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## 2009 Commission Summary

### 29 Dundy

#### Residential Real Property - Current

Number of Sales	42	COD	13.11
Total Sales Price	\$1,902,200	PRD	103.71
Total Adj. Sales Price	\$2,077,200	COV	16.58
Total Assessed Value	\$1,760,331	STD	14.57
Avg. Adj. Sales Price	\$49,457	Avg. Absolute Deviation	11.60
Avg. Assessed Value	\$41,913	Average Assessed Value of the Base	\$26,582
Median	89	Wgt. Mean	85
Mean	88	Max	120
Min	54.20		

#### Confidence Interval - Current

95% Median C.I	83.74 to 94.12
95% Mean C.I	83.48 to 92.30
95% Wgt. Mean C.I	80.48 to 89.01

% of Value of the Class of all Real Property Value in the County	7.77
% of Records Sold in the Study Period	4.53
% of Value Sold in the Study Period	7.14

#### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	50	94	11.72	103.89
2007	51	98	8.74	103.41
2006	64	100	18.4	106.98
2005	52	97	18.4	104.88

## 2009 Commission Summary

### 29 Dundy

#### Commercial Real Property - Current

Number of Sales	11	COD	15.24
Total Sales Price	\$540,593	PRD	90.49
Total Adj. Sales Price	\$540,593	COV	28.96
Total Assessed Value	\$538,236	STD	26.09
Avg. Adj. Sales Price	\$49,145	Avg. Absolute Deviation	15.07
Avg. Assessed Value	\$48,931	Average Assessed Value of the Base	\$25,789
Median	99	Wgt. Mean	100
Mean	90	Max	114
Min	35		

#### Confidence Interval - Current

95% Median C.I	42.70 to 107.74
95% Mean C.I	72.57 to 107.63
95% Wgt. Mean C.I	95.72 to 103.40

% of Value of the Class of all Real Property Value in the County 1.64

% of Records Sold in the Study Period 5.45

% of Value Sold in the Study Period 10.33

#### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	11	98	18.48	93.86
2007	11	99	11.25	100.08
2006	19	99	21.77	104.9
2005	18	99	20.4	106

## 2009 Commission Summary

### 29 Dundy

#### Agricultural Land - Current

Number of Sales	56	COD	14.78
Total Sales Price	\$19,587,122	PRD	109.51
Total Adj. Sales Price	\$18,472,152	COV	19.99
Total Assessed Value	\$11,692,524	STD	13.86
Avg. Adj. Sales Price	\$329,860	Avg. Absolute Deviation	10.06
Avg. Assessed Value	\$208,795	Average Assessed Value of the Base	\$107,659
Median	68	Wgt. Mean	63
Mean	69	Max	101.70
Min	37.50		

#### Confidence Interval - Current

95% Median C.I	65.06 to 70.62
95% Mean C.I	65.69 to 72.95
95% Wgt. Mean C.I	58.83 to 67.76

% of Value of the Class of all Real Property Value in the County	83.42
% of Records Sold in the Study Period	2.28
% of Value Sold in the Study Period	7.88

#### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	60	71	13.3	105.65
2007	53	74	14.34	105.48
2006	49	75	15.06	105.82
2005	50	77	16.19	100.03



## **2009 Opinions of the Property Tax Administrator for Dundy 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 Dundy County is 89.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Dundy County is not in compliance with generally accepted mass appraisal practices.

In order to move the level of value of Assessor Location of assessor location Benkelman with-in the acceptable range, I have recommended an adjustment of 9.00%.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Dundy County is 100.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Dundy 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 Dundy County is 69.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Dundy County is not in compliance with generally accepted mass appraisal practices.

In order to move the level of value of Assessor Location of Market Area one with-in the acceptable range, I have recommended an adjustment of 11.00%.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen  
Property Tax Administrator





## PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>92</b>	COV:	25.27	95% Median C.I.:	83.74 to 94.77
TOTAL Sales Price:	1,952,100	WGT. MEAN:	86	STD:	22.63	95% Wgt. Mean C.I.:	81.62 to 90.26
TOTAL Adj.Sales Price:	2,127,100	MEAN:	90	AVG.ABS.DEV:	14.55	95% Mean C.I.:	82.92 to 96.15
TOTAL Assessed Value:	1,827,936						
AVG. Adj. Sales Price:	47,268	COD:	15.82	MAX Sales Ratio:	198.03		
AVG. Assessed Value:	40,620	PRD:	104.19	MIN Sales Ratio:	53.68		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	9	81.08	80.05	82.35	11.01	97.22	65.70	93.68	66.33 to 92.52	72,155	59,417
10/01/06 TO 12/31/06	5	99.21	89.21	92.37	12.93	96.58	56.10	105.74	N/A	24,700	22,816
01/01/07 TO 03/31/07	3	78.44	116.03	82.18	53.72	141.19	71.62	198.03	N/A	21,500	17,668
04/01/07 TO 06/30/07	8	92.06	94.17	91.92	7.30	102.45	83.74	106.91	83.74 to 106.91	39,037	35,881
07/01/07 TO 09/30/07	5	100.11	91.25	99.61	12.10	91.61	53.68	104.44	N/A	31,780	31,655
10/01/07 TO 12/31/07	9	92.16	88.29	80.77	13.93	109.31	54.20	119.63	72.25 to 99.12	48,944	39,532
01/01/08 TO 03/31/08	2	73.00	73.00	76.94	9.81	94.88	65.84	80.16	N/A	106,500	81,938
04/01/08 TO 06/30/08	4	97.54	91.05	97.63	11.66	93.25	64.57	104.54	N/A	41,250	40,273
____Study Years____											
07/01/06 TO 06/30/07	25	87.72	90.72	86.01	16.63	105.47	56.10	198.03	81.08 to 93.68	45,988	39,555
07/01/07 TO 06/30/08	20	94.41	88.05	85.84	14.46	102.58	53.68	119.63	78.05 to 100.11	48,870	41,952
____Calendar Yrs____											
01/01/07 TO 12/31/07	25	92.18	94.09	87.49	16.57	107.54	53.68	198.03	86.41 to 99.12	39,048	34,165
____ALL____											
	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620
<b>ASSESSOR LOCATION</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
BENKELMAN	36	89.97	90.51	84.49	16.81	107.13	54.20	198.03	80.16 to 98.70	47,713	40,311
HAIGLER	5	88.97	87.25	88.26	14.34	98.85	56.10	105.77	N/A	20,100	17,739
PARKS	1	53.68	53.68	53.68			53.68	53.68	N/A	1,900	1,020
RURAL SITE	3	93.68	93.63	93.49	0.78	100.16	92.52	94.70	N/A	102,333	95,667
____ALL____											
	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620
<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	41	88.97	90.11	84.69	16.67	106.39	54.20	198.03	81.08 to 98.70	44,346	37,558
3	4	93.10	83.65	93.24	11.33	89.71	53.68	94.70	N/A	77,225	72,005
____ALL____											
	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620
<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	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620
____ALL____											
	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620

## PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

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TOTAL Adj.Sales Price:	2,127,100	MEAN:	90	AVG.ABS.DEV:	14.55	95% Mean C.I.:	82.92 to 96.15
TOTAL Assessed Value:	1,827,936						
AVG. Adj. Sales Price:	47,268	COD:	15.82	MAX Sales Ratio:	198.03		
AVG. Assessed Value:	40,620	PRD:	104.19	MIN Sales Ratio:	53.68		

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## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	41	92.16	90.05	85.93	16.07	104.79	53.68	198.03	81.08 to 95.56	51,197	43,993
06											
07	4	90.45	84.28	86.48	12.98	97.46	56.10	100.11	N/A	7,000	6,053
ALL	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536	1	93.68	93.68	93.68			93.68	93.68	N/A	120,000	112,419
29-0117	44	90.45	89.44	85.47	16.40	104.64	53.68	198.03	81.08 to 95.56	45,615	38,989
NonValid School											
ALL	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620

## 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	1	88.02	88.02	88.02			88.02	88.02	N/A	17,500	15,403
Prior TO 1860											
1860 TO 1899	1	78.05	78.05	78.05			78.05	78.05	N/A	70,000	54,638
1900 TO 1919	14	97.13	95.68	88.09	23.18	108.62	53.68	198.03	65.70 to 106.91	27,407	24,142
1920 TO 1939	6	92.17	90.83	94.17	10.61	96.46	64.57	105.74	64.57 to 105.74	34,400	32,393
1940 TO 1949	4	68.97	74.62	76.45	12.38	97.60	65.84	94.70	N/A	53,250	40,712
1950 TO 1959	6	93.74	94.24	90.83	9.25	103.76	83.74	104.54	83.74 to 104.54	39,916	36,255
1960 TO 1969	4	90.60	84.40	90.05	17.45	93.72	56.10	100.31	N/A	54,625	49,191
1970 TO 1979	7	92.52	88.07	84.82	6.36	103.83	72.25	94.77	72.25 to 94.77	97,642	82,822
1980 TO 1989	2	80.25	80.25	72.25	14.56	111.06	68.56	91.93	N/A	47,500	34,319
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620

## 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: 45 **MEDIAN: 92** COV: 25.27 95% Median C.I.: 83.74 to 94.77  
 TOTAL Sales Price: 1,952,100 WGT. MEAN: 86 STD: 22.63 95% Wgt. Mean C.I.: 81.62 to 90.26  
 TOTAL Adj.Sales Price: 2,127,100 MEAN: 90 AVG.ABS.DEV: 14.55 95% Mean C.I.: 82.92 to 96.15  
 TOTAL Assessed Value: 1,827,936  
 AVG. Adj. Sales Price: 47,268 COD: 15.82 MAX Sales Ratio: 198.03  
 AVG. Assessed Value: 40,620 PRD: 104.19 MIN Sales Ratio: 53.68

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	5	100.11	109.31	114.29	32.19	95.65	53.68	198.03	N/A		3,280	3,748
5000 TO 9999	5	104.54	90.12	93.24	20.03	96.65	56.10	119.63	N/A		7,100	6,619
Total \$												
1 TO 9999	10	102.33	99.71	99.89	26.41	99.83	53.68	198.03	56.10 to 119.63		5,190	5,184
10000 TO 29999	9	91.93	87.46	87.11	9.32	100.40	65.70	99.75	71.62 to 98.70		20,700	18,032
30000 TO 59999	11	92.18	87.89	88.08	13.24	99.79	54.20	106.91	65.84 to 104.44		42,127	37,103
60000 TO 99999	8	82.30	83.78	83.24	13.14	100.66	66.33	103.92	66.33 to 103.92		67,062	55,820
100000 TO 149999	5	92.52	91.06	91.14	5.45	99.91	81.08	100.31	N/A		109,800	100,076
150000 TO 249999	2	76.21	76.21	76.09	5.19	100.15	72.25	80.16	N/A		170,000	129,354
ALL												
	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77		47,268	40,620

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	6	76.77	78.20	77.11	26.16	101.42	53.68	105.77	53.68 to 105.77		4,066	3,135
5000 TO 9999	4	112.69	131.99	120.10	23.82	109.89	104.54	198.03	N/A		6,875	8,257
Total \$												
1 TO 9999	10	102.33	99.71	99.89	26.41	99.83	53.68	198.03	56.10 to 119.63		5,190	5,184
10000 TO 29999	11	88.02	83.62	81.76	12.85	102.28	54.20	99.75	65.70 to 98.70		23,027	18,826
30000 TO 59999	15	86.41	87.05	84.77	12.51	102.70	65.84	106.91	78.05 to 99.12		53,226	45,118
60000 TO 99999	4	91.21	91.86	90.09	8.17	101.95	81.08	103.92	N/A		86,125	77,593
100000 TO 149999	5	92.52	87.78	85.69	8.99	102.44	72.25	100.31	N/A		135,800	116,370
ALL												
	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77		47,268	40,620

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	1	88.02	88.02	88.02			88.02	88.02	N/A		17,500	15,403
10	8	88.93	98.32	81.33	29.45	120.88	64.57	198.03	64.57 to 198.03		25,562	20,791
20	16	92.05	87.29	86.82	15.27	100.54	53.68	119.63	65.84 to 99.75		22,575	19,600
30	16	92.35	88.59	88.20	11.62	100.44	54.20	106.91	78.95 to 99.21		62,181	54,841
35	1	100.31	100.31	100.31			100.31	100.31	N/A		104,000	104,322
40	3	80.16	80.04	78.84	6.43	101.53	72.25	87.72	N/A		148,333	116,939
ALL												
	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77		47,268	40,620

# 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:	45	<b>MEDIAN:</b>	<b>92</b>	COV:	25.27	95% Median C.I.:	83.74 to 94.77
TOTAL Sales Price:	1,952,100	WGT. MEAN:	86	STD:	22.63	95% Wgt. Mean C.I.:	81.62 to 90.26
TOTAL Adj.Sales Price:	2,127,100	MEAN:	90	AVG.ABS.DEV:	14.55	95% Mean C.I.:	82.92 to 96.15
TOTAL Assessed Value:	1,827,936						
AVG. Adj. Sales Price:	47,268	COD:	15.82	MAX Sales Ratio:	198.03		
AVG. Assessed Value:	40,620	PRD:	104.19	MIN Sales Ratio:	53.68		

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<b>STYLE</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	1	88.02	88.02	88.02			88.02	88.02	N/A	17,500	15,403
100	2	74.02	74.02	82.97	24.20	89.21	56.10	91.93	N/A	10,000	8,297
101	32	93.10	93.64	87.24	14.84	107.34	64.57	198.03	85.27 to 99.75	50,665	44,199
102	4	82.90	85.99	83.14	7.76	103.43	78.95	99.21	N/A	81,500	67,755
104	6	72.07	75.42	77.67	24.37	97.10	53.68	105.74	53.68 to 105.74	23,716	18,421
ALL											
	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620
<b>CONDITION</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	1	88.02	88.02	88.02			88.02	88.02	N/A	17,500	15,403
20	1	100.11	100.11	100.11			100.11	100.11	N/A	4,500	4,505
30	43	91.93	89.32	85.89	16.25	104.00	53.68	198.03	81.08 to 94.77	48,955	42,047
ALL											
	45	91.93	89.54	85.94	15.82	104.19	53.68	198.03	83.74 to 94.77	47,268	40,620

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

### **Residential**

As of February 15, 2009 the Dundy County Assessor reports the following for Assessment Actions to address the Residential Property Class:

The assessor's first analysis of residential property statistics for 2009 indicated 46 sales, all improved, with a Median Ratio of 92.05, a COD of 15.84 and a PRD of 104.23.

A comparison of the sales to the pending property information updates revealed three sales which should be eliminated from the study due to changes to the properties. Two of the sale properties were improved after the sale date with the addition of metal buildings to be used for garages. One of the sale properties was changed by the addition of an uninhabitable mobile home and three other old, poor quality structures placed on a lot with an uninhabitable residential structure.

On January 15, after elimination of the three sales, the assessor's indicated statistics were Median-91.93, COD-12.93 and PRD-102.53.

Location statistics involve 34 of the 43 remaining sales within assessor's location Benkelman, with a Median of 87.87. That being an obvious problem location, other statistical parameters were considered.

15 sales were of Fair Quality and 16 sales of Average Quality. Both qualities had a 92 Median Ratio and COD's and PRD's within the acceptable range, but other ratios, such as weighted mean and mean, were somewhat lower than the medians. Other qualities contained too few sales to provide reliable statistics.

The assessor did not find a rational procedure for adjusting residential property values that will improve or correct the statistical measures. One can look to the economy, the impact of one speculative buyer purchasing several properties, the aging population of a small town, or other realistic factors for causes, or even excuses, for aberrant statistics, but there has not yet emerged a measurable pattern.

## 2009 Assessment Survey for Dundy County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	Assessor
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	06/2003
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	2007
6.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	Cost- Sales Comparison
7.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	5
8.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	By city, town, village, rural site, rural home site
9.	<b>Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	Yes
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>
	Not distinguishable
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; costs, depreciation, quality, condition are consistent.

### Residential Permit Numbers:

Permits	Information Statements	Other	Total
22	5	0	27

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>89</b>	COV:	16.58	95% Median C.I.:	83.74 to 94.12
TOTAL Sales Price:	1,902,200	WGT. MEAN:	85	STD:	14.57	95% Wgt. Mean C.I.:	80.48 to 89.01
TOTAL Adj.Sales Price:	2,077,200	MEAN:	88	AVG.ABS.DEV:	11.60	95% Mean C.I.:	83.48 to 92.30
TOTAL Assessed Value:	1,760,331						
AVG. Adj. Sales Price:	49,457	COD:	13.11	MAX Sales Ratio:	119.63		
AVG. Assessed Value:	41,912	PRD:	103.71	MIN Sales Ratio:	54.20		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	9	81.08	80.05	82.35	11.01	97.22	65.70	93.68	66.33 to 92.52	72,155	59,417
10/01/06 TO 12/31/06	5	99.21	97.43	94.38	9.58	103.23	84.96	117.98	N/A	24,700	23,313
01/01/07 TO 03/31/07	2	75.03	75.03	75.53	4.54	99.34	71.62	78.44	N/A	30,500	23,037
04/01/07 TO 06/30/07	7	91.93	92.35	89.42	6.03	103.27	83.74	105.77	83.74 to 105.77	38,257	34,211
07/01/07 TO 09/30/07	4	102.02	100.65	100.16	3.46	100.48	94.12	104.44	N/A	39,250	39,314
10/01/07 TO 12/31/07	9	88.97	86.05	77.46	15.92	111.08	54.20	119.63	72.25 to 99.12	48,944	37,914
01/01/08 TO 03/31/08	2	73.00	73.00	76.94	9.81	94.88	65.84	80.16	N/A	106,500	81,938
04/01/08 TO 06/30/08	4	97.54	91.05	97.63	11.66	93.25	64.57	104.54	N/A	41,250	40,273
____Study Years____											
07/01/06 TO 06/30/07	23	86.41	87.14	85.04	10.93	102.47	65.70	117.98	81.08 to 92.52	47,900	40,733
07/01/07 TO 06/30/08	19	94.12	88.80	84.41	14.08	105.20	54.20	119.63	74.47 to 100.31	51,342	43,339
____Calendar Yrs____											
01/01/07 TO 12/31/07	22	92.05	89.70	84.64	11.75	105.98	54.20	119.63	78.44 to 99.12	42,104	35,638
____ALL____											
	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12	49,457	41,912
<b>ASSESSOR LOCATION</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
BENKELMAN	34	87.87	87.22	83.71	14.32	104.19	54.20	119.63	78.95 to 95.56	49,108	41,110
HAIGLER	5	88.97	93.02	89.69	7.85	103.71	84.96	105.77	N/A	20,100	18,028
RURAL SITE	3	92.52	86.89	88.74	6.92	97.91	74.47	93.68	N/A	102,333	90,813
____ALL____											
	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12	49,457	41,912
<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	39	88.02	87.97	84.05	13.51	104.66	54.20	119.63	81.08 to 95.56	45,389	38,151
3	3	92.52	86.89	88.74	6.92	97.91	74.47	93.68	N/A	102,333	90,813
____ALL____											
	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12	49,457	41,912
<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	41	88.97	88.06	84.94	13.15	103.67	54.20	119.63	83.74 to 94.77	48,102	40,858
2	1	81.08	81.08	81.08			81.08	81.08	N/A	105,000	85,133
____ALL____											
	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12	49,457	41,912



## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales: 42 **MEDIAN: 89** COV: 16.58 95% Median C.I.: 83.74 to 94.12  
TOTAL Sales Price: 1,902,200 WGT. MEAN: 85 STD: 14.57 95% Wgt. Mean C.I.: 80.48 to 89.01  
TOTAL Adj.Sales Price: 2,077,200 MEAN: 88 AVG.ABS.DEV: 11.60 95% Mean C.I.: 83.48 to 92.30  
TOTAL Assessed Value: 1,760,331  
AVG. Adj. Sales Price: 49,457 COD: 13.11 MAX Sales Ratio: 119.63  
AVG. Assessed Value: 41,912 PRD: 103.71 MIN Sales Ratio: 54.20

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## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	38	87.87	87.51	84.65	14.00	103.38	54.20	119.63	80.16 to 94.77	53,926	45,649
06											
07	4	90.45	91.49	91.63	5.01	99.85	84.96	100.11	N/A	7,000	6,414
ALL	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12	49,457	41,912

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536	1	93.68	93.68	93.68			93.68	93.68	N/A	120,000	112,419
29-0117	41	88.02	87.75	84.20	13.35	104.22	54.20	119.63	81.08 to 94.77	47,736	40,192
NonValid School											
ALL	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12	49,457	41,912

## 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	1	88.02	88.02	88.02			88.02	88.02	N/A	17,500	15,403
Prior TO 1860											
1860 TO 1899	1	78.05	78.05	78.05			78.05	78.05	N/A	70,000	54,638
1900 TO 1919	11	95.56	89.17	84.62	15.17	105.38	54.20	119.63	65.70 to 105.77	30,345	25,679
1920 TO 1939	6	92.17	92.87	94.67	12.83	98.10	64.57	117.98	64.57 to 117.98	34,400	32,566
1940 TO 1949	4	68.97	69.57	69.62	5.05	99.92	65.84	74.47	N/A	53,250	37,071
1950 TO 1959	6	93.74	94.24	90.83	9.25	103.76	83.74	104.54	83.74 to 104.54	39,916	36,255
1960 TO 1969	4	92.54	91.61	90.71	9.29	100.99	81.08	100.31	N/A	54,625	49,552
1970 TO 1979	7	92.52	88.07	84.82	6.36	103.83	72.25	94.77	72.25 to 94.77	97,642	82,822
1980 TO 1989	2	80.25	80.25	72.25	14.56	111.06	68.56	91.93	N/A	47,500	34,319
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12	49,457	41,912

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales: 42 **MEDIAN:** 89 COV: 16.58 95% Median C.I.: 83.74 to 94.12  
TOTAL Sales Price: 1,902,200 WGT. MEAN: 85 STD: 14.57 95% Wgt. Mean C.I.: 80.48 to 89.01  
TOTAL Adj.Sales Price: 2,077,200 MEAN: 88 AVG.ABS.DEV: 11.60 95% Mean C.I.: 83.48 to 92.30  
TOTAL Assessed Value: 1,760,331  
AVG. Adj. Sales Price: 49,457 COD: 13.11 MAX Sales Ratio: 119.63  
AVG. Assessed Value: 41,912 PRD: 103.71 MIN Sales Ratio: 54.20

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	3	100.11	98.28	98.11	5.59	100.18	88.97	105.77	N/A		3,666	3,597
5000 TO 9999	5	104.54	98.34	100.23	16.85	98.11	64.57	119.63	N/A		7,100	7,116
Total \$												
1 TO 9999	8	102.33	98.32	99.73	13.35	98.58	64.57	119.63	64.57 to 119.63		5,812	5,796
10000 TO 29999	9	91.93	87.46	87.11	9.32	100.40	65.70	99.75	71.62 to 98.70		20,700	18,032
30000 TO 59999	10	89.30	85.99	86.07	13.39	99.90	54.20	104.44	65.84 to 99.21		41,890	36,056
60000 TO 99999	8	78.50	81.25	80.52	11.98	100.91	66.33	103.92	66.33 to 103.92		67,062	54,000
100000 TO 149999	5	92.52	91.06	91.14	5.45	99.91	81.08	100.31	N/A		109,800	100,076
150000 TO 249999	2	76.21	76.21	76.09	5.19	100.15	72.25	80.16	N/A		170,000	129,354
ALL												
	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12		49,457	41,912

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	5	88.97	88.88	85.50	12.67	103.95	64.57	105.77	N/A		4,500	3,847
5000 TO 9999	2	112.09	112.09	110.38	6.73	101.54	104.54	119.63	N/A		7,750	8,554
Total \$												
1 TO 9999	7	100.11	95.51	95.65	13.05	99.85	64.57	119.63	64.57 to 119.63		5,428	5,192
10000 TO 29999	12	89.97	86.48	82.93	14.30	104.28	54.20	117.98	71.62 to 98.70		21,816	18,093
30000 TO 59999	15	85.64	84.89	82.68	11.89	102.68	65.84	104.44	74.47 to 94.77		55,060	45,521
60000 TO 99999	3	87.72	90.91	88.88	8.68	102.28	81.08	103.92	N/A		90,833	80,730
100000 TO 149999	5	92.52	87.78	85.69	8.99	102.44	72.25	100.31	N/A		135,800	116,370
ALL												
	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12		49,457	41,912

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	1	88.02	88.02	88.02			88.02	88.02	N/A		17,500	15,403
10	7	83.74	84.07	79.30	16.25	106.01	64.57	105.77	64.57 to 105.77		28,714	22,771
20	15	91.93	90.93	83.63	13.39	108.72	65.70	119.63	78.44 to 99.75		23,953	20,033
30	15	92.18	87.37	87.32	11.35	100.05	54.20	104.44	78.95 to 99.12		63,360	55,326
35	1	100.31	100.31	100.31			100.31	100.31	N/A		104,000	104,322
40	3	80.16	80.04	78.84	6.43	101.53	72.25	87.72	N/A		148,333	116,939
ALL												
	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12		49,457	41,912

**PAD 2009 R&O Statistics**

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>89</b>	COV:	16.58	95% Median C.I.:	83.74 to 94.12
TOTAL Sales Price:	1,902,200	WGT. MEAN:	85	STD:	14.57	95% Wgt. Mean C.I.:	80.48 to 89.01
TOTAL Adj.Sales Price:	2,077,200	MEAN:	88	AVG.ABS.DEV:	11.60	95% Mean C.I.:	83.48 to 92.30
TOTAL Assessed Value:	1,760,331						
AVG. Adj. Sales Price:	49,457	COD:	13.11	MAX Sales Ratio:	119.63		
AVG. Assessed Value:	41,912	PRD:	103.71	MIN Sales Ratio:	54.20		

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(!: Derived)

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<b>STYLE</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	1	88.02	88.02	88.02			88.02	88.02	N/A	17,500	15,403
100	2	88.44	88.44	90.19	3.94	98.07	84.96	91.93	N/A	10,000	9,018
101	30	92.17	89.05	85.51	12.20	104.14	64.57	119.63	83.74 to 98.70	52,443	44,844
102	4	82.90	85.99	83.14	7.76	103.43	78.95	99.21	N/A	81,500	67,755
104	5	78.44	82.22	78.74	23.67	104.42	54.20	117.98	N/A	28,080	22,109
<u>ALL</u>											
	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12	49,457	41,912
<b>CONDITION</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	1	88.02	88.02	88.02			88.02	88.02	N/A	17,500	15,403
20	1	100.11	100.11	100.11			100.11	100.11	N/A	4,500	4,505
30	40	88.35	87.58	84.68	13.45	103.42	54.20	119.63	81.08 to 94.12	51,380	43,510
<u>ALL</u>											
	42	88.50	87.89	84.75	13.11	103.71	54.20	119.63	83.74 to 94.12	49,457	41,912



**2009 Correlation Section**  
**for Dundy County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The 2009 R&O residential statistics are comprised of 42 qualified sales. 81% of the sold properties, or 34 sales are within the assessor location of Benkelman. This appears to be a fair representation for residential properties in Benkelman. The small locations of Haigler, with 5 sales and Rural areas of 3 sales are not representing a fair sample of these subclasses. The calculated median of 88 for Benkelman is near the county median of 89. Table VIII supports the low statistic with 45 sales used in the trended study, with a median level of residential value of 82%. The statistics within Benkelman may be reflecting a horizontal inequity. Similar properties in one assessor location may be valued at a different level than similar properties in a different location. Although the lack of sales in all assessor locations are not supporting evidence to this theory. All three measures of central tendency reflect unacceptable levels of value. The recommendation for the residential property class is to increase the assessor location of Benkelman, by land and improvements to the midpoint of the acceptable parameters. Due to the lack of assessment actions to equalize this assessor location and the price related differential statistic for Benkelman, no uniformity appears to exist.

**2009 Correlation Section  
for Dundy 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>83</b>	<b>42</b>	<b>50.60</b>
<b>2008</b>	<b>92</b>	<b>50</b>	<b>54.35</b>
<b>2007</b>	<b>89</b>	<b>51</b>	<b>57.30</b>
<b>2006</b>	<b>82</b>	<b>64</b>	<b>78.05</b>
<b>2005</b>	<b>75</b>	<b>52</b>	<b>69.33</b>

RESIDENTIAL:Historically Table II reflects the lowest percent of residential property sales used for measurement purposes by the county since 2001.

**2009 Correlation Section**  
**for Dundy 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 Dundy 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>92</b>	<b>-0.07</b>	<b>92</b>	<b>89</b>
<b>2008</b>	<b>94.01</b>	<b>-1.11</b>	<b>93</b>	<b>94.03</b>
<b>2007</b>	<b>101</b>	<b>-2.90</b>	<b>98</b>	<b>98</b>
<b>2006</b>	<b>104</b>	<b>-2.67</b>	<b>101</b>	<b>100</b>
<b>2005</b>	<b>97</b>	<b>-0.67</b>	<b>97</b>	<b>97</b>

RESIDENTIAL: The overall residential value decreased which is consistent which reflects no overall changes to the residential property class for 2009. The R&O Ratio would represent the level of value for this residential property in Dundy County and any annual review work done by the assessor.



**2009 Correlation Section  
for Dundy 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 Dundy 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>-2.33</b>	<b>2009</b>	<b>-0.07</b>
<b>-0.09</b>	<b>2008</b>	<b>-1.11</b>
<b>-1.67</b>	<b>2007</b>	<b>-2.90</b>
<b>-11.32</b>	<b>2006</b>	<b>-2.67</b>
<b>0.00</b>	<b>2005</b>	<b>-0.67</b>

RESIDENTIAL:Historically Table IV reflects a negative change in the Total Assessed Value in the Sales File and the Assessed Value County base (excl. growth) for the past five years.

**2009 Correlation Section  
for Dundy 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 Dundy 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>89</b>	<b>85</b>	<b>88</b>

RESIDENTIAL: Every indication reflects all three statistical measures of central tendency are below the acceptable ranges for residential property. The sample is represented by 42 sales. The sample size and average value appears to be representative of the population with 34 of those being located within the assessor location of Benkelman. No apparent assessment actions are reflected in the statistical measures from the preliminary statistics. For direct equalization purposes, the median measure will be used to describe the level of value for this class of property.

**2009 Correlation Section  
for Dundy 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>13.11</b>	<b>103.71</b>
<b>Difference</b>	<b>0.00</b>	<b>0.71</b>

RESIDENTIAL: Only the price related differential is slightly above the standards that are accepted for residential property. There is no other information available that indicates the county has not met the standards for assessment uniformity and proportionality.

**2009 Correlation Section  
for Dundy 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>45</b>	<b>42</b>	<b>-3</b>
<b>Median</b>	<b>92</b>	<b>89</b>	<b>-3</b>
<b>Wgt. Mean</b>	<b>86</b>	<b>85</b>	<b>-1</b>
<b>Mean</b>	<b>90</b>	<b>88</b>	<b>-2</b>
<b>COD</b>	<b>15.82</b>	<b>13.11</b>	<b>-2.71</b>
<b>PRD</b>	<b>104.19</b>	<b>103.71</b>	<b>-0.48</b>
<b>Minimum</b>	<b>53.68</b>	<b>54.20</b>	<b>0.52</b>
<b>Maximum</b>	<b>198.03</b>	<b>119.63</b>	<b>-78.40</b>

RESIDENTIAL: Changes shown between the preliminary and R&O statistics were done by the assessor. The elimination of three sales was reported by the assessor after a review showed changes to the properties after the sale date.

**2009 Correlation Section  
for Dundy 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>42</b>	<b>45</b>	<b>-3</b>
<b>Median</b>	<b>89</b>	<b>82</b>	<b>7</b>
<b>Wgt. Mean</b>	<b>85</b>	<b>81</b>	<b>4</b>
<b>Mean</b>	<b>88</b>	<b>96</b>	<b>-8</b>
<b>COD</b>	<b>13.11</b>	<b>35.26</b>	<b>-22.15</b>
<b>PRD</b>	<b>103.71</b>	<b>119.63</b>	<b>-15.92</b>
<b>Minimum</b>	<b>54.20</b>	<b>52.05</b>	<b>2.15</b>
<b>Maximum</b>	<b>119.63</b>	<b>287.82</b>	<b>-168.19</b>

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

In reviewing both sets of statistics, all indications lean towards the level of value for residential property in the 80-89 percentile. The median is over 7% different between the R&O and trended ratio. Neither are acceptable as a level of value. The weighted mean is supporting the low median measure of central tendency. The trended coefficient of dispersion is over 22 points higher than the R&O COD. The price related differential is reflecting a spread of nearly 16 points.





## 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:	11	<b>MEDIAN:</b>	<b>98</b>	COV:	44.64	95% Median C.I.:	35.00 to 122.52
TOTAL Sales Price:	540,593	WGT. MEAN:	67	STD:	36.87	95% Wgt. Mean C.I.:	34.76 to 99.11
TOTAL Adj.Sales Price:	540,593	MEAN:	83	AVG.ABS.DEV:	28.86	95% Mean C.I.:	57.82 to 107.36
TOTAL Assessed Value:	361,856						
AVG. Adj. Sales Price:	49,144	COD:	29.42	MAX Sales Ratio:	126.93		
AVG. Assessed Value:	32,896	PRD:	123.39	MIN Sales Ratio:	27.53		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	109.67	109.67	109.67			109.67	109.67	N/A	45,000	49,350
10/01/06 TO 12/31/06	1	27.53	27.53	27.53			27.53	27.53	N/A	25,000	6,882
01/01/07 TO 03/31/07	2	114.77	114.77	124.55	10.60	92.14	102.60	126.93	N/A	12,750	15,880
04/01/07 TO 06/30/07	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
07/01/07 TO 09/30/07	1	102.22	102.22	102.22			102.22	102.22	N/A	31,000	31,688
10/01/07 TO 12/31/07	3	94.07	86.43	102.31	28.28	84.48	42.70	122.52	N/A	25,266	25,849
01/01/08 TO 03/31/08	1	47.17	47.17	47.17			47.17	47.17	N/A	327,993	154,714
04/01/08 TO 06/30/08											
____Study Years____	_____										
07/01/05 TO 06/30/06	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
07/01/06 TO 06/30/07	5	102.60	80.35	91.96	33.93	87.37	27.53	126.93	N/A	19,160	17,619
07/01/07 TO 06/30/08	5	94.07	81.74	60.71	28.67	134.64	42.70	122.52	N/A	86,958	52,790
____Calendar Yrs____	_____										
01/01/06 TO 12/31/06	2	68.60	68.60	80.33	59.87	85.40	27.53	109.67	N/A	35,000	28,116
01/01/07 TO 12/31/07	7	102.22	89.43	106.41	25.19	84.05	35.00	126.93	35.00 to 126.93	18,942	20,157
____ALL____	_____										
	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	8	100.16	82.11	60.80	28.20	135.06	27.53	126.93	27.53 to 126.93	59,311	36,059
HAIGLER	3	94.07	83.86	111.02	31.01	75.54	35.00	122.52	N/A	22,033	24,461
____ALL____	_____										
	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

## 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	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896
____ALL____	_____										
	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	361,856						
AVG. Adj. Sales Price:	49,144	COD:	29.42	MAX Sales Ratio:	126.93		
AVG. Assessed Value:	32,896	PRD:	123.39	MIN Sales Ratio:	27.53		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	100.16	86.58	67.39	26.17	128.47	27.53	126.93	35.00 to 122.52	53,059	35,758
2	1	42.70	42.70	42.70			42.70	42.70	N/A	10,000	4,270
____ALL____	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536											
29-0117	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896
NonValid School											
____ALL____	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

**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	1	42.70	42.70	42.70			42.70	42.70	N/A	10,000	4,270
Prior TO 1860											
1860 TO 1899	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
1900 TO 1919	2	98.15	98.15	98.52	4.15	99.62	94.07	102.22	N/A	28,400	27,978
1920 TO 1939	1	109.67	109.67	109.67			109.67	109.67	N/A	45,000	49,350
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
1970 TO 1979	2	37.35	37.35	45.78	26.29	81.59	27.53	47.17	N/A	176,496	80,798
1980 TO 1989	2	112.56	112.56	121.35	8.85	92.76	102.60	122.52	N/A	21,250	25,787
1990 TO 1994	1	126.93	126.93	126.93			126.93	126.93	N/A	23,000	29,195
1995 TO 1999											
2000 TO Present											
____ALL____	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

## 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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AVG. Assessed Value:	32,896	PRD:	123.39	MIN Sales Ratio:	27.53		

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## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	68.80	68.80	95.36	49.13	72.15	35.00	102.60	N/A	1,400	1,335
Total \$											
1 TO 9999	2	68.80	68.80	95.36	49.13	72.15	35.00	102.60	N/A	1,400	1,335
10000 TO 29999	5	94.07	77.86	79.34	32.91	98.13	27.53	126.93	N/A	18,760	14,885
30000 TO 59999	3	109.67	111.47	112.11	6.17	99.43	102.22	122.52	N/A	38,666	43,349
250000 TO 499999	1	47.17	47.17	47.17			47.17	47.17	N/A	327,993	154,714
ALL											
	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	42.70	60.10	54.22	52.77	110.85	35.00	102.60	N/A	4,266	2,313
5000 TO 9999	2	62.81	62.81	47.69	56.17	131.71	27.53	98.09	N/A	17,500	8,345
Total \$											
1 TO 9999	5	42.70	61.18	49.44	64.71	123.76	27.53	102.60	N/A	9,560	4,726
10000 TO 29999	2	110.50	110.50	109.56	14.87	100.86	94.07	126.93	N/A	24,400	26,732
30000 TO 59999	3	109.67	111.47	112.11	6.17	99.43	102.22	122.52	N/A	38,666	43,349
150000 TO 249999	1	47.17	47.17	47.17			47.17	47.17	N/A	327,993	154,714
ALL											
	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	42.70	42.70	42.70			42.70	42.70	N/A	10,000	4,270
10	3	102.60	86.71	120.75	28.43	71.81	35.00	122.52	N/A	14,266	17,226
20	5	94.07	76.13	58.69	29.17	129.73	27.53	109.67	N/A	90,958	53,380
30	2	112.51	112.51	118.19	12.82	95.19	98.09	126.93	N/A	16,500	19,502
ALL											
	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

## PAD 2009 Preliminary Statistics

Base Stat

PAGE:4 of 4

State Stat Run

Type: Qualified

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

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TOTAL Sales Price:	540,593	WGT. MEAN:	67	STD:	36.87	95% Wgt. Mean C.I.:	34.76 to 99.11
TOTAL Adj.Sales Price:	540,593	MEAN:	83	AVG.ABS.DEV:	28.86	95% Mean C.I.:	57.82 to 107.36
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AVG. Assessed Value:	32,896	PRD:	123.39	MIN Sales Ratio:	27.53		

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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)	1	42.70	42.70	42.70			42.70	42.70	N/A	10,000	4,270
346	1	94.07	94.07	94.07			94.07	94.07	N/A	25,800	24,269
349	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
350	1	122.52	122.52	122.52			122.52	122.52	N/A	40,000	49,009
353	1	102.22	102.22	102.22			102.22	102.22	N/A	31,000	31,688
442	1	109.67	109.67	109.67			109.67	109.67	N/A	45,000	49,350
471	3	102.60	85.69	76.52	32.29	111.98	27.53	126.93	N/A	16,833	12,880
489	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
528	1	47.17	47.17	47.17			47.17	47.17	N/A	327,993	154,714
ALL	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896
04											
ALL	11	98.09	82.59	66.94	29.42	123.39	27.53	126.93	35.00 to 122.52	49,144	32,896

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

### **Commercial**

As of February 15, 2009 the Dundy County Assessor reports the following for Assessment Actions to address the Commercial Property Class:

Again this year, preliminary statistics and the assessor's findings involved eleven (11) sales in the Commercial class. Some of those sales, of course, were in the commercial class sales population for the 2008 assessment.

