived)
(AgLand) TOTAL Sales Price:	11,972,930	WGT. MEAN:	69	STD:	13.49	95% Wgt. Mean C.I.:	66.13 to 72.36	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,699,880	MEAN:	71	AVG.ABS.DEV:	9.64	95% Mean C.I.:	68.79 to 74.16	
(AgLand) TOTAL Assessed Value:	8,101,273							
AVG. Adj. Sales Price:	120,617	COD:	13.22	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	83,518	PRD:	103.22	MIN Sales Ratio:	41.51			

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## 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	52	73.03	70.33	68.81	10.64	102.22	42.93	94.65	69.51 to 74.33	106,005	72,938
DRY-N/A	7	76.52	78.76	72.11	18.07	109.23	41.51	124.92	41.51 to 124.92	117,642	84,826
GRASS	23	70.35	72.00	66.70	15.94	107.95	50.77	102.38	60.69 to 74.31	101,264	67,540
GRASS-N/A	6	67.86	69.93	69.38	15.64	100.79	53.50	91.52	53.50 to 91.52	96,000	66,603
IRRGTD-N/A	9	74.52	72.12	71.64	13.44	100.67	54.69	86.65	56.75 to 86.34	273,225	195,737
ALL											
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93	120,617	83,518

## 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	57	73.20	71.06	69.06	11.86	102.90	41.51	124.92	71.12 to 74.38	109,031	75,295
DRY-N/A	2	78.93	78.93	78.31	6.73	100.78	73.61	84.24	N/A	60,500	47,378
GRASS	26	69.94	71.09	66.70	16.17	106.57	50.77	102.38	60.61 to 74.31	100,887	67,297
GRASS-N/A	3	71.01	75.74	72.10	12.59	105.05	64.70	91.52	N/A	94,000	67,775
IRRGTD	5	73.93	68.84	66.81	12.78	103.04	54.69	84.24	N/A	214,306	143,178
IRRGTD-N/A	4	80.74	76.22	75.37	12.73	101.13	56.75	86.65	N/A	346,875	261,437
ALL											
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93	120,617	83,518

## 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	59	73.38	71.33	69.24	11.69	103.03	41.51	124.92	71.94 to 74.38	107,385	74,348
GRASS	29	70.35	71.57	67.23	15.76	106.45	50.77	102.38	60.69 to 74.31	100,175	67,346
IRRGTD	8	74.22	71.75	70.32	15.08	102.03	54.69	86.65	54.69 to 86.65	223,003	156,813
IRRGTD-N/A	1	75.13	75.13	75.13			75.13	75.13	N/A	675,000	507,135
ALL											
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93	120,617	83,518

**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:	97	<b>MEDIAN:</b>	<b>73</b>	COV:	18.88	95% Median C.I.:	71.01 to 73.93	(!: Derived)
(AgLand) TOTAL Sales Price:	11,972,930	WGT. MEAN:	69	STD:	13.49	95% Wgt. Mean C.I.:	66.13 to 72.36	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,699,880	MEAN:	71	AVG.ABS.DEV:	9.64	95% Mean C.I.:	68.79 to 74.16	
(AgLand) TOTAL Assessed Value:	8,101,273							
AVG. Adj. Sales Price:	120,617	COD:	13.22	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	83,518	PRD:	103.22	MIN Sales Ratio:	41.51			

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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	1	88.56	88.56	88.56			88.56	88.56	N/A		9,100	8,059
Total \$												
1 TO 9999	1	88.56	88.56	88.56			88.56	88.56	N/A		9,100	8,059
10000 TO 29999	2	100.71	100.71	101.15	1.66	99.56	99.03	102.38	N/A		13,610	13,766
30000 TO 59999	12	76.60	75.60	75.96	15.46	99.53	53.37	100.07	62.40 to 87.19		46,768	35,525
60000 TO 99999	43	72.72	70.99	70.67	10.10	100.44	46.12	94.65	68.82 to 74.33		76,467	54,041
100000 TO 149999	19	72.87	72.80	72.17	13.13	100.87	45.68	124.92	60.15 to 77.11		121,390	87,611
150000 TO 249999	13	69.51	64.05	63.45	14.71	100.94	41.51	81.01	53.57 to 73.93		201,179	127,643
250000 TO 499999	5	60.69	64.31	65.55	20.26	98.10	42.93	86.65	N/A		332,500	217,959
500000 +	2	73.13	73.13	73.32	2.74	99.74	71.12	75.13	N/A		615,000	450,913
ALL												
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93		120,617	83,518

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	2	93.80	93.80	94.04	5.58	99.74	88.56	99.03	N/A		9,550	8,981
Total \$												
1 TO 9999	2	93.80	93.80	94.04	5.58	99.74	88.56	99.03	N/A		9,550	8,981
10000 TO 29999	6	63.38	68.52	63.78	18.70	107.43	53.37	102.38	53.37 to 102.38		39,965	25,490
30000 TO 59999	44	73.62	71.15	69.74	10.77	102.03	46.12	100.07	67.79 to 74.81		71,502	49,863
60000 TO 99999	25	72.29	71.08	68.58	12.27	103.64	45.68	94.65	70.35 to 75.02		117,732	80,746
100000 TO 149999	12	71.68	69.29	63.83	21.40	108.56	41.51	124.92	54.69 to 79.08		191,228	122,056
150000 TO 249999	4	75.52	75.39	75.21	4.47	100.24	69.51	81.01	N/A		256,705	193,060
250000 TO 499999	3	71.12	72.82	71.86	12.17	101.34	60.69	86.65	N/A		451,666	324,556
500000 +	1	75.13	75.13	75.13			75.13	75.13	N/A		675,000	507,135
ALL												
	97	72.87	71.48	69.24	13.22	103.22	41.51	124.92	71.01 to 73.93		120,617	83,518

**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:	111	<b>MEDIAN:</b>	<b>73</b>	COV:	19.27	95% Median C.I.:	70.27 to 73.93	(! : Derived)
TOTAL Sales Price:	14,761,627	WGT. MEAN:	68	STD:	13.70	95% Wgt. Mean C.I.:	65.06 to 71.66	(! : land+NAT=0)
TOTAL Adj.Sales Price:	14,488,577	MEAN:	71	AVG.ABS.DEV:	9.87	95% Mean C.I.:	68.51 to 73.61	
TOTAL Assessed Value:	9,904,472							
AVG. Adj. Sales Price:	130,527	COD:	13.57	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	89,229	PRD:	103.95	MIN Sales Ratio:	35.00			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	7	78.81	83.00	84.64	10.81	98.07	70.35	99.03	70.35 to 99.03		92,242	78,074
10/01/05 TO 12/31/05	7	84.24	82.99	82.11	7.83	101.07	72.29	94.65	72.29 to 94.65		87,624	71,953
01/01/06 TO 03/31/06	8	72.38	73.37	71.88	9.01	102.07	53.37	88.56	53.37 to 88.56		147,797	106,234
04/01/06 TO 06/30/06	9	73.98	75.76	74.42	7.71	101.80	58.58	87.19	72.35 to 86.34		110,194	82,006
07/01/06 TO 09/30/06	11	74.33	75.67	74.61	6.60	101.43	60.15	100.07	71.88 to 79.08		88,781	66,238
10/01/06 TO 12/31/06	5	74.52	77.28	68.91	11.44	112.15	60.69	102.38	N/A		202,224	139,347
01/01/07 TO 03/31/07	9	72.57	73.14	72.41	4.38	101.01	67.79	84.12	69.25 to 75.02		108,797	78,777
04/01/07 TO 06/30/07	16	74.40	76.88	78.69	14.07	97.70	58.07	124.92	64.70 to 85.06		109,069	85,825
07/01/07 TO 09/30/07	6	67.85	65.25	65.22	15.08	100.05	46.12	82.79	46.12 to 82.79		93,809	61,178
10/01/07 TO 12/31/07	11	64.36	63.31	65.98	12.00	95.95	45.68	76.62	47.85 to 76.52		197,509	130,309
01/01/08 TO 03/31/08	14	59.28	60.43	58.86	10.71	102.66	42.93	74.36	54.69 to 68.93		149,510	88,007
04/01/08 TO 06/30/08	8	52.17	52.02	47.94	15.11	108.51	35.00	69.54	35.00 to 69.54		189,343	90,774
____Study Years____												
07/01/05 TO 06/30/06	31	75.98	78.41	76.84	10.10	102.04	53.37	99.03	73.62 to 84.24		110,748	85,100
07/01/06 TO 06/30/07	41	74.31	75.78	74.44	9.75	101.80	58.07	124.92	71.99 to 75.03		114,927	85,550
07/01/07 TO 06/30/08	39	59.77	60.26	59.26	14.57	101.69	35.00	82.79	54.82 to 65.44		162,650	96,378
____Calendar Yrs____												
01/01/06 TO 12/31/06	33	73.98	75.38	72.40	8.36	104.11	53.37	102.38	72.87 to 75.03		126,116	91,311
01/01/07 TO 12/31/07	42	71.13	70.86	71.11	12.93	99.64	45.68	124.92	65.80 to 74.81		129,994	92,444
____ALL____												
	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93		130,527	89,229