### **Qualified sales for the 2009 assessment include:**

- 3 – Metal Storage Buildings
- 1 – Tavern
- 1 – Restaurant
- 2 – Office Buildings
- 1 – Steel Building (Light Manufacturing)
- 1 - Salon
- 1 – Vacant Lot
- 1 – Historic (8x12) Jail

Preliminary statistics rendered a textbook median ratio, but a price related differential and a coefficient of dispersion from hell.

Further study indicated commercial metal buildings were the basic culprit in the PRD and COD misadventures.

Realizing a review of commercial metal buildings would probably “fix” the ratio problem, but that those buildings are a small percentage of commercial properties overall, the assessor quickly reviewed 144 commercial properties for classification, condition, effective age and depreciation. Metal buildings are assessed on 29 of those properties.

Only commercial structures were reviewed. Commercial land, including vacant lots, was not considered.

Depreciation schedules for commercial metal buildings were adjusted, based loosely on the four sales in the 2009 study. Some commercial buildings were previously valued from the “farm” occupation codes. When appropriate, the “commercial” occupation codes were applied for the 2009 assessment.

Other commercial structures were adjusted according to effective age and condition, but the depreciation schedules were unchanged and the occupancy codes were not altered.

## 2009 Assessment Survey for Dundy County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	06/2003
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	2004
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>
	Prior to 1977
7.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	Cost, Sales Comparison
8.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	3
9.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	City, Village, Rural
10.	<b>Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	Yes
11.	<b>Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?</b>
	Yes
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>
	None distinguishable

### Commercial Permit Numbers:

Permits	Information Statements	Other	Total
6	0	0	6

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	11	<b>MEDIAN:</b>	<b>99</b>	COV:	28.96	95% Median C.I.:	42.70 to 107.74
TOTAL Sales Price:	540,593	WGT. MEAN:	100	STD:	26.09	95% Wgt. Mean C.I.:	95.72 to 103.40
TOTAL Adj.Sales Price:	540,593	MEAN:	90	AVG.ABS.DEV:	15.07	95% Mean C.I.:	72.57 to 107.63
TOTAL Assessed Value:	538,236						
AVG. Adj. Sales Price:	49,144	COD:	15.24	MAX Sales Ratio:	113.77		
AVG. Assessed Value:	48,930	PRD:	90.49	MIN Sales Ratio:	35.00		

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	98.85	98.85	98.85			98.85	98.85	N/A	45,000	44,483
10/01/06 TO 12/31/06	1	107.74	107.74	107.74			107.74	107.74	N/A	25,000	26,935
01/01/07 TO 03/31/07	2	99.85	99.85	105.08	6.50	95.03	93.36	106.35	N/A	12,750	13,397
04/01/07 TO 06/30/07	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
07/01/07 TO 09/30/07	1	102.22	102.22	102.22			102.22	102.22	N/A	31,000	31,688
10/01/07 TO 12/31/07	3	94.07	83.51	97.69	25.18	85.49	42.70	113.77	N/A	25,266	24,682
01/01/08 TO 03/31/08	1	98.90	98.90	98.90			98.90	98.90	N/A	327,993	324,375
04/01/08 TO 06/30/08											
____Study Years____	_____										
07/01/05 TO 06/30/06	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
07/01/06 TO 06/30/07	5	98.85	88.26	102.63	17.35	86.00	35.00	107.74	N/A	19,160	19,663
07/01/07 TO 06/30/08	5	98.90	90.33	98.92	16.02	91.32	42.70	113.77	N/A	86,958	86,021
____Calendar Yrs____	_____										
01/01/06 TO 12/31/06	2	103.30	103.30	102.03	4.30	101.24	98.85	107.74	N/A	35,000	35,709
01/01/07 TO 12/31/07	7	94.07	83.92	100.03	22.97	83.90	35.00	113.77	35.00 to 113.77	18,942	18,947
____ALL____	_____										
	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BENKELMAN	8	98.88	93.53	98.71	10.39	94.75	42.70	107.74	42.70 to 107.74	59,311	58,544
HAIGLER	3	94.07	80.95	105.72	27.91	76.57	35.00	113.77	N/A	22,033	23,293
____ALL____	_____										
	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930

## 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	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930
____ALL____	_____										
	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930

## 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:	538,236						
AVG. Adj. Sales Price:	49,144	COD:	15.24	MAX Sales Ratio:	113.77		
AVG. Assessed Value:	48,930	PRD:	90.49	MIN Sales Ratio:	35.00		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	9	98.85	92.73	99.57	10.64	93.14	35.00	107.74	93.36 to 106.35	54,510	54,273
2	2	78.24	78.24	99.55	45.42	78.59	42.70	113.77	N/A	25,000	24,888
____ALL____											
	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010											
15-0536											
29-0117	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930
NonValid School											
____ALL____											
	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930

**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	1	42.70	42.70	42.70			42.70	42.70	N/A	10,000	4,270
Prior TO 1860											
1860 TO 1899	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
1900 TO 1919	2	98.15	98.15	98.52	4.15	99.62	94.07	102.22	N/A	28,400	27,978
1920 TO 1939	1	98.85	98.85	98.85			98.85	98.85	N/A	45,000	44,483
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
1970 TO 1979	2	103.32	103.32	99.52	4.28	103.81	98.90	107.74	N/A	176,496	175,655
1980 TO 1989	2	103.57	103.57	112.57	9.85	92.00	93.36	113.77	N/A	21,250	23,920
1990 TO 1994	1	106.35	106.35	106.35			106.35	106.35	N/A	23,000	24,461
1995 TO 1999											
2000 TO Present											
____ALL____											
	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930



## 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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AVG. Assessed Value:	48,930	PRD:	90.49	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 \$											
1 TO 4999	2	64.18	64.18	87.11	45.47	73.68	35.00	93.36	N/A	1,400	1,219
Total \$											
1 TO 9999	2	64.18	64.18	87.11	45.47	73.68	35.00	93.36	N/A	1,400	1,219
10000 TO 29999	5	98.09	89.79	95.68	15.77	93.85	42.70	107.74	N/A	18,760	17,948
30000 TO 59999	3	102.22	104.95	104.89	4.87	100.05	98.85	113.77	N/A	38,666	40,559
250000 TO 499999	1	98.90	98.90	98.90			98.90	98.90	N/A	327,993	324,375
ALL											
	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	42.70	57.02	52.41	45.56	108.79	35.00	93.36	N/A	4,266	2,236
5000 TO 9999	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
Total \$											
1 TO 9999	4	68.03	67.29	72.45	41.80	92.88	35.00	98.09	N/A	5,700	4,129
10000 TO 29999	3	106.35	102.72	102.53	4.28	100.19	94.07	107.74	N/A	24,600	25,221
30000 TO 59999	3	102.22	104.95	104.89	4.87	100.05	98.85	113.77	N/A	38,666	40,559
250000 TO 499999	1	98.90	98.90	98.90			98.90	98.90	N/A	327,993	324,375
ALL											
	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	42.70	42.70	42.70			42.70	42.70	N/A	10,000	4,270
10	3	93.36	80.71	112.02	28.12	72.05	35.00	113.77	N/A	14,266	15,982
20	5	98.90	100.36	99.33	3.45	101.03	94.07	107.74	N/A	90,958	90,350
30	2	102.22	102.22	103.85	4.04	98.43	98.09	106.35	N/A	16,500	17,135
ALL											
	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930

## 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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AVG. Assessed Value:	48,930	PRD:	90.49	MIN Sales Ratio:	35.00		

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	42.70	42.70	42.70			42.70	42.70	N/A	10,000	4,270
346	1	94.07	94.07	94.07			94.07	94.07	N/A	25,800	24,269
349	1	98.09	98.09	98.09			98.09	98.09	N/A	10,000	9,809
350	1	113.77	113.77	113.77			113.77	113.77	N/A	40,000	45,507
353	1	102.22	102.22	102.22			102.22	102.22	N/A	31,000	31,688
442	1	98.85	98.85	98.85			98.85	98.85	N/A	45,000	44,483
471	3	106.35	102.48	106.40	4.51	96.32	93.36	107.74	N/A	16,833	17,910
489	1	35.00	35.00	35.00			35.00	35.00	N/A	300	105
528	1	98.90	98.90	98.90			98.90	98.90	N/A	327,993	324,375
ALL	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930
04											
ALL	11	98.85	90.10	99.56	15.24	90.49	35.00	113.77	42.70 to 107.74	49,144	48,930



**2009 Correlation Section  
for Dundy County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL:Dundy County typically has a very small commercial sample for statistical purposes. A review of the 11 qualified sales indicates that these are not a fair representation of the population of commercial class of property. The commercial sector value of the total county is approximately 1.4%. The assessor location of Benkelman would represent over 70% of the commercial base, whereas only 8 qualified sales are located in the major location.

With no additional information available, and the misrepresentation of the sample size, it is believed the County has attained the level of value and has uniform and proportionate assessment practices.

**2009 Correlation Section  
for Dundy 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>26</b>	<b>11</b>	<b>42.31</b>
<b>2008</b>	<b>26</b>	<b>11</b>	<b>42.31</b>
<b>2007</b>	<b>26</b>	<b>11</b>	<b>42.31</b>
<b>2006</b>	<b>30</b>	<b>19</b>	<b>63.33</b>
<b>2005</b>	<b>27</b>	<b>18</b>	<b>66.67</b>

COMMERCIAL: The total and qualified number of commercial sales are identical for the past 3 years. Dundy County has a small commercial property base, which has typically a very limited number of sales available for measurement purposes.

**2009 Correlation Section**  
**for Dundy 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 Dundy County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>98</b>	<b>-0.33</b>	<b>98</b>	<b>99</b>
<b>2008</b>	<b>98.09</b>	<b>0.06</b>	<b>98</b>	<b>98.09</b>
<b>2007</b>	<b>88</b>	<b>-2.58</b>	<b>86</b>	<b>99</b>
<b>2006</b>	<b>99</b>	<b>0.14</b>	<b>99</b>	<b>99</b>
<b>2005</b>	<b>99</b>	<b>0.05</b>	<b>99</b>	<b>99</b>

COMMERCIAL:A 1.33 point spread is shown between the Trended Preliminary Ratio and the R&O Ratio. No increase to the overall commercial base is reflected in the percent change in assessed value excluding growth. The assessor reported that depreciation schedules for commercial metal buildings were adjusted based loosely on the four sales in the study period. Some commercial buildings were previously valued based on farm occupancy codes. Other commercial structures were adjusted according to effective age and condition, but the depreciation schedules and occupancy codes were unchanged.

**2009 Correlation Section  
for Dundy 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 Dundy 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)
62.3	2009	-0.33
0.00	2008	0.06
0.00	2007	-2.58
0.00	2006	0.14
0.00	2005	0.05

COMMERCIAL: The large 62% difference is not an acceptable assessment practice and only the county can explain any actions taken to calculate these percentages.

**2009 Correlation Section  
for Dundy 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 Dundy County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>99</b>	<b>100</b>	<b>90</b>

COMMERCIAL:After a review of the small sample of 11 sold commercial properties, it is determined that the sample is not representative of the population. Only three sales occurred in Haigler and eight sales within Benkelman. The variety of uses within the sample in a small county creates a difficult representation issue. Based on the lack of representativeness, there is not information that indicates the statutory level of 100% has not been met for the commercial class of real property.

**2009 Correlation Section  
for Dundy 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>15.24</b>	<b>90.49</b>
<b>Difference</b>	<b>0.00</b>	<b>-7.51</b>

COMMERCIAL: Although the price related differential is under the acceptable range by 7.51 points, the small sample of 11 sales do not represent the population of the county base of commercial properties. With the coefficient of dispersion being within the accepted standards, and no other information available, it is believed the county has uniform and proportionate assessment practices.

**2009 Correlation Section  
for Dundy 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>11</b>	<b>11</b>	<b>0</b>
<b>Median</b>	<b>98</b>	<b>99</b>	<b>1</b>
<b>Wgt. Mean</b>	<b>67</b>	<b>100</b>	<b>33</b>
<b>Mean</b>	<b>83</b>	<b>90</b>	<b>7</b>
<b>COD</b>	<b>29.42</b>	<b>15.24</b>	<b>-14.18</b>
<b>PRD</b>	<b>123.39</b>	<b>90.49</b>	<b>-32.90</b>
<b>Minimum</b>	<b>27.53</b>	<b>35.00</b>	<b>7.47</b>
<b>Maximum</b>	<b>126.93</b>	<b>113.77</b>	<b>-13.16</b>

COMMERCIAL:Changes reported by the county includes; depreciation schedules for commercial metal buildings were adjusted, based loosely on the four sales in the study. Other commercial structures were adjusted according to effective age and condition, but the depreciation schedules were unchanged and the occupancy codes were not altered.

**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:	58	<b>MEDIAN:</b>	<b>66</b>	COV:	20.95	95% Median C.I.:	62.08 to 67.59	(!: Derived)
(AgLand) TOTAL Sales Price:	19,967,122	WGT. MEAN:	60	STD:	13.83	95% Wgt. Mean C.I.:	56.24 to 64.74	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,852,152	MEAN:	66	AVG.ABS.DEV:	10.33	95% Mean C.I.:	62.47 to 69.59	
(AgLand) TOTAL Assessed Value:	11,403,711							
AVG. Adj. Sales Price:	325,037	COD:	15.73	MAX Sales Ratio:	98.81			
AVG. Assessed Value:	196,615	PRD:	109.16	MIN Sales Ratio:	35.10			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	1	87.85	87.85	87.85			87.85	87.85	N/A	72,000	63,255
10/01/05 TO 12/31/05	1	88.51	88.51	88.51			88.51	88.51	N/A	40,000	35,405
01/01/06 TO 03/31/06	6	63.53	66.00	59.55	11.75	110.83	52.99	89.02	52.99 to 89.02	264,760	157,671
04/01/06 TO 06/30/06	10	77.11	77.58	77.66	12.45	99.89	64.99	98.81	66.09 to 91.01	151,053	117,315
07/01/06 TO 09/30/06	4	73.59	73.33	73.44	4.74	99.85	69.07	77.06	N/A	79,399	58,311
10/01/06 TO 12/31/06	2	66.94	66.94	67.17	0.96	99.67	66.30	67.59	N/A	149,000	100,077
01/01/07 TO 03/31/07	12	65.48	68.57	67.76	9.14	101.19	59.47	93.40	62.44 to 73.30	309,416	209,672
04/01/07 TO 06/30/07	4	60.77	57.87	64.71	25.73	89.43	35.10	74.84	N/A	340,426	220,292
07/01/07 TO 09/30/07	2	51.10	51.10	61.86	26.49	82.60	37.56	64.63	N/A	97,500	60,309
10/01/07 TO 12/31/07	1	75.03	75.03	75.03			75.03	75.03	N/A	180,000	135,053
01/01/08 TO 03/31/08	13	55.17	53.81	51.74	13.30	104.00	41.59	75.79	43.90 to 61.30	625,997	323,910
04/01/08 TO 06/30/08	2	61.66	61.66	61.81	0.69	99.75	61.23	62.08	N/A	718,895	444,363
<u>Study Years</u>											
07/01/05 TO 06/30/06	18	71.15	74.90	69.07	16.08	108.44	52.99	98.81	65.41 to 87.85	178,394	123,213
07/01/06 TO 06/30/07	22	67.44	67.34	67.32	10.92	100.04	35.10	93.40	62.88 to 73.30	258,649	174,119
07/01/07 TO 06/30/08	18	55.94	55.56	53.82	15.33	103.24	37.56	75.79	48.52 to 61.46	552,819	297,513
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	22	68.33	72.68	68.72	12.57	105.77	52.99	98.81	65.98 to 78.45	168,849	116,026
01/01/07 TO 12/31/07	19	64.76	64.82	67.03	13.98	96.70	35.10	93.40	61.96 to 73.30	286,826	192,258
<u>ALL</u>											
	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59	325,037	196,615

# 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:	58	<b>MEDIAN:</b>	<b>66</b>	COV:	20.95	95% Median C.I.:	62.08 to 67.59	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	18,852,152	MEAN:	66	AVG.ABS.DEV:	10.33	95% Mean C.I.:	62.47 to 69.59	
(AgLand) TOTAL Assessed Value:	11,403,711							
AVG. Adj. Sales Price:	325,037	COD:	15.73	MAX Sales Ratio:	98.81			
AVG. Assessed Value:	196,615	PRD:	109.16	MIN Sales Ratio:	35.10			

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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.			
4069	2	57.06	57.06	61.91	13.49	92.17	49.36	64.76	N/A		341,820	211,604
4071	4	63.15	67.38	57.10	25.29	118.01	49.83	93.40	N/A		554,811	316,771
4073	2	63.66	63.66	63.29	3.82	100.58	61.23	66.09	N/A		390,950	247,449
4075	2	53.79	53.79	47.62	22.67	112.96	41.59	65.98	N/A		819,505	390,208
4077	3	43.90	50.92	48.89	19.51	104.16	41.59	67.28	N/A		560,710	274,134
4079	6	71.15	73.69	73.68	12.36	100.01	61.64	87.85	61.64 to 87.85		75,273	55,465
4081	11	66.30	68.90	66.61	9.20	103.43	60.98	89.02	61.46 to 77.06		128,136	85,354
4295	4	71.72	73.99	70.11	13.23	105.54	64.02	88.51	N/A		194,148	136,110
4301	4	60.39	62.94	61.52	9.29	102.30	55.17	75.79	N/A		732,488	450,610
4303	2	80.44	80.44	66.49	22.83	120.98	62.08	98.81	N/A		561,507	373,358
4307	3	72.17	76.05	73.96	5.37	102.82	72.17	83.80	N/A		713,780	527,938
4313	1	56.25	56.25	56.25			56.25	56.25	N/A		96,264	54,149
4315	3	66.20	68.03	64.65	6.10	105.22	62.88	75.00	N/A		114,675	74,139
4317	3	49.08	62.87	50.63	28.86	124.18	48.52	91.01	N/A		535,963	271,337
4321	3	70.61	60.18	53.24	18.76	113.04	35.10	74.84	N/A		129,666	69,038
4545	3	64.63	65.10	65.10	10.01	99.99	55.63	75.03	N/A		178,333	116,100
4553	2	48.52	48.52	49.04	22.58	98.94	37.56	59.47	N/A		21,000	10,298
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59		325,037	196,615