**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:	111	<b>MEDIAN:</b>	<b>73</b>	COV:	19.27	95% Median C.I.:	70.27 to 73.93	(!: Derived)
TOTAL Sales Price:	14,761,627	WGT. MEAN:	68	STD:	13.70	95% Wgt. Mean C.I.:	65.06 to 71.66	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,488,577	MEAN:	71	AVG.ABS.DEV:	9.87	95% Mean C.I.:	68.51 to 73.61	
TOTAL Assessed Value:	9,904,472							
AVG. Adj. Sales Price:	130,527	COD:	13.57	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	89,229	PRD:	103.95	MIN Sales Ratio:	35.00			

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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.			
2499	3	74.81	70.81	70.77	13.64	100.05	53.50	84.12	N/A		73,666	52,137
2501	1	85.06	85.06	85.06			85.06	85.06	N/A		67,150	57,120
2505	1	75.80	75.80	75.80			75.80	75.80	N/A		66,500	50,407
2507	4	69.43	65.15	57.92	16.16	112.47	42.93	78.81	N/A		139,650	80,890
2537	3	71.88	74.92	76.40	4.23	98.07	71.88	81.01	N/A		158,333	120,967
2539	4	63.56	63.89	60.76	12.79	105.16	54.69	73.77	N/A		177,532	107,864
2541	9	73.62	72.74	72.71	5.78	100.04	59.74	84.33	69.51 to 76.62		105,193	76,490
2543	1	69.25	69.25	69.25			69.25	69.25	N/A		80,000	55,401
2545	2	72.59	72.59	72.69	0.83	99.86	71.99	73.19	N/A		136,438	99,175
2547	2	78.22	78.22	78.15	2.87	100.10	75.98	80.47	N/A		73,490	57,432
2739	1	68.93	68.93	68.93			68.93	68.93	N/A		84,726	58,399
2791	2	49.13	49.13	49.36	15.51	99.54	41.51	56.75	N/A		255,000	125,864
2793	4	72.12	75.85	69.03	13.60	109.88	60.15	99.03	N/A		84,107	58,059
2795	6	64.94	64.50	58.04	22.06	111.14	45.68	88.56	45.68 to 88.56		120,909	70,170
2797	5	73.89	70.42	63.82	5.47	110.34	56.27	74.87	N/A		126,380	80,650
2799	3	73.20	68.18	70.38	9.88	96.88	54.82	76.52	N/A		141,750	99,761
2801	6	65.16	65.42	66.97	14.85	97.69	49.27	84.24	49.27 to 84.24		224,241	150,174
2803	2	67.15	67.15	71.64	10.98	93.72	59.77	74.52	N/A		205,000	146,871
2805	3	84.24	76.49	80.17	11.11	95.41	58.58	86.65	N/A		193,843	155,403
2831	1	60.69	60.69	60.69			60.69	60.69	N/A		440,000	267,052
2833	1	86.34	86.34	86.34			86.34	86.34	N/A		90,000	77,710
2837	5	64.36	73.15	73.24	16.68	99.88	61.45	100.07	N/A		58,120	42,564
2839	3	64.70	61.43	60.93	9.30	100.82	50.77	68.82	N/A		78,266	47,689
2841	3	67.79	57.97	57.23	17.76	101.29	35.00	71.12	N/A		335,133	191,810
2843	2	81.27	81.27	74.93	12.62	108.45	71.01	91.52	N/A		102,000	76,432
2845	2	75.75	75.75	76.53	1.80	98.98	74.38	77.11	N/A		79,500	60,837
3089	4	80.51	81.01	78.86	13.92	102.72	65.80	97.24	N/A		162,486	128,144
3091	2	93.56	93.56	93.56	1.17	100.00	92.47	94.65	N/A		72,802	68,115
3093	4	62.51	61.58	63.66	13.33	96.73	46.12	75.19	N/A		101,375	64,540
3095	6	63.03	65.71	65.29	14.21	100.65	53.37	82.79	53.37 to 82.79		76,232	49,769
3099	2	71.98	71.98	71.76	2.26	100.31	70.35	73.61	N/A		78,375	56,239
3101	1	74.31	74.31	74.31			74.31	74.31	N/A		110,000	81,740
3127	2	87.36	87.36	75.11	17.19	116.32	72.35	102.38	N/A		93,610	70,309
3129	1	75.61	75.61	75.61			75.61	75.61	N/A		265,000	200,367
3131	3	74.36	72.26	73.09	5.18	98.87	65.44	76.99	N/A		123,866	90,529
3133	2	66.42	66.42	66.85	18.35	99.35	54.23	78.61	N/A		45,187	30,209
3135	1	73.38	73.38	73.38			73.38	73.38	N/A		129,000	94,654
3137	3	79.08	74.79	73.41	10.14	101.88	60.61	84.67	N/A		132,558	97,307



**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:	111	<b>MEDIAN:</b>	<b>73</b>	COV:	19.27	95% Median C.I.:	70.27 to 73.93	(!: Derived)
TOTAL Sales Price:	14,761,627	WGT. MEAN:	68	STD:	13.70	95% Wgt. Mean C.I.:	65.06 to 71.66	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,488,577	MEAN:	71	AVG.ABS.DEV:	9.87	95% Mean C.I.:	68.51 to 73.61	
TOTAL Assessed Value:	9,904,472							
AVG. Adj. Sales Price:	130,527	COD:	13.57	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	89,229	PRD:	103.95	MIN Sales Ratio:	35.00			

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3139	1	124.92	124.92	124.92			124.92	124.92	N/A	103,000	128,663
ALL											
	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	73.61	74.95	69.18	13.49	108.34	58.58	102.38	58.82 to 86.34	119,884	82,934
2	29	73.38	71.93	70.05	17.15	102.68	35.00	124.92	64.64 to 76.99	140,919	98,714
3	46	71.07	68.93	66.25	14.44	104.04	41.51	100.07	64.36 to 74.33	138,895	92,015
4	25	73.71	72.27	70.41	7.58	102.65	42.93	85.06	71.94 to 75.80	107,758	75,869
ALL											
	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229

**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	9	67.24	67.63	64.38	20.03	105.05	35.00	97.24	49.27 to 84.12	193,974	124,882
2	102	72.80	71.36	68.91	13.05	103.57	41.51	124.92	70.35 to 73.93	124,929	86,083
ALL											
	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	42.14	42.14	39.92	16.93	105.54	35.00	49.27	N/A	289,975	115,765
17-0001	23	65.44	67.41	68.60	13.90	98.27	46.12	100.07	60.38 to 74.36	91,333	62,650
17-0003	43	73.19	69.08	65.37	10.96	105.67	42.93	88.56	69.25 to 74.33	119,562	78,163
17-0009	21	73.61	74.66	73.55	10.42	101.50	58.58	102.38	70.27 to 81.01	168,368	123,839
25-0025	22	74.10	77.96	72.51	17.76	107.51	41.51	124.92	67.79 to 91.52	142,320	103,196
NonValid School	2	42.14	42.14	39.92	16.93	105.54	35.00	49.27	N/A	289,975	115,765
ALL											
	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	6	69.37	73.83	66.38	19.46	111.21	54.23	99.03	54.23 to 99.03	31,112	20,653
100.01 TO 180.00	52	73.79	72.52	69.91	11.35	103.73	46.12	102.38	69.25 to 75.02	78,949	55,194
180.01 TO 330.00	31	71.88	65.84	61.87	15.28	106.42	35.00	94.65	56.75 to 73.20	153,422	94,924
330.01 TO 650.00	17	74.36	74.28	73.50	14.15	101.06	56.27	124.92	60.15 to 81.01	189,344	139,173
650.01 +	5	71.12	74.00	72.10	12.90	102.63	60.69	97.24	N/A	444,323	320,363
ALL											
	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229

**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:	111	<b>MEDIAN:</b>	<b>73</b>	COV:	19.27	95% Median C.I.:	70.27 to 73.93	(! : Derived)
TOTAL Sales Price:	14,761,627	WGT. MEAN:	68	STD:	13.70	95% Wgt. Mean C.I.:	65.06 to 71.66	(! : land+NAT=0)
TOTAL Adj.Sales Price:	14,488,577	MEAN:	71	AVG.ABS.DEV:	9.87	95% Mean C.I.:	68.51 to 73.61	
TOTAL Assessed Value:	9,904,472							
AVG. Adj. Sales Price:	130,527	COD:	13.57	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	89,229	PRD:	103.95	MIN Sales Ratio:	35.00			

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**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	61	73.19	70.43	68.96	10.47	102.13	42.93	94.65	70.27 to 74.36	113,595	78,334
DRY-N/A	8	75.21	76.60	71.18	18.59	107.60	41.51	124.92	41.51 to 124.92	112,687	80,214
GRASS	26	69.94	72.12	67.54	16.68	106.79	50.77	102.38	60.69 to 74.31	124,719	84,233
GRASS-N/A	6	67.86	69.93	69.38	15.64	100.79	53.50	91.52	53.50 to 91.52	96,000	66,603
IRRGTD-N/A	10	74.22	68.41	66.74	17.47	102.51	35.00	86.65	54.69 to 86.34	283,903	189,465
ALL	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229

**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	67	73.20	70.91	69.07	11.63	102.66	41.51	124.92	70.27 to 74.38	115,072	79,483
DRY-N/A	2	78.93	78.93	78.31	6.73	100.78	73.61	84.24	N/A	60,500	47,378
GRASS	29	69.54	71.30	67.47	16.80	105.66	50.77	102.38	60.61 to 74.31	121,955	82,288
GRASS-N/A	3	71.01	75.74	72.10	12.59	105.05	64.70	91.52	N/A	94,000	67,775
IRRGTD	5	73.93	68.84	66.81	12.78	103.04	54.69	84.24	N/A	214,306	143,178
IRRGTD-N/A	5	75.13	67.97	66.69	21.63	101.92	35.00	86.65	N/A	353,500	235,752
ALL	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229

**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	69	73.38	71.15	69.21	11.48	102.79	41.51	124.92	71.12 to 74.38	113,490	78,552
GRASS	32	69.94	71.71	67.82	16.40	105.74	50.77	102.38	60.69 to 74.31	119,334	80,928
IRRGTD	9	73.93	67.66	64.12	19.31	105.53	35.00	86.65	54.69 to 86.34	240,447	154,168
IRRGTD-N/A	1	75.13	75.13	75.13			75.13	75.13	N/A	675,000	507,135
ALL	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229

# 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:	111	<b>MEDIAN:</b>	<b>73</b>	COV:	19.27	95% Median C.I.:	70.27 to 73.93	(!: Derived)
TOTAL Sales Price:	14,761,627	WGT. MEAN:	68	STD:	13.70	95% Wgt. Mean C.I.:	65.06 to 71.66	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,488,577	MEAN:	71	AVG.ABS.DEV:	9.87	95% Mean C.I.:	68.51 to 73.61	
TOTAL Assessed Value:	9,904,472							
AVG. Adj. Sales Price:	130,527	COD:	13.57	MAX Sales Ratio:	124.92			
AVG. Assessed Value:	89,229	PRD:	103.95	MIN Sales Ratio:	35.00			

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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	1	88.56	88.56	88.56			88.56	88.56	N/A	9,100	8,059
Total \$											
1 TO 9999	1	88.56	88.56	88.56			88.56	88.56	N/A	9,100	8,059
10000 TO 29999	2	100.71	100.71	101.15	1.66	99.56	99.03	102.38	N/A	13,610	13,766
30000 TO 59999	13	78.61	75.83	76.16	13.90	99.56	53.37	100.07	62.40 to 87.19	46,771	35,622
60000 TO 99999	45	72.72	71.07	70.73	10.34	100.47	46.12	94.65	68.82 to 74.33	76,335	53,994
100000 TO 149999	21	72.29	72.41	71.80	12.48	100.86	45.68	124.92	67.24 to 75.03	123,531	88,689
150000 TO 249999	18	70.26	66.28	66.04	15.54	100.37	41.51	97.24	54.69 to 74.36	199,249	131,576
250000 TO 499999	9	60.69	61.58	61.48	20.44	100.17	35.00	86.65	42.93 to 75.61	333,166	204,817
500000 +	2	73.13	73.13	73.32	2.74	99.74	71.12	75.13	N/A	615,000	450,913
ALL											
	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	93.80	93.80	94.04	5.58	99.74	88.56	99.03	N/A	9,550	8,981
Total \$											
1 TO 9999	2	93.80	93.80	94.04	5.58	99.74	88.56	99.03	N/A	9,550	8,981
10000 TO 29999	6	63.38	68.52	63.78	18.70	107.43	53.37	102.38	53.37 to 102.38	39,965	25,490
30000 TO 59999	47	73.62	71.38	69.96	10.88	102.02	46.12	100.07	68.82 to 74.81	71,061	49,718
60000 TO 99999	25	72.29	71.08	68.58	12.27	103.64	45.68	94.65	70.35 to 75.02	117,732	80,746
100000 TO 149999	18	68.76	66.27	60.80	20.66	109.01	35.00	124.92	54.69 to 73.93	193,078	117,383
150000 TO 249999	9	74.52	74.54	73.10	9.61	101.96	56.27	97.24	65.80 to 81.01	271,226	198,273
250000 TO 499999	3	71.12	72.82	71.86	12.17	101.34	60.69	86.65	N/A	451,666	324,556
500000 +	1	75.13	75.13	75.13			75.13	75.13	N/A	675,000	507,135
ALL											
	111	72.72	71.06	68.36	13.57	103.95	35.00	124.92	70.27 to 73.93	130,527	89,229



**2009 Correlation Section  
for Cheyenne County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: Analysis of the following tables and narratives will reveal that all three measures of central tendency are within acceptable range, and any could represent the overall level of value for agricultural land within Cheyenne County. The median will probably serve as the point estimate of the overall level of value for agricultural land since it is strongly supported by the Trended Preliminary Ratio, coupled with a COD well within standard recommendations.

Both qualitative statistical measures are within their respective acceptable ranges, and these indicate assessment uniformity for the agricultural land class.

A review of the minimally improved (Minimal Non-Ag) overall statistics appears to confirm the R&O overall statistics for the agricultural unimproved land.

**2009 Correlation Section  
for Cheyenne County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2009</b>	<b>137</b>	<b>97</b>	<b>70.80</b>
<b>2008</b>	<b>127</b>	<b>108</b>	<b>85.04</b>
<b>2007</b>	<b>140</b>	<b>106</b>	<b>75.71</b>
<b>2006</b>	<b>175</b>	<b>96</b>	<b>54.86</b>
<b>2005</b>	<b>175</b>	<b>83</b>	<b>47.43</b>

AGRICULTURAL UNIMPROVED: Table II indicates a very reasonable percentage of agricultural unimproved sales used for assessment year 2009. The process of sales verification and qualification of agricultural sales is the same discussed for the commercial property class.

**2009 Correlation Section**  
**for Cheyenne County**

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

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

#### **Adjusting for Selective Reappraisal**

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

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

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

**2009 Correlation Section  
for Cheyenne County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>69</b>	<b>7.46</b>	<b>74</b>	<b>73</b>
<b>2008</b>	<b>68.65</b>	<b>6.98</b>	<b>73</b>	<b>72</b>
<b>2007</b>	<b>75</b>	<b>-1.75</b>	<b>74</b>	<b>73</b>
<b>2006</b>	<b>77</b>	<b>0.54</b>	<b>77</b>	<b>77</b>
<b>2005</b>	<b>76</b>	<b>2.78</b>	<b>78</b>	<b>76</b>

AGRICULTURAL UNIMPROVED: A comparison of the Trended Preliminary ratio with the R&O median shows slightly more than one point difference between the two figures, and each provides quite strong support for the other.