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	19	64.76	64.03	59.54	19.03	107.53	41.59	98.81	49.83 to 72.17		545,607	324,878
2	21	66.53	71.24	68.85	11.31	103.46	60.98	89.02	64.02 to 77.06		125,606	86,482
3	2	48.52	48.52	49.04	22.58	98.94	37.56	59.47	N/A		21,000	10,298
4	13	62.88	64.59	58.84	14.49	109.78	48.52	91.01	55.17 to 75.03		416,682	245,167
5	3	70.61	60.18	53.24	18.76	113.04	35.10	74.84	N/A		129,666	69,038
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59		325,037	196,615

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	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59		325,037	196,615
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59		325,037	196,615



# PAD 2009 Preliminary Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

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

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AVG. Assessed Value:	196,615	PRD:	109.16	MIN Sales Ratio:	35.10			

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	8	57.06	58.48	50.79	25.19	115.14	41.59	93.40	41.59 to 93.40	502,967	255,466
15-0536	19	67.59	71.99	69.95	11.85	102.91	60.98	89.02	64.02 to 78.45	116,952	81,807
29-0117	31	62.88	64.33	61.92	16.42	103.90	35.10	98.81	59.47 to 72.17	406,655	251,794
NonValid School											
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59	325,037	196,615

## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	37.56	37.56	37.56			37.56	37.56	N/A	20,000	7,512
30.01 TO 50.00	1	59.47	59.47	59.47			59.47	59.47	N/A	22,001	13,084
50.01 TO 100.00	7	66.53	74.30	72.64	14.00	102.29	61.46	93.40	61.46 to 93.40	53,103	38,573
100.01 TO 180.00	18	72.42	72.00	67.47	16.14	106.71	49.08	98.81	60.98 to 83.83	121,286	81,832
180.01 TO 330.00	13	64.63	59.50	56.90	15.66	104.58	35.10	83.80	43.90 to 67.59	277,345	157,802
330.01 TO 650.00	10	64.39	64.57	59.32	9.68	108.86	41.59	75.03	61.23 to 74.84	433,218	256,963
650.01 +	8	61.69	62.19	60.34	14.64	103.06	48.52	78.45	48.52 to 78.45	1,039,700	627,380
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59	325,037	196,615

## 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	17	66.53	70.51	67.72	10.74	104.12	60.98	89.02	61.96 to 77.06	125,396	84,914
DRY-N/A	3	65.41	59.33	69.33	19.09	85.59	37.56	75.03	N/A	100,000	69,325
GRASS	7	62.88	66.39	57.27	19.23	115.92	49.36	93.40	49.36 to 93.40	202,797	116,141
GRASS-N/A	7	66.09	64.80	57.44	18.95	112.81	35.10	88.51	35.10 to 88.51	264,951	152,188
IRRGTD	1	91.01	91.01	91.01			91.01	91.01	N/A	76,240	69,384
IRRGTD-N/A	23	62.08	62.78	59.71	15.96	105.13	41.59	98.81	55.63 to 67.28	568,258	339,325
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59	325,037	196,615

# PAD 2009 Preliminary Statistics

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State Stat Run

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## 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	19	66.53	68.50	67.35	11.99	101.72	37.56	89.02	61.96 to 76.57	118,512	79,814
DRY-N/A	1	75.03	75.03	75.03			75.03	75.03	N/A	180,000	135,053
GRASS	11	64.99	65.81	56.39	20.39	116.71	35.10	93.40	49.36 to 88.51	167,143	94,254
GRASS-N/A	3	66.09	64.79	58.62	14.43	110.53	49.83	78.45	N/A	478,553	280,504
IRRGTD	15	64.76	63.65	56.22	21.38	113.23	41.59	98.81	48.52 to 75.79	584,652	328,675
IRRGTD-N/A	9	62.08	64.46	67.26	8.32	95.83	55.63	73.30	59.47 to 72.17	486,266	327,083
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59	325,037	196,615

## 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	20	66.53	68.83	67.92	12.03	101.35	37.56	89.02	62.44 to 75.77	121,586	82,576
GRASS	14	65.54	65.59	57.37	19.13	114.34	35.10	93.40	49.83 to 78.45	233,874	134,164
IRRGTD	23	62.08	63.93	59.83	17.81	106.85	41.59	98.81	55.63 to 72.17	563,964	337,424
IRRGTD-N/A	1	64.63	64.63	64.63			64.63	64.63	N/A	175,000	113,107
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59	325,037	196,615

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	67.24	66.36	66.27	26.54	100.13	37.56	93.40	N/A	21,239	14,075
30000 TO 59999	5	66.53	74.41	74.02	14.89	100.52	61.46	89.02	N/A	50,900	37,678
60000 TO 99999	11	75.77	74.59	73.85	10.55	101.01	56.25	91.01	66.20 to 87.85	84,160	62,152
100000 TO 149999	7	64.99	68.00	68.69	14.75	99.00	49.36	98.81	49.36 to 98.81	117,114	80,449
150000 TO 249999	10	62.66	61.37	60.87	12.46	100.84	35.10	75.79	55.17 to 75.03	197,355	120,122
250000 TO 499999	9	65.98	66.43	66.35	9.99	100.13	49.08	83.80	61.23 to 78.45	348,207	231,022
500000 +	12	57.15	57.02	56.88	18.57	100.24	41.59	73.30	43.90 to 72.17	971,642	552,647
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59	325,037	196,615

# 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:	58	<b>MEDIAN:</b>	<b>66</b>	COV:	20.95	95% Median C.I.:	62.08 to 67.59	(! : Derived)
(AgLand) TOTAL Sales Price:	19,967,122	WGT. MEAN:	60	STD:	13.83	95% Wgt. Mean C.I.:	56.24 to 64.74	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,852,152	MEAN:	66	AVG.ABS.DEV:	10.33	95% Mean C.I.:	62.47 to 69.59	
(AgLand) TOTAL Assessed Value:	11,403,711							
AVG. Adj. Sales Price:	325,037	COD:	15.73	MAX Sales Ratio:	98.81			
AVG. Assessed Value:	196,615	PRD:	109.16	MIN Sales Ratio:	35.10			

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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	1	37.56	37.56	37.56			37.56	37.56	N/A	20,000	7,512
Total \$											
1 TO 9999	1	37.56	37.56	37.56			37.56	37.56	N/A	20,000	7,512
10000 TO 29999	3	75.00	75.96	75.11	15.08	101.13	59.47	93.40	N/A	21,652	16,263
30000 TO 59999	7	66.53	71.27	69.36	13.72	102.76	56.25	89.02	56.25 to 89.02	58,680	40,701
60000 TO 99999	16	67.69	69.12	65.62	15.33	105.34	35.10	91.01	61.64 to 77.06	103,706	68,053
100000 TO 149999	11	62.88	66.05	64.29	14.46	102.73	49.08	98.81	55.17 to 75.79	196,243	126,171
150000 TO 249999	4	65.06	67.63	66.90	7.13	101.09	61.96	78.45	N/A	318,090	212,813
250000 TO 499999	10	63.00	60.47	57.81	16.76	104.59	41.59	83.80	43.90 to 73.30	562,356	325,118
500000 +	6	61.69	59.64	58.66	14.86	101.66	41.59	72.17	41.59 to 72.17	1,273,753	747,219
ALL	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59	325,037	196,615

# 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:	72	<b>MEDIAN:</b>	<b>66</b>	COV:	20.88	95% Median C.I.:	63.43 to 69.12	(!: Derived)
TOTAL Sales Price:	35,553,180	WGT. MEAN:	60	STD:	13.96	95% Wgt. Mean C.I.:	55.21 to 65.59	(!: land+NAT=0)
TOTAL Adj.Sales Price:	33,422,590	MEAN:	67	AVG.ABS.DEV:	10.65	95% Mean C.I.:	63.62 to 70.07	
TOTAL Assessed Value:	20,186,332							
AVG. Adj. Sales Price:	464,202	COD:	16.09	MAX Sales Ratio:	98.81			
AVG. Assessed Value:	280,365	PRD:	110.68	MIN Sales Ratio:	35.10			

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/05 TO 09/30/05	1	87.85	87.85	87.85			87.85	87.85	N/A	72,000	63,255	
10/01/05 TO 12/31/05	1	88.51	88.51	88.51			88.51	88.51	N/A	40,000	35,405	
01/01/06 TO 03/31/06	7	65.41	68.93	60.90	14.38	113.18	52.99	89.02	52.99 to 89.02	238,152	145,027	
04/01/06 TO 06/30/06	10	77.11	77.58	77.66	12.45	99.89	64.99	98.81	66.09 to 91.01	151,053	117,315	
07/01/06 TO 09/30/06	4	73.59	73.33	73.44	4.74	99.85	69.07	77.06	N/A	79,399	58,311	
10/01/06 TO 12/31/06	2	66.94	66.94	67.17	0.96	99.67	66.30	67.59	N/A	149,000	100,077	
01/01/07 TO 03/31/07	15	66.20	66.71	56.54	9.89	117.97	42.56	93.40	62.44 to 72.17	621,632	351,496	
04/01/07 TO 06/30/07	8	75.08	69.89	72.15	16.01	96.87	35.10	92.59	35.10 to 92.59	302,926	218,559	
07/01/07 TO 09/30/07	2	51.10	51.10	61.86	26.49	82.60	37.56	64.63	N/A	97,500	60,309	
10/01/07 TO 12/31/07	1	75.03	75.03	75.03			75.03	75.03	N/A	180,000	135,053	
01/01/08 TO 03/31/08	18	55.94	56.76	58.21	15.81	97.51	41.59	83.04	48.52 to 61.46	881,003	512,860	
04/01/08 TO 06/30/08	3	62.08	64.14	62.34	4.24	102.89	61.23	69.12	N/A	512,141	319,283	
<u>Study Years</u>												
07/01/05 TO 06/30/06	19	75.77	75.51	69.52	15.05	108.61	52.99	98.81	65.41 to 87.85	173,136	120,368	
07/01/06 TO 06/30/07	29	68.97	68.51	60.29	12.29	113.64	35.10	93.40	64.76 to 74.84	426,327	257,045	
07/01/07 TO 06/30/08	24	58.45	57.98	58.78	16.14	98.63	37.56	83.04	49.08 to 63.43	740,395	435,208	
<u>Calendar Yrs</u>												
01/01/06 TO 12/31/06	23	69.07	73.28	69.12	12.99	106.03	52.99	98.81	66.09 to 78.45	164,921	113,988	
01/01/07 TO 12/31/07	26	66.74	66.81	60.02	15.14	111.30	35.10	93.40	62.88 to 74.84	466,265	279,868	
<u>ALL</u>												
	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365	

## 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:	72	<b>MEDIAN:</b>	<b>66</b>	COV:	20.88	95% Median C.I.:	63.43 to 69.12	(! : Derived)
TOTAL Sales Price:	35,553,180	WGT. MEAN:	60	STD:	13.96	95% Wgt. Mean C.I.:	55.21 to 65.59	(! : land+NAT=0)
TOTAL Adj.Sales Price:	33,422,590	MEAN:	67	AVG.ABS.DEV:	10.65	95% Mean C.I.:	63.62 to 70.07	
TOTAL Assessed Value:	20,186,332							
AVG. Adj. Sales Price:	464,202	COD:	16.09	MAX Sales Ratio:	98.81			
AVG. Assessed Value:	280,365	PRD:	110.68	MIN Sales Ratio:	35.10			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
4069	3	57.42	57.18	58.93	8.94	97.04	49.36	64.76	N/A	698,349	411,505
4071	4	63.15	67.38	57.10	25.29	118.01	49.83	93.40	N/A	554,811	316,771
4073	2	63.66	63.66	63.29	3.82	100.58	61.23	66.09	N/A	390,950	247,449
4075	4	70.65	68.87	57.75	21.35	119.26	41.59	92.59	N/A	578,008	333,779
4077	5	43.90	48.26	45.80	13.27	105.38	41.59	67.28	N/A	1,269,793	581,581
4079	6	71.15	73.69	73.68	12.36	100.01	61.64	87.85	61.64 to 87.85	75,273	55,465
4081	13	67.59	70.25	68.03	10.08	103.27	60.98	89.02	61.96 to 77.06	128,027	87,092
4295	4	71.72	73.99	70.11	13.23	105.54	64.02	88.51	N/A	194,148	136,110
4301	4	60.39	62.94	61.52	9.29	102.30	55.17	75.79	N/A	732,488	450,610
4303	2	80.44	80.44	66.49	22.83	120.98	62.08	98.81	N/A	561,507	373,358
4307	4	72.17	72.89	67.30	7.06	108.31	63.43	83.80	N/A	1,857,606	1,250,160
4313	3	66.20	68.50	73.86	13.49	92.74	56.25	83.04	N/A	549,546	405,873
4315	3	66.20	68.03	64.65	6.10	105.22	62.88	75.00	N/A	114,675	74,139
4317	5	69.12	66.00	54.52	19.01	121.05	48.52	91.01	N/A	388,411	211,781
4321	3	70.61	60.18	53.24	18.76	113.04	35.10	74.84	N/A	129,666	69,038
4545	4	69.83	69.04	70.13	12.76	98.45	55.63	80.88	N/A	196,245	137,627
4549	1	78.86	78.86	79.59			78.86	78.86	N/A	138,703	110,398
4553	2	48.52	48.52	49.04	22.58	98.94	37.56	59.47	N/A	21,000	10,298
ALL											
	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	27	64.76	64.56	59.29	19.56	108.90	41.59	98.81	52.99 to 72.17	887,380	526,092
2	23	67.59	71.80	69.47	11.53	103.36	60.98	89.02	64.99 to 77.06	125,764	87,367
3	3	59.47	58.63	72.49	23.15	80.88	37.56	78.86	N/A	60,234	43,664
4	16	65.41	66.38	60.56	14.20	109.60	48.52	91.01	55.63 to 75.03	375,063	227,142
5	3	70.61	60.18	53.24	18.76	113.04	35.10	74.84	N/A	129,666	69,038
ALL											
	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	14	70.71	70.22	60.28	15.73	116.50	42.56	92.59	57.42 to 83.04	1,040,745	627,330
2	58	65.69	66.03	60.49	15.73	109.16	35.10	98.81	62.08 to 67.59	325,037	196,615
ALL											
	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365

## 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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TOTAL Adj.Sales Price:	33,422,590	MEAN:	67	AVG.ABS.DEV:	10.65	95% Mean C.I.:	63.62 to 70.07	
TOTAL Assessed Value:	20,186,332							
AVG. Adj. Sales Price:	464,202	COD:	16.09	MAX Sales Ratio:	98.81			
AVG. Assessed Value:	280,365	PRD:	110.68	MIN Sales Ratio:	35.10			

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	10	53.39	56.78	48.94	24.32	116.03	41.59	93.40	41.59 to 67.28	996,826	487,846
15-0536	21	68.97	72.53	70.56	11.81	102.80	60.98	89.02	64.99 to 78.45	117,949	83,221
29-0117	41	66.20	66.39	64.64	16.15	102.70	35.10	98.81	61.30 to 72.29	511,643	330,736
NonValid School											
ALL	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365

## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	37.56	37.56	37.56			37.56	37.56	N/A	20,000	7,512
30.01 TO 50.00	1	59.47	59.47	59.47			59.47	59.47	N/A	22,001	13,084
50.01 TO 100.00	7	66.53	74.30	72.64	14.00	102.29	61.46	93.40	61.46 to 93.40	53,103	38,573
100.01 TO 180.00	20	72.42	71.42	66.97	17.32	106.64	45.99	98.81	60.98 to 83.83	119,768	80,211
180.01 TO 330.00	16	65.49	61.49	58.81	14.07	104.57	35.10	83.80	49.36 to 69.12	257,250	151,279
330.01 TO 650.00	13	66.09	69.25	64.62	14.11	107.15	41.59	92.59	61.96 to 78.86	414,079	267,588
650.01 +	14	62.76	63.09	58.69	15.24	107.50	42.56	80.88	49.83 to 75.32	1,508,175	885,169
ALL	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365

## 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	20	67.06	70.00	67.41	12.25	103.85	45.99	89.02	62.44 to 76.57	126,015	84,946
DRY-N/A	6	70.71	68.67	77.77	15.99	88.29	37.56	92.59	37.56 to 92.59	149,326	116,136
GRASS	7	62.88	66.39	57.27	19.23	115.92	49.36	93.40	49.36 to 93.40	202,797	116,141
GRASS-N/A	11	70.61	66.47	51.65	18.47	128.71	35.10	88.51	42.56 to 80.88	653,427	337,463
IRRGTD	1	91.01	91.01	91.01			91.01	91.01	N/A	76,240	69,384
IRRGTD-N/A	27	63.43	63.48	61.89	15.05	102.58	41.59	98.81	57.42 to 67.28	789,733	488,744
ALL	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365

## 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:	72	<b>MEDIAN:</b>	<b>66</b>	COV:	20.88	95% Median C.I.:	63.43 to 69.12	(! : Derived)
TOTAL Sales Price:	35,553,180	WGT. MEAN:	60	STD:	13.96	95% Wgt. Mean C.I.:	55.21 to 65.59	(! : land+NAT=0)
TOTAL Adj.Sales Price:	33,422,590	MEAN:	67	AVG.ABS.DEV:	10.65	95% Mean C.I.:	63.62 to 70.07	
TOTAL Assessed Value:	20,186,332							
AVG. Adj. Sales Price:	464,202	COD:	16.09	MAX Sales Ratio:	98.81			
AVG. Assessed Value:	280,365	PRD:	110.68	MIN Sales Ratio:	35.10			

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## 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	22	66.53	68.32	67.11	13.28	101.80	37.56	89.02	61.96 to 76.57	120,013	80,539
DRY-N/A	4	73.66	77.26	80.40	8.90	96.09	69.12	92.59	N/A	193,990	155,974
GRASS	12	67.80	66.60	59.90	19.19	111.20	35.10	93.40	52.99 to 75.32	187,484	112,295
GRASS-N/A	6	72.27	66.11	49.98	18.38	132.27	42.56	80.88	42.56 to 80.88	1,059,578	529,590
IRRGTD	16	65.37	64.86	58.22	21.61	111.40	41.59	98.81	48.52 to 83.04	588,758	342,799
IRRGTD-N/A	12	62.76	63.93	64.95	7.51	98.43	55.63	73.30	59.47 to 72.17	998,242	648,391
ALL	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365

## 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	25	67.59	68.78	68.21	12.44	100.83	37.56	89.02	64.02 to 75.03	126,178	86,072
DRY-N/A	1	92.59	92.59	93.18			92.59	92.59	N/A	261,791	243,948
GRASS	18	68.35	66.44	52.57	19.17	126.38	35.10	93.40	52.99 to 78.45	478,182	251,394
IRRGTD	27	63.43	64.46	61.97	16.59	104.02	41.59	98.81	57.42 to 72.17	786,075	487,125
IRRGTD-N/A	1	64.63	64.63	64.63			64.63	64.63	N/A	175,000	113,107
ALL	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	67.24	66.36	66.27	26.54	100.13	37.56	93.40	N/A	21,239	14,075
30000 TO 59999	5	66.53	74.41	74.02	14.89	100.52	61.46	89.02	N/A	50,900	37,678
60000 TO 99999	12	76.17	75.58	74.96	10.79	100.82	56.25	91.01	66.30 to 86.46	83,689	62,736
100000 TO 149999	10	65.20	67.00	67.58	15.96	99.15	45.99	98.81	49.36 to 78.86	119,085	80,474
150000 TO 249999	12	63.76	62.92	62.93	12.23	99.98	35.10	75.79	55.63 to 72.29	198,787	125,094
250000 TO 499999	12	66.69	70.56	69.91	13.74	100.93	49.08	92.59	61.96 to 80.88	338,072	236,342
500000 +	17	61.30	58.64	57.46	17.15	102.05	41.59	83.04	43.90 to 72.17	1,437,982	826,282
ALL	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	280,365	PRD:	110.68	MIN Sales Ratio:	35.10			

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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	1	37.56	37.56	37.56			37.56	37.56	N/A	20,000	7,512
Total \$											
1 TO 9999	1	37.56	37.56	37.56			37.56	37.56	N/A	20,000	7,512
10000 TO 29999	3	75.00	75.96	75.11	15.08	101.13	59.47	93.40	N/A	21,652	16,263
30000 TO 59999	8	66.53	70.44	67.95	12.36	103.67	56.25	89.02	56.25 to 89.02	73,220	49,751
60000 TO 99999	19	69.07	68.82	65.44	15.74	105.17	35.10	91.01	61.64 to 77.06	103,692	67,853
100000 TO 149999	12	65.24	67.48	65.66	15.38	102.77	49.08	98.81	55.63 to 75.79	191,561	125,777
150000 TO 249999	7	72.29	73.75	72.94	11.83	101.11	61.96	92.59	61.96 to 92.59	288,524	210,455
250000 TO 499999	11	64.76	61.82	59.02	16.30	104.73	41.59	83.80	43.90 to 75.32	548,618	323,812
500000 +	11	62.08	60.95	58.24	15.47	104.65	41.59	83.04	42.56 to 72.17	1,857,137	1,081,667
ALL	72	66.20	66.85	60.40	16.09	110.68	35.10	98.81	63.43 to 69.12	464,202	280,365



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

### **Agricultural**

As of February 15, 2009 the Dundy County Assessor reports the following for Assessment Actions to address the Agricultural Property Class:

The assessor began the implementation of a new soil survey during 2008. At this time, approximately one-third of the county's agricultural acres have been counted. At the same time, a review of land use and crop acres is being conducted. It is the assessor's plan to complete implementation of the new soil survey during the summer of 2009. The old soils are being used in assessment records until all parcels have been subjected to the new soil survey, with full implementation scheduled for 2010. The new survey was first presented to the assessor in 2004, but the soil names have since been converted to number codes and some have been consolidated. The survey replaces the soil survey from 1957.

Land use changes, as reported to or discovered by the assessor, have been inducted into the agricultural records, as have added, removed and changed structure information.

The assessor conducted a sales study of agricultural land which included unimproved and minimally-improved sales.

The lengthy study, complete with spreadsheets for all three major land uses, is available to interested persons, groups or boards in print or electronically and will be provided to the county board of equalization within the assessor's presentation to them in July.

The beginning median ratio for all unimproved agricultural land was 66, indicating a need for some adjustment. Irrigated land, dry cropland and grassland were all adjusted in one or more of the county's five market areas.

The assessor was unable to make adjustments that provide perfect medians, COD's and PRD's for all land uses.

## 2009 Assessment Survey for Dundy County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor
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>
	By Statute: 77-1359 and 77-1363
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>
	Approximately 1986
6.	<b>If the income approach was used, what Capitalization Rate was used?</b>
	Approximately 13 years ago or more. 8% (estimate)
7.	<b>What is the date of the soil survey currently used?</b>
	1957, with a 1995 conversion
8.	<b>What date was the last countywide land use study completed?</b>
	On-going every year
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Owner/operator Information, FSA Photos, NRD Certifications, Observation
b.	<b>By whom?</b>
	Assessor
c.	<b>What proportion is complete / implemented at this time?</b>
	On-going, approximately 1/3 of the county is completed with the 2008 soil survey acre count.
9.	<b>Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:</b>
	5
10.	<b>How are Market Areas/Neighborhoods/Assessor Locations developed?</b>
	Township lines based upon sale comparisons and geographic features such as river, well water availability, canal irrigation districts, typical productivity by common soils and desirability.
11.	<b>In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?</b>
	No

a.	<b>If yes, list.</b>
12.	<b>In your opinion, what is the level of value of these groupings?</b>
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>
10	8	0	18

**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:	56	<b>MEDIAN:</b>	<b>68</b>	COV:	19.99	95% Median C.I.:	65.06 to 70.62	(! : Derived)
(AgLand) TOTAL Sales Price:	19,587,122	WGT. MEAN:	63	STD:	13.86	95% Wgt. Mean C.I.:	58.83 to 67.76	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,472,152	MEAN:	69	AVG.ABS.DEV:	10.06	95% Mean C.I.:	65.69 to 72.95	
(AgLand) TOTAL Assessed Value:	11,692,524							
AVG. Adj. Sales Price:	329,859	COD:	14.78	MAX Sales Ratio:	101.70			
AVG. Assessed Value:	208,795	PRD:	109.51	MIN Sales Ratio:	37.50			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	1	90.04	90.04	90.04			90.04	90.04	N/A		72,000	64,830
10/01/05 TO 12/31/05	1	89.41	89.41	89.41			89.41	89.41	N/A		40,000	35,765
01/01/06 TO 03/31/06	6	65.06	68.24	62.45	10.53	109.26	57.47	91.24	57.47 to 91.24		264,760	165,354
04/01/06 TO 06/30/06	10	79.23	80.14	79.54	12.79	100.76	66.07	101.29	68.06 to 99.08		151,053	120,141
07/01/06 TO 09/30/06	4	74.79	74.97	75.21	5.83	99.69	70.61	79.72	N/A		79,399	59,714
10/01/06 TO 12/31/06	2	69.22	69.22	69.44	0.94	99.69	68.57	69.87	N/A		149,000	103,463
01/01/07 TO 03/31/07	12	68.05	71.94	69.13	9.70	104.06	63.95	101.70	64.77 to 73.71		309,416	213,900
04/01/07 TO 06/30/07	3	72.54	67.04	70.73	9.69	94.79	53.75	74.84	N/A		385,568	272,713
07/01/07 TO 09/30/07	1	37.50	37.50	37.50			37.50	37.50	N/A		20,000	7,500
10/01/07 TO 12/31/07	1	75.59	75.59	75.59			75.59	75.59	N/A		180,000	136,053
01/01/08 TO 03/31/08	13	60.21	57.83	55.66	14.82	103.88	41.87	84.09	44.27 to 65.67		625,997	348,455
04/01/08 TO 06/30/08	2	62.04	62.04	62.19	0.67	99.75	61.62	62.45	N/A		718,895	447,097
____Study Years____												
07/01/05 TO 06/30/06	18	73.55	77.24	71.44	15.89	108.11	57.47	101.29	66.50 to 89.41		178,394	127,451
07/01/06 TO 06/30/07	21	70.61	71.56	69.84	8.55	102.46	53.75	101.70	66.14 to 73.71		261,204	182,415
07/01/07 TO 06/30/08	17	60.99	58.17	56.95	15.14	102.14	37.50	84.09	44.27 to 65.67		575,044	327,509
____Calendar Yrs____												
01/01/06 TO 12/31/06	22	70.24	74.96	71.05	12.45	105.51	57.47	101.29	67.54 to 80.18		168,849	119,969
01/01/07 TO 12/31/07	17	68.47	69.26	69.60	12.24	99.52	37.50	101.70	64.47 to 74.84		298,217	207,558
____ALL____												
	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62		329,859	208,795

**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

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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.			
4069	2	59.41	59.41	62.96	9.52	94.35	53.75	65.06	N/A		341,820	215,225
4071	4	65.59	71.09	59.52	25.33	119.43	51.48	101.70	N/A		554,811	330,241
4073	2	64.84	64.84	64.35	4.97	100.75	61.62	68.06	N/A		390,950	251,592
4075	2	54.31	54.31	48.15	22.45	112.80	42.12	66.50	N/A		819,505	394,560
4077	3	44.27	51.26	49.22	19.40	104.13	41.87	67.63	N/A		560,710	275,995
4079	6	73.55	76.04	76.03	12.18	100.02	63.61	90.04	63.61 to 90.04		75,273	57,230
4081	11	68.57	71.05	68.74	8.99	103.37	63.08	91.24	63.58 to 79.72		128,136	88,076
4295	4	73.16	75.45	71.88	12.77	104.96	66.07	89.41	N/A		194,148	139,560
4301	4	66.93	69.73	68.35	9.57	102.03	60.99	84.09	N/A		732,488	500,633
4303	2	80.77	80.77	66.86	22.68	120.80	62.45	99.08	N/A		561,507	375,407
4307	3	72.54	76.40	74.32	5.32	102.79	72.54	84.11	N/A		713,780	530,509
4313	1	61.25	61.25	61.25			61.25	61.25	N/A		96,264	58,962
4315	3	73.13	74.42	70.69	6.02	105.28	68.47	81.67	N/A		114,675	81,063
4317	3	54.26	69.77	56.10	29.20	124.37	53.76	101.29	N/A		535,963	300,657
4321	2	72.72	72.72	73.46	2.91	99.00	70.61	74.84	N/A		92,000	67,584
4545	2	67.90	67.90	67.90	11.33	100.00	60.21	75.59	N/A		180,000	122,216
4553	2	51.14	51.14	51.79	26.66	98.74	37.50	64.77	N/A		21,000	10,875
ALL												
	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62		329,859	208,795

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	19	65.06	65.64	60.51	18.57	108.48	41.87	101.70	53.75 to 72.54		545,607	330,158
2	21	68.82	73.32	70.91	11.01	103.39	63.08	91.24	66.07 to 79.72		125,606	89,069
3	2	51.14	51.14	51.79	26.66	98.74	37.50	64.77	N/A		21,000	10,875
4	12	68.33	70.61	64.71	14.78	109.11	53.76	101.29	60.21 to 81.67		436,822	282,677
5	2	72.72	72.72	73.46	2.91	99.00	70.61	74.84	N/A		92,000	67,584
ALL												
	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62		329,859	208,795

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	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62		329,859	208,795
ALL												
	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62		329,859	208,795

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	8	59.41	60.36	51.37	25.01	117.51	41.87	101.70	41.87 to 101.70	502,967	258,354
15-0536	19	69.87	74.06	72.01	11.53	102.85	63.08	91.24	66.07 to 80.18	116,952	84,217
29-0117	29	68.18	68.68	65.64	14.00	104.64	37.50	101.29	61.62 to 73.13	421,597	276,743
NonValid School											
ALL	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62	329,859	208,795

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	37.50	37.50	37.50			37.50	37.50	N/A	20,000	7,500
30.01 TO 50.00	1	64.77	64.77	64.77			64.77	64.77	N/A	22,001	14,251
50.01 TO 100.00	7	73.13	79.86	78.33	16.30	101.95	63.58	101.70	63.58 to 101.70	53,103	41,596
100.01 TO 180.00	18	74.45	75.11	71.30	15.14	105.34	54.26	99.08	63.61 to 86.69	121,286	86,481
180.01 TO 330.00	11	66.07	62.76	58.77	12.81	106.80	41.87	84.11	44.27 to 70.61	293,226	172,321
330.01 TO 650.00	10	67.10	65.96	60.39	9.21	109.22	42.12	75.59	61.62 to 74.84	433,218	261,610
650.01 +	8	65.32	64.83	63.86	13.07	101.52	51.48	80.18	51.48 to 80.18	1,039,700	663,910
ALL	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62	329,859	208,795

**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	17	68.82	72.73	69.89	10.53	104.07	63.08	91.24	63.95 to 79.72	125,396	87,634
DRY-N/A	3	67.54	60.21	70.36	18.80	85.57	37.50	75.59	N/A	100,000	70,364
GRASS	7	68.47	71.31	61.65	17.89	115.67	53.75	101.70	53.75 to 101.70	202,797	125,020
GRASS-N/A	6	69.34	70.97	61.82	13.12	114.79	51.48	89.41	51.48 to 89.41	274,943	169,981
IRRGTD	1	101.29	101.29	101.29			101.29	101.29	N/A	76,240	77,224
IRRGTD-N/A	22	65.37	65.39	62.19	15.01	105.14	41.87	99.08	60.21 to 72.54	586,133	364,517
ALL	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62	329,859	208,795

# PAD 2009 R&O Statistics

Base Stat

State Stat Run

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## 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	19	68.82	70.60	69.49	11.91	101.60	37.50	91.24	63.95 to 78.95	118,512	82,359
DRY-N/A	1	75.59	75.59	75.59			75.59	75.59	N/A	180,000	136,053
GRASS	10	69.54	72.52	62.97	15.99	115.18	53.75	101.70	57.47 to 89.41	163,358	102,860
GRASS-N/A	3	68.06	66.57	60.35	14.06	110.31	51.48	80.18	N/A	478,553	288,810
IRRGTD	15	66.50	67.09	59.63	21.57	112.51	41.87	101.29	53.76 to 84.09	584,652	348,623
IRRGTD-N/A	8	65.22	66.69	68.25	6.79	97.72	60.21	73.71	60.21 to 73.71	525,174	358,407
ALL	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62	329,859	208,795

## 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	20	68.82	70.85	69.94	11.81	101.30	37.50	91.24	64.47 to 78.28	121,586	85,043
GRASS	13	68.47	71.15	61.74	15.77	115.24	51.48	101.70	57.47 to 81.67	236,095	145,771
IRRGTD	23	65.67	66.95	62.42	16.65	107.26	41.87	101.29	60.99 to 72.54	563,964	352,026
ALL	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62	329,859	208,795

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	73.22	71.41	71.36	27.69	100.06	37.50	101.70	N/A	21,239	15,157
30000 TO 59999	5	68.82	76.37	76.05	14.02	100.43	63.58	91.24	N/A	50,900	38,707
60000 TO 99999	11	78.28	78.10	77.44	10.74	100.85	61.25	101.29	68.57 to 90.04	84,160	65,176
100000 TO 149999	7	66.07	69.71	70.37	13.19	99.06	53.75	99.08	53.75 to 99.08	117,114	82,417
150000 TO 249999	8	67.07	68.67	68.18	8.70	100.72	60.21	84.09	60.21 to 84.09	199,194	135,802
250000 TO 499999	9	66.50	68.05	67.77	9.02	100.41	54.26	84.11	61.62 to 80.18	348,207	235,983
500000 +	12	59.96	58.79	59.47	17.17	98.85	41.87	73.71	44.27 to 72.54	971,642	577,852
ALL	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62	329,859	208,795

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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	1	37.50	37.50	37.50			37.50	37.50	N/A	20,000	7,500
Total \$											
1 TO 9999	1	37.50	37.50	37.50			37.50	37.50	N/A	20,000	7,500
10000 TO 29999	3	81.67	82.71	81.79	15.07	101.13	64.77	101.70	N/A	21,652	17,710
30000 TO 59999	7	68.82	73.39	71.78	11.96	102.24	61.25	91.24	61.25 to 91.24	58,680	42,123
60000 TO 99999	15	73.13	74.41	72.80	12.45	102.21	53.75	101.29	66.07 to 79.72	96,953	70,584
100000 TO 149999	9	65.67	70.47	68.49	15.01	102.89	54.26	99.08	60.21 to 84.09	195,520	133,916
150000 TO 249999	5	68.06	69.36	68.81	5.45	100.79	63.95	80.18	N/A	299,272	205,942
250000 TO 499999	10	63.34	61.37	58.96	15.84	104.09	41.87	84.11	44.27 to 73.71	562,356	331,559
500000 +	6	65.32	61.93	61.86	14.02	100.12	42.12	72.54	42.12 to 72.54	1,273,753	787,950
ALL	56	68.12	69.32	63.30	14.78	109.51	37.50	101.70	65.06 to 70.62	329,859	208,795



**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:	70	<b>MEDIAN:</b>	<b>69</b>	COV:	20.21	95% Median C.I.:	66.07 to 72.54	(!: Derived)
TOTAL Sales Price:	35,549,254	WGT. MEAN:	62	STD:	14.15	95% Wgt. Mean C.I.:	56.18 to 68.11	(!: land+NAT=0)
TOTAL Adj.Sales Price:	33,418,664	MEAN:	70	AVG.ABS.DEV:	10.71	95% Mean C.I.:	66.71 to 73.34	
TOTAL Assessed Value:	20,768,473							
AVG. Adj. Sales Price:	477,409	COD:	15.62	MAX Sales Ratio:	101.70			
AVG. Assessed Value:	296,692	PRD:	112.67	MIN Sales Ratio:	37.50			

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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	1	90.04	90.04	90.04			90.04	90.04	N/A	72,000	64,830	
10/01/05 TO 12/31/05	1	89.41	89.41	89.41			89.41	89.41	N/A	40,000	35,765	
01/01/06 TO 03/31/06	7	66.50	71.49	63.82	14.10	112.01	57.47	91.24	57.47 to 91.24	238,365	152,132	
04/01/06 TO 06/30/06	10	79.23	80.14	79.54	12.79	100.76	66.07	101.29	68.06 to 99.08	151,053	120,141	
07/01/06 TO 09/30/06	4	74.79	74.97	75.21	5.83	99.69	70.61	79.72	N/A	79,399	59,714	
10/01/06 TO 12/31/06	2	69.22	69.22	69.44	0.94	99.69	68.57	69.87	N/A	149,000	103,463	
01/01/07 TO 03/31/07	15	67.63	69.29	55.90	11.18	123.96	44.05	101.70	64.47 to 73.13	637,827	356,514	
04/01/07 TO 06/30/07	7	79.08	77.98	78.35	11.66	99.53	53.75	98.48	53.75 to 98.48	317,536	248,805	
07/01/07 TO 09/30/07	1	37.50	37.50	37.50			37.50	37.50	N/A	20,000	7,500	
10/01/07 TO 12/31/07	1	75.59	75.59	75.59			75.59	75.59	N/A	180,000	136,053	
01/01/08 TO 03/31/08	18	60.60	60.46	61.04	16.00	99.04	41.87	84.09	51.48 to 66.70	888,001	542,073	
04/01/08 TO 06/30/08	3	62.45	65.14	62.79	5.19	103.74	61.62	71.34	N/A	512,596	321,844	
____Study Years____												
07/01/05 TO 06/30/06	19	78.28	77.96	71.92	15.00	108.40	57.47	101.29	66.50 to 90.04	173,215	124,575	
07/01/06 TO 06/30/07	28	70.97	72.27	60.74	11.38	118.98	44.05	101.70	67.63 to 74.84	443,062	269,111	
07/01/07 TO 06/30/08	23	61.25	60.73	61.32	15.96	99.04	37.50	84.09	53.76 to 66.70	770,513	472,452	
____Calendar Yrs____												
01/01/06 TO 12/31/06	23	70.61	75.66	71.47	13.10	105.86	57.47	101.29	68.06 to 80.18	164,986	117,918	
01/01/07 TO 12/31/07	24	71.94	70.76	60.32	14.05	117.30	37.50	101.70	64.77 to 75.59	499,590	301,370	
____ALL____												
	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692	

# PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Assessed Value:	20,768,473							
AVG. Adj. Sales Price:	477,409	COD:	15.62	MAX Sales Ratio:	101.70			
AVG. Assessed Value:	296,692	PRD:	112.67	MIN Sales Ratio:	37.50			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
4069	3	57.98	58.93	59.61	6.50	98.87	53.75	65.06	N/A	698,846	416,548
4071	4	65.59	71.09	59.52	25.33	119.43	51.48	101.70	N/A	554,811	330,241
4073	2	64.84	64.84	64.35	4.97	100.75	61.62	68.06	N/A	390,950	251,592
4075	4	74.88	72.59	60.13	24.41	120.72	42.12	98.48	N/A	578,765	348,011
4077	5	44.27	49.74	45.51	14.73	109.30	41.87	67.63	N/A	1,314,388	598,208
4079	6	73.55	76.04	76.03	12.18	100.02	63.61	90.04	63.61 to 90.04	75,273	57,230
4081	13	69.87	72.61	70.08	10.09	103.60	63.08	91.24	63.95 to 79.72	128,423	90,002
4295	4	73.16	75.45	71.88	12.77	104.96	66.07	89.41	N/A	194,148	139,560
4301	4	66.93	69.73	68.35	9.57	102.03	60.99	84.09	N/A	732,488	500,633
4303	2	80.77	80.77	66.86	22.68	120.80	62.45	99.08	N/A	561,507	375,407
4307	4	72.54	73.97	68.87	6.00	107.41	66.70	84.11	N/A	1,882,098	1,296,178
4313	3	61.25	68.51	69.80	12.45	98.14	60.70	83.57	N/A	561,266	391,779
4315	3	73.13	74.42	70.69	6.02	105.28	68.47	81.67	N/A	114,675	81,063
4317	5	71.34	71.60	59.53	19.80	120.28	53.76	101.29	N/A	390,210	232,284
4321	2	72.72	72.72	73.46	2.91	99.00	70.61	74.84	N/A	92,000	67,584
4545	3	75.59	73.25	74.47	10.46	98.35	60.21	83.94	N/A	203,333	151,431
4549	1	79.08	79.08	79.08			79.08	79.08	N/A	140,000	110,708
4553	2	51.14	51.14	51.79	26.66	98.74	37.50	64.77	N/A	21,000	10,875
ALL	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	27	65.06	66.40	59.90	19.81	110.85	41.87	101.70	57.47 to 72.54	900,736	539,546
2	23	69.87	74.00	71.49	11.38	103.51	63.08	91.24	66.14 to 79.72	125,988	90,072
3	3	64.77	60.45	72.78	21.40	83.06	37.50	79.08	N/A	60,667	44,153
4	15	71.34	72.00	66.18	13.60	108.79	53.76	101.29	60.99 to 81.67	389,002	257,429
5	2	72.72	72.72	73.46	2.91	99.00	70.61	74.84	N/A	92,000	67,584
ALL	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	6	71.34	69.99	62.69	13.90	111.63	50.90	91.00	50.90 to 91.00	358,510	224,759
2	64	68.33	70.03	62.11	15.65	112.75	37.50	101.70	65.67 to 72.54	488,556	303,436
ALL	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692

## 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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AVG. Adj. Sales Price:	477,409	COD:	15.62	MAX Sales Ratio:	101.70			
AVG. Assessed Value:	296,692	PRD:	112.67	MIN Sales Ratio:	37.50			

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	10	55.86	58.49	48.87	23.77	119.70	41.87	101.70	42.12 to 67.63	1,019,144	498,036
15-0536	21	70.62	74.74	72.57	11.79	102.98	63.08	91.24	66.14 to 80.18	118,194	85,777
29-0117	39	68.57	70.44	67.42	15.03	104.48	37.50	101.29	63.95 to 74.84	531,926	358,635
NonValid School											
ALL											
	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692

## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	37.50	37.50	37.50			37.50	37.50	N/A	20,000	7,500
30.01 TO 50.00	1	64.77	64.77	64.77			64.77	64.77	N/A	22,001	14,251
50.01 TO 100.00	7	73.13	79.86	78.33	16.30	101.95	63.58	101.70	63.58 to 101.70	53,103	41,596
100.01 TO 180.00	20	74.45	74.70	70.81	16.32	105.49	50.90	99.08	63.61 to 86.69	119,907	84,909
180.01 TO 330.00	14	67.07	65.03	60.91	12.15	106.76	41.87	84.11	53.75 to 71.34	267,760	163,098
330.01 TO 650.00	13	68.47	70.82	65.59	13.29	107.97	42.12	98.48	63.95 to 79.08	415,659	272,649
650.01 +	14	64.58	65.37	60.26	15.42	108.48	44.05	83.94	53.76 to 80.18	1,532,468	923,537
ALL											
	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692

## 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	20	69.35	72.48	69.64	11.95	104.08	50.90	91.24	64.47 to 78.95	126,336	87,984
DRY-N/A	6	73.47	71.30	80.52	17.03	88.55	37.50	98.48	37.50 to 98.48	151,103	121,665
GRASS	7	68.47	71.31	61.65	17.89	115.67	53.75	101.70	53.75 to 101.70	202,797	125,020
GRASS-N/A	10	74.85	71.61	52.42	15.44	136.60	44.05	89.41	51.48 to 83.94	720,706	377,827
IRRGTD	1	101.29	101.29	101.29			101.29	101.29	N/A	76,240	77,224
IRRGTD-N/A	26	65.37	65.67	63.66	14.56	103.16	41.87	99.08	60.70 to 72.54	818,554	521,082
ALL											
	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692

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Base Stat

State Stat Run

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## 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	22	68.82	70.67	69.32	13.10	101.95	37.50	91.24	63.95 to 78.95	120,306	83,397
DRY-N/A	4	76.47	80.69	83.26	9.45	96.91	71.34	98.48	N/A	196,655	163,737
GRASS	11	70.61	73.50	67.06	15.95	109.61	53.75	101.70	57.47 to 89.41	186,015	124,734
GRASS-N/A	6	73.57	67.80	49.86	18.03	135.96	44.05	83.94	44.05 to 83.94	1,096,745	546,889
IRRGTD	16	67.07	68.12	61.32	21.64	111.08	41.87	101.29	53.76 to 84.09	589,857	361,721
IRRGTD-N/A	11	64.77	65.35	65.75	6.77	99.40	57.98	73.71	60.21 to 72.54	1,083,722	712,529
ALL	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692

## 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	25	69.87	71.16	70.36	12.32	101.14	37.50	91.24	66.14 to 77.36	126,795	89,209
DRY-N/A	1	98.48	98.48	98.48			98.48	98.48	N/A	263,461	259,446
GRASS	17	70.61	71.49	53.94	16.95	132.52	44.05	101.70	57.47 to 83.25	507,449	273,730
IRRGTD	27	65.67	66.99	63.79	15.96	105.02	41.87	101.29	60.70 to 72.54	791,061	504,643
ALL	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	73.22	71.41	71.36	27.69	100.06	37.50	101.70	N/A	21,239	15,157
30000 TO 59999	5	68.82	76.37	76.05	14.02	100.43	63.58	91.24	N/A	50,900	38,707
60000 TO 99999	12	78.62	79.18	78.52	11.15	100.84	61.25	101.29	70.61 to 90.04	83,813	65,811
100000 TO 149999	10	66.81	68.93	69.27	14.14	99.50	50.90	99.08	53.75 to 79.08	119,480	82,768
150000 TO 249999	10	69.17	69.81	69.56	8.45	100.35	60.21	84.09	60.99 to 77.36	201,671	140,292
250000 TO 499999	12	67.85	73.18	72.33	14.48	101.17	54.26	98.48	63.95 to 83.94	338,326	244,720
500000 +	17	60.70	59.91	58.69	16.64	102.07	41.87	83.57	44.27 to 72.54	1,458,941	856,312
ALL	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692

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Base Stat

State Stat Run

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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	1	37.50	37.50	37.50			37.50	37.50	N/A	20,000	7,500
____Total \$____											
1 TO 9999	1	37.50	37.50	37.50			37.50	37.50	N/A	20,000	7,500
10000 TO 29999	3	81.67	82.71	81.79	15.07	101.13	64.77	101.70	N/A	21,652	17,710
30000 TO 59999	7	68.82	73.39	71.78	11.96	102.24	61.25	91.24	61.25 to 91.24	58,680	42,123
60000 TO 99999	18	72.24	73.86	71.87	13.73	102.76	50.90	101.29	66.07 to 79.72	98,294	70,646
100000 TO 149999	11	69.87	71.33	69.45	13.48	102.71	54.26	99.08	60.21 to 84.09	189,062	131,304
150000 TO 249999	7	68.47	72.59	71.76	9.04	101.15	63.95	83.94	63.95 to 83.94	284,217	203,955
250000 TO 499999	12	65.78	66.29	62.20	19.24	106.57	41.87	98.48	51.48 to 83.25	524,968	326,543
500000 +	11	62.45	62.24	59.42	15.27	104.73	42.12	83.57	44.05 to 72.54	1,889,529	1,122,799
____ALL____											
	70	68.52	70.02	62.15	15.62	112.67	37.50	101.70	66.07 to 72.54	477,409	296,692



## 2009 Correlation Section for Dundy County

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### Agricultural Land

#### I. Correlation

AGRICULTURAL UNIMPROVED: The 2009 R&O Statistics provide two sets of agricultural data for the review of the levels of value within the agricultural real property class in Dundy County. The statistics were reviewed after the county submitted the annual Form 45 and Assessed Value Update. Changes sent by the assessor are included on the Dundy County 2009 Assessment Actions for the Agricultural Class. A list of 2009 agricultural land values for the five market areas are reflecting changes as follows: Irrigated land: No changes in market areas 1, 2, 3, 5. Area 4 increased \$90-\$100 per acre. Dry land: No changes in market areas 3, 4, and 5. 1D increased \$15 in Area 2; market area 1 experienced \$25-\$100 per acre. Grass land: No change in 1G, 2G1, or 2G in all market areas; all market areas increased 3G1, 3G, 4G1 \$20. No change made to 4G or waste value in all areas. Irrigated grassland subclasses increased \$40 for this assessment year, with the exclusion of 1AC (canal) water. The first set of statistics provided is 56 unimproved agricultural land sales in the county. The overall median at 68 and weighted mean at 63 are both below the acceptable levels of value. The individual market areas show representativeness in each sample for market area 1 with 19 sales and a median of 65.06; market area 2 with 21 sales and a median of 68.82; and market area 4 with 12 sales and a median of 68.33. Areas 3 and 5 are not representing a reasonable sample of the base population. With these calculations, market area 2 is within the acceptable statutory ranges for agricultural land, although areas 1 and 4 do not. The three study years reflect nearly a ten percent decrease when comparing the middle study year to the most current year used for analysis. This is another support of the 68% percent level of value for this set of data. The second set of statistics provides 70 minimally improved agricultural sales in Dundy County. Area One added 8 additional sales, area two added two sales, area three added one, area four added three, and area five remained with two sales. Similar to the unimproved set, market areas three and five remain unrepresentative of the population base due to 2-3 sales in each location. Market area one calculates the identical median and a lower weighted mean, both at 65.06 and the weighted mean falling to 59.90. Market Area 4 improved when adding the minimally improved sales to a median level of value at 71.34. The three study years are also indicating the decrease of the level of value at nearly 10%. Market Area 4 experienced the only irrigated land value increases for 2009, which are resulting in an acceptable median and mean measures of central tendency. Due to the added 14 sales and the additional 9,075,949 in total assessed value to calculate the minimally improved agricultural statistics; this set appears to be more representative of the calculations to determine recommendations for improvements in Dundy County. To improve the overall level of agricultural land value in Dundy County, it is recommended to increase Market Area 1 based on all three measures of central tendency in this area for the minimally improved set of sales. The median for Market Area 1 is 65.06. An increase of 11% is the recommendation for this area. Market Area 1 also contains the largest number of irrigated acres (62,839.96) as reported in the 2009 Form 45. This Market Area borders Chase County to the north and western portion near the State border. Irrigated land values in Dundy County for this area range from \$895-\$985. The irrigated values right across the border from Market Area 1 in Chase County range from \$1240-\$1290. This difference ranges from \$305-\$345. An increase to this area would improve the equalization between the two counties. The County may want to review any market significance shown through each of the five market areas. Market Areas 3 and 5 have not shown more than 7 sales in the subclass since prior to 2005.

**2009 Correlation Section  
for Dundy 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>77</b>	<b>56</b>	<b>72.73</b>
<b>2008</b>	<b>82</b>	<b>60</b>	<b>73.17</b>
<b>2007</b>	<b>74</b>	<b>53</b>	<b>71.62</b>
<b>2006</b>	<b>67</b>	<b>49</b>	<b>73.13</b>
<b>2005</b>	<b>62</b>	<b>50</b>	<b>80.65</b>

AGRICULTURAL UNIMPROVED:Historically Table II reflects that Dundy County typically utilizes over 70% of the total agricultural unimproved sales for measurement purposes. This would indicate a fair number of sales were qualified for statistical reasons and there are no signs of excessive trimming.



**2009 Correlation Section**  
**for Dundy 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 Dundy County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>66</b>	<b>4.43</b>	<b>69</b>	<b>68</b>
<b>2008</b>	<b>66.12</b>	<b>11.21</b>	<b>74</b>	<b>71.39</b>
<b>2007</b>	<b>75</b>	<b>-1.24</b>	<b>74</b>	<b>74</b>
<b>2006</b>	<b>68</b>	<b>9.02</b>	<b>75</b>	<b>75</b>
<b>2005</b>	<b>78</b>	<b>-0.98</b>	<b>77</b>	<b>77</b>

AGRICULTURAL UNIMPROVED: The 4.43% increase in the overall county agricultural base represents the various increases the assessor applied to some land classification groups for 2009 in all five market areas. Only a .92 point difference is shown between the Trended Preliminary Ratio and the R&O Ratio. No indication is apparent that unfair treatment was shown between the sold and unsold properties.

**2009 Correlation Section  
for Dundy 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 Dundy 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)
5.56	2009	4.43
8.88	2008	11.21
-0.72	2007	-1.24
4.84	2006	9.02
-0.55	2005	-0.98

AGRICULTURAL UNIMPROVED: A slight difference (1.13) is shown between the percent change in the total assessed value in the sales file versus the assessed value in the county base (excl. growth). This would be reflective of the new agricultural land values applied to this property class by the county.

**2009 Correlation Section  
for Dundy 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 Dundy 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>68</b>	<b>63</b>	<b>69</b>

AGRICULTURAL UNIMPROVED:After a review of the agricultural unimproved sales and the minimal agricultural sales; the indicators support the median measure of 68.00 best describing the county level of value for the unimproved agricultural land class of property. Market Areas 1 and 2 are weighted with approximately 71% of the qualified sales.

**2009 Correlation Section  
for Dundy 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>14.78</b>	<b>109.51</b>
<b>Difference</b>	<b>0.00</b>	<b>6.51</b>

**AGRICULTURAL UNIMPROVED:**The coefficient of dispersion is within the acceptable parameters for the agricultural unimproved class of property. A review of the statistics reflects a lower level of value for irrigated land use, causing a higher price related differential. Irrigation represents the higher valued property. This may be an indicator; the subclass of >80% majority land use includes 15 irrigated sales with a median of 66.50 and PRD of 112.51.

**2009 Correlation Section  
for Dundy 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>58</b>	<b>56</b>	<b>-2</b>
<b>Median</b>	<b>66</b>	<b>68</b>	<b>2</b>
<b>Wgt. Mean</b>	<b>60</b>	<b>63</b>	<b>3</b>
<b>Mean</b>	<b>66</b>	<b>69</b>	<b>3</b>
<b>COD</b>	<b>15.73</b>	<b>14.78</b>	<b>-0.95</b>
<b>PRD</b>	<b>109.16</b>	<b>109.51</b>	<b>0.35</b>
<b>Minimum</b>	<b>35.10</b>	<b>37.50</b>	<b>2.40</b>
<b>Maximum</b>	<b>98.81</b>	<b>101.70</b>	<b>2.89</b>

AGRICULTURAL UNIMPROVED: Changes shown between the preliminary and R&O statistics were made by the assessor in the attempt to equalize this property class. New agricultural land values were used in all five market areas.





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

Records : 3,880

Value : 317,610,441

Growth 3,641,160

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>	100	196,623	5	13,163	50	90,858	155	300,644	
<b>02. Res Improve Land</b>	632	1,524,521	5	21,197	122	619,794	759	2,165,512	
<b>03. Res Improvements</b>	634	17,623,664	5	537,593	129	3,913,143	768	22,074,400	
<b>04. Res Total</b>	734	19,344,808	10	571,953	179	4,623,795	923	24,540,556	227,986
<b>% of Res Total</b>	79.52	78.83	1.08	2.33	19.39	18.84	23.79	7.73	6.26
<b>05. Com UnImp Land</b>	32	61,933	3	13,675	17	69,019	52	144,627	
<b>06. Com Improve Land</b>	108	253,486	9	44,580	22	122,138	139	420,204	
<b>07. Com Improvements</b>	112	3,545,987	12	257,855	26	840,715	150	4,644,557	
<b>08. Com Total</b>	144	3,861,406	15	316,110	43	1,031,872	202	5,209,388	526,073
<b>% of Com Total</b>	71.29	74.12	7.43	6.07	21.29	19.81	5.21	1.64	14.45
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	2	62,680	2	62,680	
<b>15. Rec Improvements</b>	0	0	0	0	5	64,880	5	64,880	
<b>16. Rec Total</b>	0	0	0	0	5	127,560	5	127,560	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.13	0.04	0.00
<b>Res &amp; Rec Total</b>	734	19,344,808	10	571,953	184	4,751,355	928	24,668,116	227,986
<b>% of Res &amp; Rec Total</b>	79.09	78.42	1.08	2.32	19.83	19.26	23.92	7.77	6.26
<b>Com &amp; Ind Total</b>	144	3,861,406	15	316,110	43	1,031,872	202	5,209,388	526,073
<b>% of Com &amp; Ind Total</b>	71.29	74.12	7.43	6.07	21.29	19.81	5.21	1.64	14.45
<b>17. Taxable Total</b>	878	23,206,214	25	888,063	227	5,783,227	1,130	29,877,504	754,059
<b>% of Taxable Total</b>	77.70	77.67	2.21	2.97	20.09	19.36	29.12	9.41	20.71

## Schedule II : Tax Increment Financing (TIF)

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

## Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	130	22,689,980	130	22,689,980	2,232,190
24. Non-Producing	0	0	0	0	159	95,250	159	95,250	2,029
25. Total	0	0	0	0	289	22,785,230	289	22,785,230	2,234,219

## Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	73	12	56	141

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	2	138,026	1,824	167,671,970	1,826	167,809,996
28. Ag-Improved Land	1	3,855	3	158,828	585	73,100,956	589	73,263,639
29. Ag Improvements	1	100,421	3	7,382	631	23,766,269	635	23,874,072
30. Ag Total							2,461	264,947,707