**2009 Correlation Section**  
**for Cheyenne County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2009 Preliminary Statistical Reports and the 2009 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2008 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

**Comparison of Average Value Changes**

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

**2009 Correlation Section  
for Cheyenne County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
13.21	2009	7.46
8.33	2008	6.98
-2.09	2007	-1.75
0.35	2006	0.54
4.68	2005	2.78

AGRICULTURAL UNIMPROVED: Comparison of the percent change to the sales file to the percent change to the assessed base (excluding growth) shows an approximate six point difference. This may not prove to be statistically significant, since assessment actions taken to address the agricultural land class included: the implementation of the 2008 soil conversion, and adjustments in value to subclasses in four of the five agricultural market areas. Again, the six point difference between the two figures may indicate that the sample is not perfectly representative of the agricultural land base.

**2009 Correlation Section**  
**for Cheyenne County**

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

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

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

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

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

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

**2009 Correlation Section  
for Cheyenne County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>73</b>	<b>69</b>	<b>71</b>

AGRICULTURAL UNIMPROVED: Table V reveals that all three measures of central tendency are within acceptable range and any could serve as the point estimate for the overall level of value for agricultural land. Because the coefficient of dispersion is within recommended standards (shown in the next table), the median will be used to describe the overall level of value of agricultural land within Cheyenne County.

**2009 Correlation Section  
for Cheyenne County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>13.22</b>	<b>103.22</b>
<b>Difference</b>	<b>0.00</b>	<b>0.22</b>

AGRICULTURAL UNIMPROVED: Both rounded qualitative statistical measures are within their respective acceptable ranges, and these indicate assessment uniformity for the agricultural land class.

**2009 Correlation Section  
for Cheyenne County**

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

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

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>96</b>	<b>97</b>	<b>1</b>
<b>Median</b>	<b>69</b>	<b>73</b>	<b>4</b>
<b>Wgt. Mean</b>	<b>63</b>	<b>69</b>	<b>6</b>
<b>Mean</b>	<b>67</b>	<b>71</b>	<b>4</b>
<b>COD</b>	<b>14.37</b>	<b>13.22</b>	<b>-1.15</b>
<b>PRD</b>	<b>105.77</b>	<b>103.22</b>	<b>-2.55</b>
<b>Minimum</b>	<b>40.26</b>	<b>41.51</b>	<b>1.25</b>
<b>Maximum</b>	<b>109.30</b>	<b>124.92</b>	<b>15.62</b>

AGRICULTURAL UNIMPROVED: The one sale difference between the Preliminary and R&O statistics is due to a reclassification of a previously coded rural residential sale that was found to be agricultural in use. Assessment actions taken to address agricultural land for 2009 included the following: the County implemented the 2008 soil conversion and made adjustments to the land classes in her five agricultural market areas:

Market area 1: All irrigated and dry subclasses were raised. Lowest subclass of grass (4G) was lowered. No CRP values were changed.

Market area 2: All irrigated and dry subclasses were raised. Two grass subclasses were raised (1G and 4G). All CRP (with the exception of the top subclass) was raised.

Market area 3: All irrigated subclasses were raised. Three dry subclasses were raised (3D1, 4D1 and 4D). The two lowest grass subclasses had value changes. All but the two top CRP subclasses were raised.

Market area 4: All irrigated, dry grass and CRP subclasses were raised.

Market area 5: No subclasses received a change in value.

Table VII appears reflect these changes.



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

Records : 9,219

Value : 753,407,311

Growth 11,818,414

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	599	4,906,598	27	200,190	129	1,366,860	755	6,473,648	
<b>02. Res Improve Land</b>	3,025	25,441,603	76	1,556,505	424	6,814,673	3,525	33,812,781	
<b>03. Res Improvements</b>	3,162	235,722,295	80	9,477,612	484	39,003,729	3,726	284,203,636	
<b>04. Res Total</b>	3,761	266,070,496	107	11,234,307	613	47,185,262	4,481	324,490,065	6,231,181
<b>% of Res Total</b>	83.93	82.00	2.39	3.46	13.68	14.54	48.61	43.07	52.72
<b>05. Com UnImp Land</b>	150	5,186,404	8	146,477	33	618,511	191	5,951,392	
<b>06. Com Improve Land</b>	446	19,547,453	20	250,883	43	921,195	509	20,719,531	
<b>07. Com Improvements</b>	473	94,784,552	20	1,606,912	50	6,528,495	543	102,919,959	
<b>08. Com Total</b>	623	119,518,409	28	2,004,272	83	8,068,201	734	129,590,882	3,380,871
<b>% of Com Total</b>	84.88	92.23	3.81	1.55	11.31	6.23	7.96	17.20	28.61
<b>09. Ind UnImp Land</b>	2	58,350	0	0	34	543,664	36	602,014	
<b>10. Ind Improve Land</b>	3	144,827	0	0	39	1,273,837	42	1,418,664	
<b>11. Ind Improvements</b>	3	175,091	0	0	40	9,053,707	43	9,228,798	
<b>12. Ind Total</b>	5	378,268	0	0	74	10,871,208	79	11,249,476	0
<b>% of Ind Total</b>	6.33	3.36	0.00	0.00	93.67	96.64	0.86	1.49	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	1	87,960	1	87,960	
<b>14. Rec Improve Land</b>	0	0	0	0	1	34,621	1	34,621	
<b>15. Rec Improvements</b>	0	0	0	0	1	171,446	1	171,446	
<b>16. Rec Total</b>	0	0	0	0	2	294,027	2	294,027	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.04	0.00
<b>Res &amp; Rec Total</b>	3,761	266,070,496	107	11,234,307	615	47,479,289	4,483	324,784,092	6,231,181
<b>% of Res &amp; Rec Total</b>	83.89	81.92	2.39	3.46	13.72	14.62	48.63	43.11	52.72
<b>Com &amp; Ind Total</b>	628	119,896,677	28	2,004,272	157	18,939,409	813	140,840,358	3,380,871
<b>% of Com &amp; Ind Total</b>	77.24	85.13	3.44	1.42	19.31	13.45	8.82	18.69	28.61
<b>17. Taxable Total</b>	4,389	385,967,173	135	13,238,579	772	66,418,698	5,296	465,624,450	9,612,052
<b>% of Taxable Total</b>	82.87	82.89	2.55	2.84	14.58	14.26	57.45	61.80	81.33



## Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	53	280,428	6,925,555		0	0	0
19. Commercial	5	1,418,347	5,413,828		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		53	280,428	6,925,555
19. Commercial	0	0	0		5	1,418,347	5,413,828
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					58	1,698,775	12,339,383

## 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	378	17,159,840	378	17,159,840	852,510
24. Non-Producing	0	0	0	0	206	136,141	206	136,141	0
25. Total	0	0	0	0	584	17,295,981	584	17,295,981	852,510

## Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	365	62	359	786

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	8	449,939	2	23,966	2,518	164,091,395	2,528	164,565,300
28. Ag-Improved Land	3	424,273	3	217,100	737	66,462,208	743	67,103,581
29. Ag Improvements	3	15,396	3	184,531	805	38,618,072	811	38,817,999
30. Ag Total							3,339	270,486,880

## 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	1	1.00	16,000	3	4.00	79,500	
33. HomeSite Improvements	0	0.00	0	3	4.00	142,917	
34. HomeSite Total							
35. FarmSite UnImp Land	1	36.08	31,498	0	0.00	0	
36. FarmSite Improv Land	2	5.00	500	2	4.01	1,825	
37. FarmSite Improvements	3	0.00	15,396	2	0.00	41,614	
38. FarmSite Total							
39. Road & Ditches	0	5.46	0	0	6.48	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	22	22.00	324,455	22	22.00	324,455	
32. HomeSite Improv Land	430	472.28	6,882,710	434	477.28	6,978,210	
33. HomeSite Improvements	439	459.28	29,803,402	442	463.28	29,946,319	1,353,852
34. HomeSite Total				464	499.28	37,248,984	
35. FarmSite UnImp Land	169	377.66	210,856	170	413.74	242,354	
36. FarmSite Improv Land	726	3,023.53	1,081,463	730	3,032.54	1,083,788	
37. FarmSite Improvements	764	0.00	8,814,670	769	0.00	8,871,680	0
38. FarmSite Total				939	3,446.28	10,197,822	
39. Road & Ditches	0	9,067.21	0	0	9,079.15	0	
40. Other- Non Ag Use	0	48.49	0	0	48.49	0	
41. Total Section VI				1,403	13,073.20	47,446,806	1,353,852

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	867.78	7.66%	629,147	9.38%	725.01
47. 2A1	4,895.35	43.23%	3,182,004	47.46%	650.01
48. 2A	3,437.65	30.36%	1,959,465	29.23%	570.00
49. 3A1	121.46	1.07%	61,337	0.91%	505.00
50. 3A	1,122.72	9.91%	533,309	7.95%	475.02
51. 4A1	654.43	5.78%	255,230	3.81%	390.00
52. 4A	224.31	1.98%	84,122	1.25%	375.03
53. Total	11,323.70	100.00%	6,704,614	100.00%	592.09
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,423.76	19.61%	1,789,847	26.96%	330.00
56. 2D1	7,015.95	25.36%	1,824,152	27.48%	260.00
57. 2D	8,437.65	30.50%	1,729,761	26.06%	205.01
58. 3D1	398.16	1.44%	77,645	1.17%	195.01
59. 3D	2,248.22	8.13%	438,430	6.60%	195.01
60. 4D1	3,367.22	12.17%	639,778	9.64%	190.00
61. 4D	773.46	2.80%	139,225	2.10%	180.00
62. Total	27,664.42	100.00%	6,638,838	100.00%	239.98
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	6,343.87	5.65%	1,462,544	8.40%	230.54
65. 2G1	6,499.35	5.79%	1,451,152	8.34%	223.28
66. 2G	20,175.18	17.96%	4,071,451	23.40%	201.80
67. 3G1	1,344.15	1.20%	266,211	1.53%	198.05
68. 3G	8,412.44	7.49%	1,588,958	9.13%	188.88
69. 4G1	18,570.58	16.53%	3,295,534	18.94%	177.46
70. 4G	50,986.13	45.39%	5,265,789	30.26%	103.28
71. Total	112,331.70	100.00%	17,401,639	100.00%	154.91
Irrigated Total	11,323.70	7.42%	6,704,614	21.77%	592.09
Dry Total	27,664.42	18.12%	6,638,838	21.56%	239.98
Grass Total	112,331.70	73.59%	17,401,639	56.52%	154.91
Waste	549.34	0.36%	18,573	0.06%	33.81
Other	784.66	0.51%	26,985	0.09%	34.39
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	152,653.82	100.00%	30,790,649	100.00%	201.70

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

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	6,418.80	48.67%	4,653,672	52.63%	725.01
47. 2A1	1,472.74	11.17%	1,053,018	11.91%	715.01
48. 2A	3,116.29	23.63%	2,056,755	23.26%	660.00
49. 3A1	180.09	1.37%	108,054	1.22%	600.00
50. 3A	1,001.59	7.60%	525,853	5.95%	525.02
51. 4A1	866.82	6.57%	390,081	4.41%	450.01
52. 4A	130.90	0.99%	55,637	0.63%	425.03
53. Total	13,187.23	100.00%	8,843,070	100.00%	670.58
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	74,923.39	68.54%	23,975,499	71.26%	320.00
56. 2D1	3,726.70	3.41%	1,173,953	3.49%	315.01
57. 2D	11,517.06	10.54%	3,570,303	10.61%	310.00
58. 3D1	2,794.43	2.56%	838,330	2.49%	300.00
59. 3D	6,046.70	5.53%	1,723,396	5.12%	285.01
60. 4D1	9,664.27	8.84%	2,222,798	6.61%	230.00
61. 4D	640.82	0.59%	140,979	0.42%	220.00
62. Total	109,313.37	100.00%	33,645,258	100.00%	307.79
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	9,895.69	16.05%	1,919,979	19.92%	194.02
65. 2G1	1,243.74	2.02%	240,614	2.50%	193.46
66. 2G	8,935.71	14.50%	1,502,141	15.58%	168.11
67. 3G1	1,337.72	2.17%	231,383	2.40%	172.97
68. 3G	11,284.97	18.31%	1,782,517	18.49%	157.95
69. 4G1	7,475.67	12.13%	1,206,516	12.52%	161.39
70. 4G	21,466.25	34.83%	2,756,323	28.59%	128.40
71. Total	61,639.75	100.00%	9,639,473	100.00%	156.38
<hr/>					
Irrigated Total	13,187.23	7.13%	8,843,070	16.96%	670.58
Dry Total	109,313.37	59.09%	33,645,258	64.51%	307.79
Grass Total	61,639.75	33.32%	9,639,473	18.48%	156.38
Waste	727.49	0.39%	24,862	0.05%	34.18
Other	117.92	0.06%	1,916	0.00%	16.25
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	184,985.76	100.00%	52,154,579	100.00%	281.94

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

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	14,611.42	70.20%	14,216,318	72.42%	972.96
47. 2A1	702.37	3.37%	667,257	3.40%	950.01
48. 2A	2,076.39	9.98%	1,947,288	9.92%	937.82
49. 3A1	761.35	3.66%	652,780	3.33%	857.40
50. 3A	1,208.05	5.80%	1,026,758	5.23%	849.93
51. 4A1	1,316.13	6.32%	1,019,296	5.19%	774.46
52. 4A	137.64	0.66%	101,791	0.52%	739.55
53. Total	20,813.35	100.00%	19,631,488	100.00%	943.22
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	104,541.99	71.81%	33,976,912	73.89%	325.01
56. 2D1	3,113.99	2.14%	996,479	2.17%	320.00
57. 2D	14,124.57	9.70%	4,378,636	9.52%	310.00
58. 3D1	2,521.31	1.73%	756,394	1.65%	300.00
59. 3D	5,761.79	3.96%	1,613,298	3.51%	280.00
60. 4D1	14,427.75	9.91%	3,967,798	8.63%	275.01
61. 4D	1,080.37	0.74%	291,712	0.63%	270.01
62. Total	145,571.77	100.00%	45,981,229	100.00%	315.87
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	16,500.34	29.18%	4,437,759	39.06%	268.95
65. 2G1	1,342.23	2.37%	303,470	2.67%	226.09
66. 2G	5,610.02	9.92%	1,382,558	12.17%	246.44
67. 3G1	813.70	1.44%	199,369	1.75%	245.02
68. 3G	4,270.31	7.55%	866,556	7.63%	202.93
69. 4G1	10,392.05	18.38%	2,160,021	19.01%	207.85
70. 4G	17,621.93	31.16%	2,012,349	17.71%	114.20
71. Total	56,550.58	100.00%	11,362,082	100.00%	200.92
Irrigated Total	20,813.35	9.29%	19,631,488	25.49%	943.22
Dry Total	145,571.77	65.00%	45,981,229	59.71%	315.87
Grass Total	56,550.58	25.25%	11,362,082	14.75%	200.92
Waste	961.05	0.43%	33,495	0.04%	34.85
Other	71.88	0.03%	2,247	0.00%	31.26
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	223,968.63	100.00%	77,010,541	100.00%	343.85

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

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	11,462.45	77.59%	9,513,850	80.85%	830.00
47. 2A1	438.83	2.97%	331,321	2.82%	755.01
48. 2A	966.47	6.54%	720,032	6.12%	745.01
49. 3A1	294.39	1.99%	216,381	1.84%	735.01
50. 3A	632.61	4.28%	449,158	3.82%	710.01
51. 4A1	809.18	5.48%	445,055	3.78%	550.01
52. 4A	168.25	1.14%	90,855	0.77%	540.00
53. Total	14,772.18	100.00%	11,766,652	100.00%	796.54
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	97,890.59	78.86%	37,198,443	81.64%	380.00
56. 2D1	2,983.09	2.40%	1,103,748	2.42%	370.00
57. 2D	10,443.78	8.41%	3,759,765	8.25%	360.00
58. 3D1	1,533.52	1.24%	467,758	1.03%	305.02
59. 3D	4,267.11	3.44%	1,237,466	2.72%	290.00
60. 4D1	6,052.51	4.88%	1,596,377	3.50%	263.75
61. 4D	956.49	0.77%	200,868	0.44%	210.01
62. Total	124,127.09	100.00%	45,564,425	100.00%	367.08
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4,510.90	16.58%	1,260,014	29.20%	279.33
65. 2G1	133.67	0.49%	37,911	0.88%	283.62
66. 2G	1,811.06	6.66%	410,926	9.52%	226.90
67. 3G1	30.39	0.11%	5,828	0.14%	191.77
68. 3G	1,635.38	6.01%	337,449	7.82%	206.34
69. 4G1	3,114.00	11.44%	601,933	13.95%	193.30
70. 4G	15,976.20	58.71%	1,660,776	38.49%	103.95
71. Total	27,211.60	100.00%	4,314,837	100.00%	158.57
Irrigated Total	14,772.18	8.84%	11,766,652	19.08%	796.54
Dry Total	124,127.09	74.30%	45,564,425	73.88%	367.08
Grass Total	27,211.60	16.29%	4,314,837	7.00%	158.57
Waste	318.98	0.19%	7,997	0.01%	25.07
Other	624.41	0.37%	15,577	0.03%	24.95
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	167,054.26	100.00%	61,669,488	100.00%	369.16