## 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	2,500	1	1.00	2,500	
33. HomeSite Improvements	1	1.00	99,867	2	1.00	1,319	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.86	7,325	
37. FarmSite Improvements	1	0.00	554	2	0.00	6,063	
38. FarmSite Total							
39. Road & Ditches	0	0.50	0	0	2.81	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	3	3.00	7,500	3	3.00	7,500	
32. HomeSite Improv Land	350	398.63	995,325	352	400.63	1,000,325	
33. HomeSite Improvements	382	390.00	14,932,794	385	392.00	15,033,980	652,882
34. HomeSite Total				388	403.63	16,041,805	
35. FarmSite UnImp Land	14	29.76	33,345	14	29.76	33,345	
36. FarmSite Improv Land	215	292.05	344,021	217	297.91	351,346	
37. FarmSite Improvements	611	0.00	8,833,475	614	0.00	8,840,092	0
38. FarmSite Total				628	327.67	9,224,783	
39. Road & Ditches	0	5,063.61	0	0	5,066.92	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,016	5,798.22	25,266,588	652,882

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	2,975.90	4.74%	2,931,264	4.76%	985.00
47. 2A1	449.00	0.71%	442,265	0.72%	985.00
48. 2A	1,201.50	1.91%	1,183,480	1.92%	985.00
49. 3A1	6,056.40	9.64%	5,906,770	9.59%	975.29
50. 3A	16,314.03	25.96%	16,064,064	26.09%	984.68
51. 4A1	33,894.93	53.94%	33,309,844	54.10%	982.74
52. 4A	1,948.20	3.10%	1,737,702	2.82%	891.95
53. Total	62,839.96	100.00%	61,575,389	100.00%	979.88
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,325.79	30.96%	1,046,606	33.56%	450.00
56. 2D1	244.00	3.25%	97,600	3.13%	400.00
57. 2D	578.40	7.70%	231,360	7.42%	400.00
58. 3D1	2,155.42	28.69%	862,168	27.64%	400.00
59. 3D	1,024.50	13.64%	409,800	13.14%	400.00
60. 4D1	1,137.22	15.14%	454,888	14.59%	400.00
61. 4D	47.00	0.63%	16,450	0.53%	350.00
62. Total	7,512.33	100.00%	3,118,872	100.00%	415.17
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	692.29	0.50%	179,995	0.54%	260.00
65. 2G1	236.30	0.17%	61,438	0.19%	260.00
66. 2G	374.40	0.27%	97,344	0.29%	260.00
67. 3G1	3,722.31	2.71%	911,968	2.75%	245.00
68. 3G	15,520.93	11.28%	3,802,633	11.47%	245.00
69. 4G1	104,551.31	75.99%	25,615,113	77.23%	245.00
70. 4G	12,486.63	9.08%	2,497,326	7.53%	200.00
71. Total	137,584.17	100.00%	33,165,817	100.00%	241.06
Irrigated Total	62,839.96	29.98%	61,575,389	62.84%	979.88
Dry Total	7,512.33	3.58%	3,118,872	3.18%	415.17
Grass Total	137,584.17	65.63%	33,165,817	33.85%	241.06
Waste	1,697.50	0.81%	127,314	0.13%	75.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	116.90	0.06%	0	0.00%	0.00
Market Area Total	209,633.96	100.00%	97,987,392	100.00%	467.42

## 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	8,380.00	72.45%	7,416,308	72.45%	885.00
47. 2A1	266.40	2.30%	235,764	2.30%	885.00
48. 2A	82.00	0.71%	72,570	0.71%	885.00
49. 3A1	1,459.10	12.62%	1,291,306	12.62%	885.00
50. 3A	507.70	4.39%	449,315	4.39%	885.00
51. 4A1	693.90	6.00%	614,103	6.00%	885.00
52. 4A	177.10	1.53%	156,735	1.53%	885.01
53. Total	11,566.20	100.00%	10,236,101	100.00%	885.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	39,846.93	90.38%	17,931,121	92.77%	450.00
56. 2D1	68.70	0.16%	24,732	0.13%	360.00
57. 2D	37.00	0.08%	13,320	0.07%	360.00
58. 3D1	1,972.40	4.47%	710,064	3.67%	360.00
59. 3D	92.10	0.21%	27,630	0.14%	300.00
60. 4D1	1,598.90	3.63%	479,670	2.48%	300.00
61. 4D	473.10	1.07%	141,930	0.73%	300.00
62. Total	44,089.13	100.00%	19,328,467	100.00%	438.40
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,121.02	9.19%	811,466	10.85%	260.00
65. 2G1	167.60	0.49%	43,576	0.58%	260.00
66. 2G	84.00	0.25%	21,840	0.29%	260.00
67. 3G1	1,167.20	3.44%	285,965	3.82%	245.00
68. 3G	721.10	2.12%	176,673	2.36%	245.00
69. 4G1	8,826.61	25.99%	2,162,526	28.92%	245.00
70. 4G	19,873.02	58.52%	3,974,604	53.16%	200.00
71. Total	33,960.55	100.00%	7,476,650	100.00%	220.16
Irrigated Total	11,566.20	12.90%	10,236,101	27.63%	885.00
Dry Total	44,089.13	49.18%	19,328,467	52.18%	438.40
Grass Total	33,960.55	37.88%	7,476,650	20.18%	220.16
Waste	35.70	0.04%	2,678	0.01%	75.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	89,651.58	100.00%	37,043,896	100.00%	413.20

## 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	1,667.48	37.60%	1,308,650	45.39%	784.81
47. 2A1	119.80	2.70%	69,760	2.42%	582.30
48. 2A	172.70	3.89%	115,673	4.01%	669.79
49. 3A1	638.70	14.40%	329,438	11.43%	515.79
50. 3A	368.31	8.30%	225,132	7.81%	611.26
51. 4A1	1,274.50	28.74%	719,638	24.96%	564.64
52. 4A	193.85	4.37%	114,744	3.98%	591.92
53. Total	4,435.34	100.00%	2,883,035	100.00%	650.01
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,383.73	42.57%	589,554	48.81%	426.06
56. 2D1	98.10	3.02%	35,316	2.92%	360.00
57. 2D	215.10	6.62%	77,436	6.41%	360.00
58. 3D1	660.76	20.33%	237,874	19.69%	360.00
59. 3D	83.70	2.58%	25,110	2.08%	300.00
60. 4D1	612.49	18.84%	183,747	15.21%	300.00
61. 4D	196.30	6.04%	58,890	4.88%	300.00
62. Total	3,250.18	100.00%	1,207,927	100.00%	371.65
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,437.57	3.16%	373,768	3.53%	260.00
65. 2G1	222.40	0.49%	57,824	0.55%	260.00
66. 2G	210.30	0.46%	54,678	0.52%	260.00
67. 3G1	3,053.53	6.71%	748,116	7.07%	245.00
68. 3G	2,303.88	5.07%	564,451	5.33%	245.00
69. 4G1	25,158.02	55.32%	6,163,722	58.25%	245.00
70. 4G	13,092.54	28.79%	2,618,508	24.75%	200.00
71. Total	45,478.24	100.00%	10,581,067	100.00%	232.66
Irrigated Total	4,435.34	8.20%	2,883,035	19.56%	650.01
Dry Total	3,250.18	6.01%	1,207,927	8.20%	371.65
Grass Total	45,478.24	84.13%	10,581,067	71.79%	232.66
Waste	896.00	1.66%	67,200	0.46%	75.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	54,059.76	100.00%	14,739,229	100.00%	272.65



## 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	3,223.78	7.66%	3,175,429	7.67%	985.00
47. 2A1	4,563.19	10.84%	4,494,750	10.86%	985.00
48. 2A	1,986.90	4.72%	1,957,101	4.73%	985.00
49. 3A1	9,246.86	21.96%	9,108,170	22.00%	985.00
50. 3A	7,324.88	17.39%	7,215,016	17.42%	985.00
51. 4A1	14,954.16	35.51%	14,729,868	35.57%	985.00
52. 4A	811.30	1.93%	726,114	1.75%	895.00
53. Total	42,111.07	100.00%	41,406,448	100.00%	983.27
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	6,505.92	22.37%	2,765,031	26.94%	425.00
56. 2D1	3,540.60	12.17%	1,274,616	12.42%	360.00
57. 2D	2,009.16	6.91%	723,298	7.05%	360.00
58. 3D1	6,523.75	22.43%	2,348,550	22.89%	360.00
59. 3D	4,743.24	16.31%	1,422,972	13.87%	300.00
60. 4D1	5,198.12	17.87%	1,559,436	15.20%	300.00
61. 4D	560.80	1.93%	168,240	1.64%	300.00
62. Total	29,081.59	100.00%	10,262,143	100.00%	352.87
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,889.13	2.72%	751,175	3.02%	260.00
65. 2G1	2,042.92	1.92%	531,159	2.13%	260.00
66. 2G	1,970.56	1.85%	512,346	2.06%	260.00
67. 3G1	5,450.74	5.13%	1,335,440	5.36%	245.00
68. 3G	6,140.57	5.78%	1,504,448	6.04%	245.00
69. 4G1	60,415.69	56.86%	14,801,893	59.43%	245.00
70. 4G	27,340.29	25.73%	5,468,058	21.96%	200.00
71. Total	106,249.90	100.00%	24,904,519	100.00%	234.40
Irrigated Total	42,111.07	23.52%	41,406,448	53.99%	983.27
Dry Total	29,081.59	16.24%	10,262,143	13.38%	352.87
Grass Total	106,249.90	59.35%	24,904,519	32.47%	234.40
Waste	1,580.30	0.88%	118,523	0.15%	75.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	99.55	0.06%	0	0.00%	0.00
Market Area Total	179,022.86	100.00%	76,691,633	100.00%	428.39

## 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	828.40	46.70%	733,137	47.96%	885.00
47. 2A1	307.60	17.34%	272,227	17.81%	885.00
48. 2A	180.80	10.19%	160,008	10.47%	885.00
49. 3A1	15.00	0.85%	11,925	0.78%	795.00
50. 3A	134.00	7.55%	106,530	6.97%	795.00
51. 4A1	238.50	13.44%	189,609	12.40%	795.01
52. 4A	69.60	3.92%	55,332	3.62%	795.00
53. Total	1,773.90	100.00%	1,528,768	100.00%	861.81
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,166.60	61.80%	3,470,816	67.57%	425.00
56. 2D1	1,277.70	9.67%	459,972	8.95%	360.00
57. 2D	384.60	2.91%	138,456	2.70%	360.00
58. 3D1	865.10	6.55%	311,436	6.06%	360.00
59. 3D	1,055.50	7.99%	316,650	6.16%	300.00
60. 4D1	1,193.90	9.03%	358,170	6.97%	300.00
61. 4D	271.30	2.05%	81,390	1.58%	300.00
62. Total	13,214.70	100.00%	5,136,890	100.00%	388.73
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,083.33	6.99%	541,666	8.27%	260.00
65. 2G1	815.60	2.74%	212,056	3.24%	260.00
66. 2G	202.00	0.68%	52,520	0.80%	260.00
67. 3G1	488.90	1.64%	119,781	1.83%	245.00
68. 3G	827.90	2.78%	202,837	3.10%	245.00
69. 4G1	7,534.44	25.28%	1,845,947	28.20%	245.00
70. 4G	17,855.54	59.90%	3,571,108	54.55%	200.00
71. Total	29,807.71	100.00%	6,545,915	100.00%	219.60
Irrigated Total	1,773.90	3.95%	1,528,768	11.56%	861.81
Dry Total	13,214.70	29.43%	5,136,890	38.86%	388.73
Grass Total	29,807.71	66.39%	6,545,915	49.52%	219.60
Waste	98.60	0.22%	7,396	0.06%	75.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	44,894.91	100.00%	13,218,969	100.00%	294.44

## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	230.26	226,807	122,496.21	117,402,934	122,726.47	117,629,741
77. Dry Land	0.00	0	40.05	12,975	97,107.88	39,041,324	97,147.93	39,054,299
78. Grass	5.21	1,355	223.61	47,247	352,851.75	82,625,366	353,080.57	82,673,968
79. Waste	0.00	0	0.00	0	4,308.10	323,111	4,308.10	323,111
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	216.45	0	216.45	0
82. Total	5.21	1,355	493.92	287,029	576,763.94	239,392,735	577,263.07	239,681,119

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	122,726.47	21.26%	117,629,741	49.08%	958.47
Dry Land	97,147.93	16.83%	39,054,299	16.29%	402.01
Grass	353,080.57	61.16%	82,673,968	34.49%	234.15
Waste	4,308.10	0.75%	323,111	0.13%	75.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	216.45	0.04%	0	0.00%	0.00
Total	577,263.07	100.00%	239,681,119	100.00%	415.20

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

29     Dundy

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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	24,329,728	24,540,556	210,828	0.87%	227,986	-0.07%
02. Recreational	127,560	127,560	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	15,932,366	16,041,805	109,439	0.69%	652,882	-3.41%
<b>04. Total Residential (sum lines 1-3)</b>	<b>40,389,654</b>	<b>40,709,921</b>	<b>320,267</b>	<b>0.79%</b>	<b>880,868</b>	<b>-1.39%</b>
05. Commercial	4,698,970	5,209,388	510,418	10.86%	526,073	-0.33%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	8,694,846	9,224,783	529,937	6.09%	0	6.09%
08. Minerals	23,632,341	22,785,230	-847,111	-3.58	2,234,219	-13.04
<b>09. Total Commercial (sum lines 5-8)</b>	<b>37,026,157</b>	<b>37,219,401</b>	<b>193,244</b>	<b>0.52%</b>	<b>2,760,292</b>	<b>-6.93%</b>
<b>10. Total Non-Agland Real Property</b>	<b>77,415,811</b>	<b>77,929,322</b>	<b>513,511</b>	<b>0.66%</b>	<b>3,641,160</b>	<b>-4.04%</b>
11. Irrigated	113,423,716	117,629,741	4,206,025	3.71%		
12. Dryland	37,988,053	39,054,299	1,066,246	2.81%		
13. Grassland	77,788,804	82,673,968	4,885,164	6.28%		
14. Wasteland	323,111	323,111	0	0.00%		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>229,523,684</b>	<b>239,681,119</b>	<b>10,157,435</b>	<b>4.43%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>306,939,495</b>	<b>317,610,441</b>	<b>10,670,946</b>	<b>3.48%</b>	<b>3,641,160</b>	<b>2.29%</b>

# Dundy County Plan of Assessment

Prepared by

**Joanna Niblack**  
COUNTY ASSESSOR

June 13, 2008

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

July 21, 2008

## INTRODUCTION

In compliance with Nebraska Laws 2005, Legislative Bill 263, Section 9, and the Nebraska Property Tax Administrator's April 6, 2005 DIRECTIVE 05-4, this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Department of Property Assessment and Taxation.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for tax years 2009, 2010 and 2011, the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

## Section I

### County Assessor's Office: Duties and Responsibilities

All property in the State of Nebraska, unless expressly exempt by the Nebraska constitution or permissively exempt through legislative adoption, is subject to property tax.

Except for those properties expressly exempt by the constitution, the county assessor is charged with the assessment, for property tax purposes, of all property within the county jurisdiction.

Permissively exempt property is subject to qualification through annual applications or affirmations filed in the assessor's office.

The assessment of property includes discovery, listing (measurements, components, property details, sketches, photos, etc.), classification, valuation, determination of tax situs and, finally, calculation of property tax upon a certified tax list. Each assessment step, from discovery to property tax calculation, requires timely and intensely detailed records, procedures and records of procedures.

The assessor must be respectful of the rights of property ownership and provide all avenues of due process to property owners. While it can delay or encumber the completion of assessment duties, policies mindful of the rights and privileges of ownership are legally, politically and morally prudent.

There are a multitude of administrative and clerical procedures not related to the valuation and calculation of property taxes involved in accomplishing the duties and requirements of the assessor's office. Most procedures are not immediately obvious to the observer and cannot be sufficiently detailed in a conservative report.

Following is a partial list, highlighting procedure subjects, brief process descriptions and, where applicable, actual or estimated counts.

This list is not intended to be inclusive of all activities of the assessor's office, but serves as an example of the various duties and activities.

Duties, Responsibilities and Activities of the Dundy County Assessor

DUTY RESPONSIBILITY PROCEDURE ACTIVITY	PROPERTY CLASS / SUBCLASS OR OTHER DESCRIPTION	NUMBER PARCELS RECORDS INCIDENTS
Assess Real Property - Discover, List, Value	Residential-Unimproved	158

<p>MAINTAIN HARD FILE and COMPUTER RECORDS</p> <ul style="list-style-type: none"> <li>- Annually update values, reasons for change of value</li> <li>- Update or correct property characteristics as needed</li> <li>- Update sketches &amp; photos when changes occur</li> <li>- Note any TERC or CBoE actions affecting value</li> <li>- Update ownerships as deeds or other documents are filed</li> <li>- Update taxing district information when necessary</li> <li>- File hard records in legal description order</li> <li>- Annually proofread hard file against computer records</li> </ul>	Residential-Improved	765
	Commercial-Unimproved	54
	Commercial-Improved	149
	Recreational-Improved	5
	Operating Minerals	114
	Non-Operating Minerals	156
	Home Sites & Improvements	390
	Farm Building Sites	645
	AGRICULTURAL LAND	2,457
	Irrigated Land Acres -	122,787
	Dryland Acres -	96,879
	Grassland Acres -	353,287
	Wasteland Acres -	4,344
<p>Assess Personal Property</p> <p>MAINTAIN HARD FILE and COMPUTER RECORDS</p> <ul style="list-style-type: none"> <li>- Annually update net book items in computer records</li> <li>- Annually mail forms, instructions to property owners</li> <li>- Process additions, deletions, changes as owner reports</li> <li>- Annually proofread hard file against computer records</li> </ul>	INCOME-PRODUCING	
	Agricultural Equipment	296
	Commercial Equipment	297
	CENTRALLY-ASSESSED VALUED by STATE PA&T	14 Companies
	Railroad & Public Service Co's	200 Records
<p>Homestead Exemption Applications &amp; Income Statements</p> <ul style="list-style-type: none"> <li>- Annually mail forms, instructions to applicants</li> <li>- Assist applicants with forms completion</li> <li>- Process, file forms with Nebraska Department of Revenue</li> </ul>	RESIDENTIAL ONLY	125±
Permissive Exemption Applications & Reaffirmations	Religious, Charitable, etc.	30
Intent to Tax Notices	Government-Owned	54
<p>(Monthly) Process Real Estate Transfer Statements</p> <ul style="list-style-type: none"> <li>- Update Property Ownership</li> <li>- Update Cadastral Map Books &amp; Indexes</li> <li>- Complete Sales File Reports</li> </ul>	Real Property	200/year±
Physical Property Review (New and Altered Properties)	Real Property Sites	50 - 100
Change of Value Notices - by June 1	Real Property	1 - 4,000
Prepare for and Attend TERC Hearings & Appeals	All Taxable Property Value	Unknown
Prepare for and Attend Co. Board of Equalization Hearings	All Taxable Property	1 - 50

Duties, Responsibilities and Activities of the Dundy County Assessor

DUTY RESPONSIBILITY PROCEDURE ACTIVITY	PROPERTY CLASS / SUBCLASS OR OTHER DESCRIPTION	NUMBER PARCELS RECORDS INCIDENTS
Annually Certify Values & Growth to Taxing Subdivisions	All Taxable Property Value	25

Annually Certify Values to County Clerks for Levy-Setting	by Taxing Subdivision	4 Counties
Compute Gross & Net Property Tax for Taxable Property	Real and Personal	4,500±
Prepare & Certify Tax Lists	Real and Personal	2
Prepare any Tax List Corrections Throughout Year	Real and Personal	1 - 10
Sales File Processing	Residential Property	120
CONTINUOUSLY MAINTAINED & ANALYZED	Commercial Property	30
- Proof State's Rosters for Accuracy and Updated Values	Agricultural Property	120
- Verify (some) Sales	"Other" Property	5 - 10
- Add/Delete/Change/Code Sales with Obsessive Detail		
Sales (Market) Study	Residential Property	
- Assessment/Sales Ratios by Property Type	Commercial Property	
- Level/Quality Testing & Solutions for Problem Areas	Agricultural Property	
Mandatory Reporting		
Real Property Abstract of Assessment	by March 19	
- Includes Survey, Abstract, Value Update (Sales), Maps		
Certification of Completion of Real Property Assessment	by June 1	
Assessment/Sales Ratio Statistics	by June 6	
Personal Property Abstract of Assessment	by June 15	
Plan of Assessment	by June 15	
Certify Subdivision Values	by August 20	
School District Taxable Value Report	by August 25	
Trusts Owning Agricultural Land	by October 1	
Homestead Exemption Summary Certificate	by November 30	
Certificate of Taxes Levied	by December 1	
Taxpayer Assistance	All Property Information	No Record
On-going Verbal & Printed Information to Taxpayers	All Assessment Tools	of Incidents
Public Information - Frequent, Time-Consuming	All Property Information	
As Requested by Appraisers, Insurance, Sales Reps, etc.		Not Counted
Administrative Functions		NO COUNT ESTIMATED
Budget		
Office Inventory		
Procedure Manuals		
Staff Training		
Staff Supervision		
Communications with Vendors & Suppliers		
Correspondence		
Continuing Education		
Public Relations		
Implement Soil Survey – 2009	Agricultural Land	577,299 Acres

## Section II

Statistical Measures:  
Level and Quality of Assessment



The level and quality of assessment can be statistically measured for any class or subclass of property within any given jurisdiction or geographic boundary. An adequate number of sales which have occurred within a logical time frame is required for reliable statistical measure.