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

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	7.00	2.47%	17,290	3.29%	2,470.00
47. 2A1	96.30	33.98%	218,602	41.59%	2,270.01
48. 2A	110.91	39.13%	246,777	46.95%	2,225.02
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	45.41	16.02%	31,333	5.96%	690.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	23.80	8.40%	11,662	2.22%	490.00
53. Total	283.42	100.00%	525,664	100.00%	1,854.72
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	108.79	42.25%	107,159	54.48%	985.01
56. 2D1	6.80	2.64%	6,018	3.06%	885.00
57. 2D	77.46	30.08%	64,681	32.89%	835.02
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	2.66	1.03%	1,037	0.53%	389.85
60. 4D1	60.40	23.46%	17,516	8.91%	290.00
61. 4D	1.40	0.54%	266	0.14%	190.00
62. Total	257.51	100.00%	196,677	100.00%	763.76
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	44.01	4.40%	34,330	4.96%	780.05
65. 2G1	32.28	3.23%	25,018	3.62%	775.03
66. 2G	93.88	9.39%	66,753	9.65%	711.05
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	246.04	24.62%	150,950	21.81%	613.52
69. 4G1	83.96	8.40%	62,972	9.10%	750.02
70. 4G	499.16	49.95%	351,984	50.86%	705.15
71. Total	999.33	100.00%	692,007	100.00%	692.47
Irrigated Total	283.42	17.88%	525,664	37.15%	1,854.72
Dry Total	257.51	16.25%	196,677	13.90%	763.76
Grass Total	999.33	63.06%	692,007	48.91%	692.47
Waste	4.03	0.25%	101	0.01%	25.06
Other	40.54	2.56%	368	0.03%	9.08
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	1,584.83	100.00%	1,414,817	100.00%	892.72



## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	309.64	538,924	179.34	119,777	59,890.90	46,812,787	60,379.88	47,471,488
<b>77. Dry Land</b>	44.12	28,394	40.63	8,185	406,849.41	131,989,848	406,934.16	132,026,427
<b>78. Grass</b>	387.03	258,644	212.56	31,363	258,133.37	43,120,031	258,732.96	43,410,038
<b>79. Waste</b>	5.00	175	11.88	416	2,544.01	84,437	2,560.89	85,028
<b>80. Other</b>	15.30	77	0.00	0	1,624.11	47,016	1,639.41	47,093
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>761.09</b>	<b>826,214</b>	<b>444.41</b>	<b>159,741</b>	<b>729,041.80</b>	<b>222,054,119</b>	<b>730,247.30</b>	<b>223,040,074</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	60,379.88	8.27%	47,471,488	21.28%	786.21
<b>Dry Land</b>	406,934.16	55.73%	132,026,427	59.19%	324.44
<b>Grass</b>	258,732.96	35.43%	43,410,038	19.46%	167.78
<b>Waste</b>	2,560.89	0.35%	85,028	0.04%	33.20
<b>Other</b>	1,639.41	0.22%	47,093	0.02%	28.73
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>730,247.30</b>	<b>100.00%</b>	<b>223,040,074</b>	<b>100.00%</b>	<b>305.43</b>

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

17 Cheyenne

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	2008 CTL County Total	2009 Form 45 County Total	Value Difference (2009 form 45 - 2008 CTL)	Percent Change	2009 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	313,957,552	324,490,065	10,532,513	3.35%	6,231,181	1.37%
02. Recreational	1,080,654	294,027	-786,627	-72.79%	0	-72.79%
03. Ag-Homesite Land, Ag-Res Dwelling	33,083,073	37,248,984	4,165,911	12.59%	1,353,852	8.50%
<b>04. Total Residential (sum lines 1-3)</b>	<b>348,121,279</b>	<b>362,033,076</b>	<b>13,911,797</b>	<b>4.00%</b>	<b>7,585,033</b>	<b>1.82%</b>
05. Commercial	118,810,440	129,590,882	10,780,442	9.07%	3,380,871	6.23%
06. Industrial	8,996,410	11,249,476	2,253,066	25.04%	0	25.04%
07. Ag-Farmsite Land, Outbuildings	9,981,730	10,197,822	216,092	2.16%	0	2.16%
08. Minerals	22,569,261	17,295,981	-5,273,280	-23.36	852,510	-27.14
<b>09. Total Commercial (sum lines 5-8)</b>	<b>160,357,841</b>	<b>168,334,161</b>	<b>7,976,320</b>	<b>4.97%</b>	<b>4,233,381</b>	<b>2.33%</b>
<b>10. Total Non-Agland Real Property</b>	<b>508,479,120</b>	<b>530,367,237</b>	<b>21,888,117</b>	<b>4.30%</b>	<b>11,818,414</b>	<b>1.98%</b>
11. Irrigated	40,587,184	47,471,488	6,884,304	16.96%		
12. Dryland	125,130,240	132,026,427	6,896,187	5.51%		
13. Grassland	41,710,765	43,410,038	1,699,273	4.07%		
14. Wasteland	86,876	85,028	-1,848	-2.13%		
15. Other Agland	36,590	47,093	10,503	28.70%		
<b>16. Total Agricultural Land</b>	<b>207,551,655</b>	<b>223,040,074</b>	<b>15,488,419</b>	<b>7.46%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>716,030,775</b>	<b>753,407,311</b>	<b>37,376,536</b>	<b>5.22%</b>	<b>11,818,414</b>	<b>3.57%</b>

**2008 Plan of Assessment for Cheyenne County, Nebraska**  
**Assessment Years 2009, 2010, and 2011**  
**Date: June 15, 2008**

Plan of Assessment Requirements

Pursuant to Neb.Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessments practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Nebraska Department of Revenue on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

### General Description of Real Property in Cheyenne County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base	
Residential	4415	48.30	44.98%	
Commercial	736	8.05	14.24%	
Industrial	79	00.86	1.29%	
Agricultural	3337	36.50	36.05%	
Mineral	570	06.24	03.28%	
Recreational	4	00.04	00.15%	

Agricultural land-taxable acres 729,568.15

Irrigation	Dry land	Grassland	Waste	Other
8.31%	55.83%	35.48%	.36%	.02%

Other pertinent facts-36,453.12 acres or 4.76% of Cheyenne County is residential, commercial and or industrial.

New Property: For assessment year 2008, 1967 building and/or information statements were filed for new property construction/additions in the city and county, changes in CRP and new EQUIP programs and general information to update parcels.

For more information see 2008 Reports & Opinions, Abstract and Assessor Survey

### Current Resources

- A. **Staff**-1 Deputy Assessor and 3 Clerks
- B. **Budget**-\$177,500
- C. **Training**-Workshops and required continuing education for certification for assessor & deputy.
- D. **Cadastral Maps accuracy/condition, other land use maps, aerial photos**-Our cadastral map is continually updated per Neb statutes. It is dated 1968 and is worn out. Our aerial maps are updated on a continual basis and they are dated about 1989-1991.
- E. **Property Record cards**-On file in the assessor's office are property record cards for each parcel of real property including improvements on leased land and exempt properties. These are updated every time a valuation year has been done and before the valuation notices are sent out June 1. We have both a hard copy and electronic version of the property. Each card or electronic copy contains a worksheet of the property, picture, sketch of the improvement, school district codes, four or more years of valuation history including the nature of the change and an indication of assessment body or official ordering the change. The cost approach is most generally used in valuing the residential and commercial properties. We have also used the income and cost approach for some of our low-income housing. Sales comparisons are used for our agricultural land.
- F. **Software for CAMA, Assessment Administration, GIS**-The Cheyenne County Assessor's office has a contract with Terra Scan through the Property Assessment Division, Department of Revenue, for support. The data used for cost calculations is supplied by Marshall & Swift.
- G. **Web-based**-No real property is currently on the Internet.

### Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property**-After all Real Estate transfers are transferred to the new owner all corresponding changes are made to the record card, computer, and cadastral map. The transfer is reviewed by the assessor and deputy to ascertain if it is a good sale. If the property is a commercial or agricultural parcel, we try to contact the buyer or seller, either by letter or telephone to verify the sale. All sale verifications are kept in a notebook in the office. If the sale is over or under 50% of the assessed value, we do a drive by or visit the property to confirm our information. Cheyenne County is zoned as well as Sidney, Potter and Lodgepole. All building permits are handled through the City of Sidney and are received in the assessor's office at month's end. We also go out physically and review areas of the country as well as the towns to pick up additional building projects that owners failed to apply for permits.
- B. **Data Collection**-For 2008, our appraiser, Jerry Knoche, physically measured and reviewed all new residential, commercial and agricultural improvements. Mr. Knoche also is reviewing all commercial property, sales and depreciations so Cheyenne County can implement a new cost index for commercial and industrial properties for 2009. Letters were sent out in October of 2007 to all farmers to double check if new acres had been put in CRP, EQUIP or any other changes in irrigation, dry land or grass acres for 2008.
- C. **Review assessment sales ratio studies before assessment actions**-Ratio studies are done on all classes of property. The assessor's office contacts either the buyer or seller by phone, in person or by a letter to qualify the agricultural and commercial sales. Agricultural sales were studied by processing all agricultural lands with improvements and without improvements. Each market area was defined and ratio studies were done. Each individual class of land was defined and ratio studies were done for them. The ideal was for each land class to come in between 69-75% of value so that all land classes were equalized. Ratio studies on all residential parcels were done to double check the median, aggregate mean and weighted mean, price related differential, the coefficient of dispersion and standard deviation. These studies included Sidney and the rural residential as well as Potter, Dalton, Lodgepole, and Gurley. All sales were analyzed to make sure Cheyenne County was in compliance with respect to equalization procedures. A new 2006 cost index was implemented for all residential homes in the county in 2007. All residential homes in Cheyenne County have been physically inspected in the last 3 years. Commercial parcels were analyzed and ratios were run. All pickup work and new construction were added to the assessment rolls. Low-income housing was reviewed and an income approach to value was developed.
- D. **Approaches to value**
  - 1.) Market Value- For 2008, depreciation studies and statistics were reviewed to make sure our values were still within the 92% to 100% of market values. We tested new home site values for agricultural residential in areas 452, 453, 454 and agricultural improved areas 2,3 & 4 to make sure that those areas were not too high or too low. We analyzed our agricultural sales and either moved up or moved down some values on the three classes of land (irrigation, dry land and grassland) so that we were within the 69-75% of market value.
  - 2.) Cost Approach-The cost manual used for 2008 for residential and rural properties was 2006. Depreciation studies were done with the duplicate sales and a new depreciation was used for 2007. Matched pair studies were also used to track the depreciation.

The commercial properties are in the 1999 cost index. We are still within the sales ratio, but we need to update the cost index.

- 3.) Income Approach-The income approach was used for several low income housing parcels. Information timely provided by management for the low income housing was used.
  - 4.) Land Valuation-Studies were done in each market area as a whole as well as each individual market. Contacts were made to the buyers and sellers of the land as well as visiting the sale parcels. Each land class was tested so that every class (irrigation, grass, and dry land) came in within the 69-75% of value.
- E. **Reconciliation of final value and documentation**-Each parcel shows how we arrived at the value using the Marshall and Swift costs for the index we used for 2008. New agricultural values are shown on the agricultural record as well as the soil type with the final value.
- F. **Review assessment sales ratio studies after assessment actions**-Ratios were run for each residential and commercial city and town as well as all rural residential and commercial parcels to check to see if we were within market value. The Sioux Meadows commercial sales were low, but due to high sales and foreclosures on the same properties, these values were left alone. Ratios were run in each agricultural area as well as for each land class to check our new values.
- G. **Notices and public relations**-Valuation notices were sent out May 30, 2008. Along with the notice was a letter explaining why valuations changed along with the agricultural, residential and commercial sales. A legal notice certifying the completion of the real property assessment roll was published in the Sidney Sun-Telegraph. By June 6 of each year, the assessor mailed assessment/sales ratio statistics (as determined by TERC) to the media (KSID and Sidney Sun-Telegraph) and posted the level of value, etc in the assessor's office.

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

Property Class	Median	COD	PRD
Residential	99.00	5.01	100.50
Commercial	97.00	20.01	100.55
Agricultural	72.00	12.04	102.71

(COD means coefficient of dispersion and PRD means price related differential.)

For more information regarding statistical measures see 2008 Reports and Opinions.

**Assessment actions planned for Assessment Year 2009**

**Residential**-We will do statistics on all the residential homes in Sidney, Dalton, Potter, Gurley, Lodgepole and agricultural residential. If it indicates that we need to do a new depreciation and put in a new cost index, it will be done. We are already in the process of reviewing the sales and their depreciation for the last 2 years. An excel sheet has been set up with the sale dates, RCN's, land values, % of depreciation, etc. Statistics that have been run, show that agricultural residential areas 450, 451, 452, 453 and 454 are out of compliance. Lodgepole will need to be reviewed again as sales are showing that the median and PRD are out of compliance. Sidney's median and COD and PRD are still between 92 and 100% of value. Subdivisions in Sidney have been reviewed to double check their statistics and make sure they are still ok. We have a new TIF project that will begin in 2009 for new homes. All new residential homes, additions, etc will be physically measured and inspected and put on the tax rolls. All sales 50% above or 50% below the sale price will be physically inspected or looked at with a drive by to check our current record card to make sure all information is correct. All permits will be inspected.

Land values in the towns and rural residential will need to be looked at again to make sure we are keeping up with sales. Duplicate sales and matched pairs and multiple regression and model building will be utilized to monitor the market as well as running statistics for all residential property and subclasses. Review residential sale rosters for any changes or corrections.

**Commercial-**Jerry Knoche will finish the review of our commercial properties. Excel worksheets have been set up to examine land, RCN's, sales, and depreciation. We will probably put the commercial properties in the 2008 cost index. New construction and vacant land sales will be measured and evaluated. We will review low-income housing and do an income and cost approach. All permits and pickup work will be appraised. All sales 50% above and 50% below the sales price will be physically checked to verify our records. Commercial sale rosters will be reviewed for any changes or corrections. Statistics will be run to show the level of value.

**Agricultural-**All five market areas will be looked at for changes in value for dry land, irrigation and grass as well as any use changes. Also any market areas that show an indication of a difference in value within an area will be checked to see if we need to develop another market area. We will try to contact either the buyer or seller to determine whether the sale is an arms length sale or not and if there are any adjustments to the sale price because of personal property or any other indication pertinent to the sale. Changes to the soil maps and mapping symbols will need to be counted for inclusion in 2009. Physically inspect different areas of agricultural land for any land change uses and contact agricultural owners for any updates. Agricultural sale rosters will be reviewed for any changes or corrections. Develop criteria to be used in making the determination of primary use of a parcel of land including a field review of the property. The criteria will be used to determine if the parcel is eligible for assessment as agricultural or horticultural land. Send out letters to agricultural land owners to check for CRP expirations and new contracts.

**Special Value-Ag-land**—as of this moment there is no special value in Cheyenne County for Ag-land

#### **Assessment Actions Planned For Assessment Year 2010**

**Residential-**Statistics will be run on each class and subclass of residential properties to check to see if we are in compliance. If the statistics show that we are overvalued or under valued, we will take steps to rectify the valuations. Physically review mobile homes and rural residential properties. Review vacant land sales in the country and in the urban areas. Review all sales 50% above and 50% below sales price to verify property record card. All permits and pickup work to be reviewed and put on the assessment rolls. Again, use duplicate sales, multiple regressions and matched pair studies to monitor the market and refine depreciation schedules. Residential sale rosters will be reviewed and corrected.

**Commercial-**All commercial land will have been put in a new cost index in 2009. Statistics will be run to make sure all land and improvements are still in compliance. All permits and pickup work will be assessed and put on the tax rolls. Commercial sale rosters will be reviewed and corrected.

**Agricultural Land-** Letters will be sent out to all agricultural owners about their expired CRP contracts. Statistics will be run for all market areas and as a whole. All land classes will be looked at statistically to see if they are in at market value and adjusted accordingly. Buyers or sellers will be contacted to verify sales. Land classes will need to be double checked for any use changes.

**Special Value-Ag land**-As Sidney grows, it may be necessary to look at Special Valuation, especially on the eastern edge of the City.

**Assessment Actions Planned for Assessment Year 2011**

**Residential**-Statistics will be run to determine the median, COD and PRD. It may be necessary to move up or down a class, subclass, subdivision or town. Mobile homes and rural residential will be checked for any significant changes. Begin a physical review of Sidney, Potter, Lodgepole, Dalton, and Gurley. Matched pair studies, duplicate sales and multiple regression and market models will be utilized. Review the cost index and make changes if necessary. Residential sale rosters will be reviewed and corrected. Put on the assessment roll all new residential permits-new construction, additions, alterations, etc.

**Commercial**-Review all sales and statistics for compliance. All pickup work and permits will be appraised and put on the assessment roll. The buyer or seller will be contacted to verify sales. If applicable, use income approach with cost approach on properties. Commercial sale rosters will be reviewed and corrected.

**Agriculture**-Double-check all market areas. Run statistics on all markets areas and subclasses. Contact buyers or sellers to verify sales. Check dry land, irrigation and grass for any change of use. Check on expiring or new CRP contracts. Agricultural sale rosters will be reviewed and corrected.

**Special Value-Ag land**-If conditions exist to look at special value; it will be implemented.

**Other functions performed by the assessor's office, but not limited to:**

1. The assessor's office maintains over 9,200 real property parcels. Each card is continually updated with new values and data sheets as well as an explanation on what we did that valuation year with that parcel. We continually update our cadastral and aerial maps with split outs and new ownership changes.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. **Abstracts (Real & Personal)**-This is a summary of all the agricultural residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The personal property abstract is a summary of all commercial and agricultural personal property and their value. The real estate abstract is due on or before March 19 of each year and the personal property abstract is due on or before June 15 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state's sales file.
  - b. **Assessor's survey**-Each year on or before June 15, each assessor must outline what they are planning to focus on for the following valuation year. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Department of Revenue Property Assessment Division, receives a copy of this report on or before October 31 of each year. This survey is a report of information regarding each assessor's office.



- c. **Sales information to PAD rosters & annual Assessed Value Update w/abstract**-Sales information is reviewed and qualified as either a good sale or not. For commercial and agricultural sales, we try to verify prices and personal property. Rosters of all sales from the Property Assessment Division are checked in July, September, and November and the final rosters come in January and are used as our preliminary statistics for the new year. After all new values are put on the parcels, an abstract of all real property is filed on or before March 19
- d. **Certification of value to political Subdivision**-By August 20 of each year, current valuations of all personal property, central assessed and real property by class or subclass for all political entities must be certified. These certified values are used in determining tax levies.
- e. **School District Taxable Report**-The report of each school district's current valuations of all personal property, central assessed and real property by class or subclass as required by the Property Tax Administrator.
- f. **Homestead Exemption Tax Loss Report (in conjunction w/treasurer)**-File on or before November 30 of each year with the County Treasurer, the total tax revenue that will be lost to the taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35.
- g. **Certificate of Taxes Levied Report**-This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in a county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
- h. **Report of current values for properties owned by Board of Educational Lands & Funds**-Section 72-258.03 requires the Property Tax Administrator to determine "adjusted values" for each of these parcels. So that she or he may determine these values, the assessor sends the assessed value and school district information to PAT on or before December 1 of that year.
- i. **Report of exempt property and taxable government owned property**-Not later than December 1, 2004, and every fourth December 1 thereafter, the county assessor or each county has to file with the Property Tax Administrator and the county board a report specifying the following information for the then current year: The legal description and owner of all property owned by the state or a governmental subdivision of the state and the legal description and owner of all property subject to taxation pursuant to sections 77-202.11 and 77202.12. This may be revised as a bill was introduced to eliminate this report.
- j. **Annual plan of assessment report**-A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments and is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.

3. **Personal Property**-Approximately 1900 personal property schedules are processed each year. We mail all of out of state schedules during the first week of January. Subsequently we send out the rest of the schedules during the middle of March if the people haven't filed yet. After May 1 we go through all of the schedules that aren't in and send out a failure to file notice and penalties applied as required. If a schedule is timely filed, but without a signature, an unsigned notice is sent out. After July 31, a penalty of 25% is attached to each schedule not filed and a notice of failure to file is again sent out.
4. **Permissive exemptions**-Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.
5. **Taxable government owned property**-Each year before March 1 the county assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
6. **Homestead exemptions**-Approximately 400 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients on February 1 of each year. Every application is examined by the assessor, and except for the income requirements, it is determined whether or not such application should be approved or rejected. If it is approved, the county assessor marks the same approved and signs the application. If the application is not allowed by reason of not being in conformity to law, the assessor marks the application rejected and states thereon the reason for such rejection and signs the application. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed not later than July 31 of each year except in cases of a change in ownership or occupancy from January 1 through August 15 or a late application authorized by the county board, the notice is sent within a reasonable time.
7. **Centrally assessed**-All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the central assessed companies. PAD is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PAD.
8. **Tax increment financing**-This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of the approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney has six (6) Tax Increment Financing projects. We also fill out reports sent to us from the City of Sidney for new valuations on TIF projects.
9. **Tax districts and tax rates**-The assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified in such. For taxing purposes, we

are responsible for making sure all tax rates are correct when we do the billing for taxes at the end of November. Also our grand values in each taxing entity are used to figure tax rates on.

10. **Tax lists**-On or before November 22 of each year, the county assessor prepares and certifies the tax list to the county treasurer for real property, personal property and centrally assessed properties.
11. **Tax list corrections**-The county assessor prepares tax list correction documents for county board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
12. **County Board of Equalization**-The county assessor attends all county board equalization meetings for valuation protests and assembles and provides information for the board so that they may make an informed decision about the protest.
13. **TERC appeals**-The assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
14. **TERC statewide equalization**-The assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county has to raise or lower a class or subclass, an abstract has to be re-certified by June 5 of that year.
15. **Education**-The assessor and his/her deputy beginning January 1, 2007 through December 31, 2010 must have 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and assessor meetings.

#### **Conclusion**

The 2008-2009 budget request for the assessor's office is \$184,873. This figure includes raises for the staff. The assessor and deputy assessor will be attending several classes during the year to keep up with continuing education requirements. The budget request for the appraisal budget out of the Inheritance Fund is \$56,500. Jerry Knoche is the appraiser for Cheyenne County and Pritchard and Abbott will do the minerals.

Respectfully submitted,

Assessor signature \_\_\_\_\_ Date: June 15, 2008

## 2009 Assessment Survey for Cheyenne County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	One
2.	<b>Appraiser(s) on staff</b>
	None
3.	<b>Other full-time employees</b>
	Three
4.	<b>Other part-time employees</b>
	None
5.	<b>Number of shared employees</b>
	None
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$184,400
7.	<b>Part of the budget that is dedicated to the computer system</b>
	\$ 14,000
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$184,400
9.	<b>Amount of the total budget set aside for appraisal work</b>
	None
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$ 4,500
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$ 52,100 that is part of the County's General Fund.
12.	<b>Other miscellaneous funds</b>
	None.
13.	<b>Total budget</b>
	\$236,500 (line 8 + line 11 + line 12)
a.	<b>Was any of last year's budget not used:</b>
	Yes, \$2,627.

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

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

4.	<b>Who maintains the Cadastral Maps?</b>
	The Deputy Assessor
5.	<b>Does the county have GIS software?</b>
	The County has implemented GIS software this year; GIS WorkShop
6.	<b>Who maintains the GIS software and maps?</b>
	The Deputy Assessor and office staff.
7.	<b>Personal Property software:</b>
	Terra Scan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Lodgepole, Potter and Sidney
4.	<b>When was zoning implemented?</b>
	1980

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Knoche Appraisal
2.	<b>Other services</b>
	Terra Scan for Administrative, CAMA, and personal property software; Pritchard and Abbott for oil and gas.



# Certification

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

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

One copy to the Cheyenne County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



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

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Ruth A. Sorensen  
Property Tax Administrator





## Valuation History Charts