### LEVEL OF ASSESSMENT

In a sales study, like-property sales, such as Residential Sales within the city of Benkelman which occurred between July 1, 2005 and June 30, 2007, will each have a Transaction Ratio. That ratio is calculated by dividing the assessed value by the (adjusted) selling price.

EXAMPLE: The assessed value of a property for tax purposes was \$79,491. The property sold for \$82,000. The Transaction Ratio is 96.94. [ $79,491 \div 82,000 = 0.9694$  or 96.94%]

When a class or subclass of property is the issue of the sales study, transaction ratios are calculated for each sale. The sales are arrayed in either ascending or descending order by transaction ratio and the level of assessment for that property class is measured by the Median Ratio.

The Median Ratio is calculated by simply locating the transaction ratio which occurs in the arrayed sales midway between the highest and the lowest transaction ratio.

EXAMPLE:	SALE #	ASSESSED	SALE PRICE	TRANS RATIO
	1	\$79,491	\$82,000	96.94
	2	\$43,285	\$45,000	96.19
	3	\$23,020	\$25,000	92.08
	4	\$63,488	\$70,000	90.70
	5	\$72,539	\$85,000	85.34

In this example, 92.08 is the Median Ratio.

NOTE: This is a demonstration only. A higher number of sales would be required to produce reliable statistics.

## QUALITY OF ASSESSMENT

Measurement of the QUALITY of ASSESSMENT is accomplished through a bevy of complicated calculations. In addition to the Transaction Ratios and the Median Ratios, calculations must be made to determine Aggregate Ratio, Mean (Average) Ratio and Average Deviation from the Mean, to name some.

The Coefficient of Dispersion (COD) and the Price Related Differential (PRD) are the most common quality of assessment statistical measurements expressed in Nebraska property tax assessment studies and reports.

The COD measures the reliability of the mean. It is computed by dividing the average deviation from the mean by the mean, multiplied by 100 to yield the desired percentage figure. A COD, at or less than the acceptable percentage, indicates that the mean is representative of the total array. A higher COD requires identification of and a plan to remedy the cause of the non-representative mean.

The PRD measures the uniformity of values when studying a property class or subclass. The PRD is calculated by dividing the mean ratio by the aggregate ratio, multiplied by 100 to convert the figure to a percentage.

The Mean Ratio is the average of the Transaction Ratios and the Aggregate Ratio is the sum of all assessed values divided by the sum of all selling prices.

A PRD of more than 100(%) indicates that higher priced properties may be assessed at lower ratios than low priced properties. A PRD of less than 100(%) could mean that lower priced properties are assessed at lower ratios than higher priced properties.

If an adequate number of sales exist, the PRD can be used as an indicator of which price range of property classes or subclasses require examination and valuation updates.

### **AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.**

In this section, property classes are presented as a county total. Discussion of market areas for agricultural land or other assessor locations, such as Benkelman, Haigler, Max, Parks and Rural Sites for residential and commercial properties, may be addressed in other sections.

## Assessment Statistics for Dundy County

Residential Property - Based Upon Improved & Unimproved Sales							
SOURCE:		P T A's REPORTS & OPINIONS			FINAL - After Any TERC Adjustments		
Tax Year	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	20.83	103.96	95	20.83	103.96
2001	87	96	30.42	112.38	96	30.42	112.38
2002	86	94	27.86	110.52	94	27.86	110.52
2003	69	88	29.08	106.90	96	28.72	107.60
2004	45	95	14.88	100.13	95	14.88	100.13
2005	52	97	18.40	104.88	97	18.40	104.88
2006	64	100	18.40	106.98	99.67	18.40	106.98
2007	51	98	8.74	103.41	98	8.74	103.41
2008	50	94	11.72	103.89	94	11.72	103.89
2009							
2010							
GENERALLY ACCEPTABLE RANGES:					92 - 100	<18	<103

Commercial Property - Based Upon Improved & Unimproved Sales							
SOURCE:		P T A's REPORTS & OPINIONS			FINAL - After Any TERC Adjustments		
Tax Year	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22.43	109.21	97	22.43	109.21
2001	20	100	37.61	109.64	100	37.61	109.64
2002	19	96	35.18	108.21	96	35.18	108.21
2003	15	93	11.62	104.37	93	11.62	104.37
2004	19	100	25.35	115.67	100	25.35	115.67
2005	18	99	20.40	106.00	99	20.40	106.00
2006	19	99	21.77	104.90	99.05	21.77	104.90
2007	11	99	11.25	100.09	99	11.25	100.09
2008	11	98	18.48	93.86	98	18.48	93.86
2009							
2010							
GENERALLY ACCEPTABLE RANGES:					92 - 100	<20	<103

Agricultural Land - Based Upon Unimproved Sales							
SOURCE:		P T A's REPORTS & OPINIONS			FINAL - After Any TERC Adjustments		
Tax Year	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	19.76	101.63	77	19.76	101.63
2001	45	76	17.44	99.58	76	17.44	99.58
2002	45	74	16.74	99.50	74	16.74	99.50
2003	46	75	12.03	99.52	75	12.03	99.52
2004	54	76	16.39	100.30	78	16.55	100.19
2005	50	77	16.19	100.03	77	15.67	99.81
2006	49	75	15.06	105.82	74.52	15.06	105.82
<2007 GENERALLY ACCEPTABLE RANGES:					74 - 80	<20	<103
2007	53	74	14.34	105.48	74	14.34	105.48
2008	60	71	13.30	105.65	71	13.30	105.65
2009							
2010							
2007> GENERALLY ACCEPTABLE RANGES:					69 - 75	<20	<103

### **Section III**

#### **Assessment Plan by Property Class/Subclass**

PROPERTY CLASS / SUBCLASS TARGET/ PLAN	2009 EXAMINE	2010 EXAMINE	2011 EXAMINE
RESIDENTIAL - Improved & Unimproved - Residential Structures - Towns, Villages, City - Manufactured Housing	Level/ Quality Inspect Market Review Revalue	Level/ Quality	Level/ Quality
COMMERCIAL - Improved & Unimproved - All Commercial Structures	Level/ Quality Inspect Market Review Revalue	Level/ Quality	Level/ Quality
RECREATIONAL - Improved & Unimproved - Improvements	Level/ Quality Inspect Revalue	Level/ Quality	Level/ Quality
OPERATING MINERALS	UpdateAppraisals Revalue	UpdateAppraisals Revalue	UpdateAppraisals Revalue
Non-Operating Minerals	Lease Review	Lease Review Revalue	Lease Review
Home Sites - Rural & Agricultural		Inspect Revalue	
Agricultural Outbuildings		Inspect Revalue	
Agricultural Land - Land Use Update - Crop Acre Count - Numerical Code Soil Survey - Market Study by Area	Level/ Quality NRD-FSA-OW NER Review Implement Adjust Values	Level/ Quality INFO-ASSESSOR Review Adjust Values	Level/ Quality OBSERVATIONS Review Adjust Values

NOTE: The level of value and quality of assessment statistics will be examined for each property class every year. Those statistics, when analyzed, may change the assessment actions plans.  
SEE BUDGET SUMMARY FOR SOIL SURVEY NOTATION

## **Section IV**

### **Current Resources**

## **STAFFING**

Adequate staffing of the assessor's office is a persistent problem.

As of June 13, one employee serves as office clerk two days per week.

For some years, it has not been possible to recruit a capable, willing person to a full-time clerical position.

A full-time clerical employee was hired October 25, 2007. That employee departed June 13, 2008. The employee expressed in January that she felt completely overwhelmed and that the job just wasn't right for her. Several attempts by the assessor to inspire interest and instill a sense for following instructions during the next few months failed quietly and without particular incident.

A sparse and dwindling employee pool, the strict subject matter and possibly the public attitude toward anyone working in an assessor's office contribute to the problems associated with recruiting suitable personnel. Salary and benefits packages may be a hiring issue, but neither of the last two employees who quit made that complaint.

Other societal topics contribute as well, but are not curable problems within this report function.

The situation leaves too many projects for the assessor to personally complete in a timely and competent manner. Some projects are left stagnant due to priorities which must be administered.

It should be stressed here that, in the last few years, requested personnel funding has been approved by the county board.

## **TRAINING**

In recent years the assessor has spent many days and weeks alone in the office due to unavailable or unacceptable clerical staff. Much time has been spent training, coaching and supervising staff that does not remain employed.

It is difficult to provide comprehensive training in multiple tasks while performing assessment duties. The time spent in training is lost when the trainee departs for happier trails. The result is that only the assessor is familiar with many of the requirements and procedures.

As projects are planned, the assessor writes procedures and adds them to the on-going production of the Assessment Procedures Manual. A copy of that manual is kept in a 3-ring binder on each employee's desktop.

Training of staff is conducted by the assessor, during office hours, in the assessor's office. The training methods include up-close and personal, one-on-one, hands-on, detailed instructions and excruciating supervision.

## **ASSESSMENT EDUCATION**

### **ASSESSOR**

Joanna Niblack began "in-training" for the position of county assessor on July 1, 1977. The county board appointed her to that position on October 17, 1977 and she has held the position through subsequent elections since that date.

Joanna has held a Nebraska County Assessor's Certificate since September, 1977 and has attended numerous assessment, appraisal and administrative courses.

Joanna exceeded her required hours of continuing education for the four-year period ending December 31, 2006. She has begun continuing education hours for the current four-year period ending December 31, 2010. Continuing education credit hours are necessary to renew an assessor's certificate.

### **OFFICE CLERK I**

Julie L. Jessee was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995. She currently serves that position two days per week by schedule and sometimes additional days when needed by the assessor and convenient for Julie.

Julie has attended one 8-hour course, "Valuation of Agricultural Land". She has attended two TerraScan training seminars and is willing to attend other assessment or computer courses. Her clerical skills are very good to excellent, her focus and attention to details is good and she actually likes working with the property records and other assessment procedures.

### **OFFICE CLERK II**

#### **POSITION OPEN/POSTED ON ASSESSOR'S WEB PAGE**

## **CADASTRAL MAPS**

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

Since that time, extensive center pivot irrigation development has drastically changed the aerial view of Dundy County, a large portion of state highway has been moved, changed or abandoned, much of the City of Benkelman has been re-platted and many street and avenue names have been changed.

The map pages have been marked over and over for ownership boundaries, parcel numbers and surveys. They have become ragged, torn and very fragile.

The Cadastral Map Book Index is stored on computer diskettes, three per map book, and on one CD for all three books. The diskettes, the CD and a printed index for all three map books are updated each time real estate transfer statements are processed. The printed index is maintained by printing and replacing those pages with changes when the diskettes and CD are updated. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number.

In summary, the Cadastral Map pages for Dundy County should be updated and replaced, but the Cadastral Index is efficient and comprehensive.

Electronic Cadastral Mapping is an available, but costly, technology and is being implemented in many Nebraska counties.

## **PROPERTY RECORD CARDS**

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

### Hardcopy Files

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2007 displaying:
  - Deed book and pages
  - Owner names (as they appear on the deed)
  - Legal description
  - Parcel I.D. number
  - Map number
  - Taxing District
  - School District
  - Classification Codes
  - Neighborhood
  - Property Type
  - Cadastral Map number
  - Lot Dimensions
  - Land Area/Acres
  - Four Years' Value - Land, Improvements, Outbuildings, Total
  - Reason for Value Change
- Photograph of primary structure – most recent
- Current sketch with dimensions and labels
- Active correspondence (if any)

### Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The face sheets recorded on CD's are one CD for each town and one for each range in rural descriptions. The CD files will be stored as permanent records at the end of each four-year period displayed on the face sheets.



The first permanent CD file, recording tax years 2003 – 2006, were finalized in November, 2006, at the time tax lists were generated. A new CD file has been implemented, with tax years 2007 and 2008 completed. The current CD file is intended for tax years 2007 – 2010.

#### Terra Scan CAMA Files

Dundy County subscribes to Terra Scan, a Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

#### Morgue Files

Historic property record cards, 1978 – 2006, are stored by legal description in vault and outer-office file cabinets. Those files contain the property record face sheets, field sheets and any other papers identifiable with the parcel description.

Many of the “morgue” records were B.C. (before computers), but were mostly typewritten, are legible and in good condition. The “morgue” files are being scanned onto CD’s by legal description for years 1978 through 2006 in an attempt to reduce record storage volume. The town records have been scanned and saved. Four townships of the rural records have been scanned and saved to CD.

Due to the whim of an over zealous, or possibly uninformed, county official who took advantage of the assessor’s absence during assessor’s school in 1979, no property record cards dated prior to 1978 exist.

The property records were stored in a lower-level vault shared by the county assessor and the county clerk. The clerk decided to do some “fall house cleaning” and had more than one truckload of “old” records hauled to the county dumpsite. The “old” property records were in one of those trucks.

The county assessor no longer shares a vault with other officials.

#### Web-Based Property Information

Web-based property information access is not provided by the assessor. GIS and on-line property records is an expensive service requested, expected and sometimes demanded mostly by real estate and insurance businesses. Because on-line records offer little or no benefit to the

taxpayers, the county assessor does not wish to burden the county budget with that expense until the economy improves.

## Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable. Large volume requests are charged a set-up fee in addition to the per-record cost.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. This feat is accomplished by a “screen print” from the TerraScan record, pasted into a Word-based format of the assessor’s design for electronic mailing. The process is a little time-consuming, but it does save paper and, unlike reading information over the telephone, is rarely misunderstood. The most common e-mail requests include building sketches and construction information.

Lengthy information will be e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost of \$25 set-up fee, 25¢ per record, postage, and the cost of the paper, diskette or CD. Pre-payment is required for all large volume requests.

The assessor’s office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable staff time devoted to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report design.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

## **BUDGET SUMMARY**

EXPENDITURE DESCRIPTION	BUDGETED 2004-2005	BUDGETED 2005-2006	BUDGETED 2006-2007	BUDGETED 2007-2008	BUDGETED 2008-2009
Official's Salary	31,500	32,500	33,500	34,500	35,500
Staff Salary	23,296	23,675	25,000	25,850	24,250
Postage	1,500	1,500	1,000	1,800	1,800
Telephone-FAX	2,000	1,800	1,500	1,500	1,500
Equipment Repair	500	500	1,000	1,000	1,000
Lodging	500	500	500	500	500
Mileage	1,500	1,500	1,500	2,000	1,000
Dues, Registration	500	250	250	250	350
Minerals Contract	2,700	2,700	3,000	3,500	5,000
PTAS/ CAMA System	5,500	5,500	7,500	7,500	9,000
System Upgrade		5,080	-	1,500	
Continuing Education	1,000	350	500	500	500
Office Supplies	4,500	3,500	2,500	3,500	3,500
Office Equipment	1,500	1,000	1,000	1,000	1,000
Official's Bond			150		
Reappraisal					
<b>TOTAL BUDGETED</b>	<b>76,496</b>	<b>80,355</b>	<b>78,900</b>	<b>84,900</b>	<b>84,900</b>
<b>TOTAL EXPENDED</b>	<b>64,730</b>	<b>71,193</b>	<b>75,077</b>	<b>74,461</b>	
<b>FORFEIT TO GENERAL FUND</b>	<b>11,766</b>	<b>9,162</b>	<b>3,823</b>	<b>10,439</b>	

NOTE: Implementation of the mandatory new soil survey in 2009 will be accomplished by extended work hours contributed by the county assessor. The soils and fields will be measured through use of the USDA/NRCS Web Soil Survey. There is no cost for the Web Soil Survey, but it is far more time-consuming than other on-line subscription programs. This additional time and effort is being contributed by the assessor in a good faith effort to eliminate cost to the taxpayers. It is hoped, however, that the County Board and others will recognize and appreciate the significant amount of effort and number of hours which will be personally required of the assessor to complete a timely, efficient implementation.

## Transmittal of 3-Year Plan

The Dundy County Assessor's 2008 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, July 21, 2008.

One copy was handed to each of the three board members and one copy was handed to the county clerk, for the record.

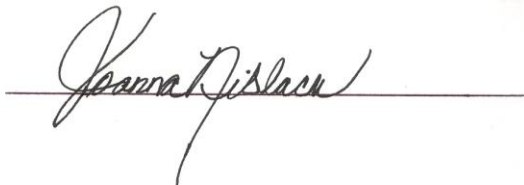
One copy was electronically transmitted to Liaison Marlene Bedore on Monday, July 21, 2008, for informational purposes.

The Plan will be electronically transmitted to the Property Tax Administrator on Friday, August 22, 2008, addressed to:

Gina.marsters@nebraska.gov

Copies will be printed from the file upon request at any time.

Signed this 21<sup>st</sup> day of July, 2008.

A handwritten signature in cursive script, reading "Joanna Niblack", is written over a horizontal line.

Joanna Niblack  
DUNDY COUNTY ASSESSOR

## 2009 Assessment Survey for Dundy County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	0
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	0
4.	<b>Other part-time employees</b>
	1
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$84,900
7.	<b>Part of the budget that is dedicated to the computer system</b>
	\$9,000
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$84,900
9.	<b>Amount of the total budget set aside for appraisal work</b>
	Appraisal work not a separate item
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$500
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	0
12.	<b>Other miscellaneous funds</b>
13.	<b>Total budget</b>
	\$84,900
a.	<b>Was any of last year's budget not used:</b>
	Yes

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

1.	<b>Administrative software</b>
	TerraScan
2.	<b>CAMA software</b>
	TerraScan

3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Joanna Niblack and Julie Jessee
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Who maintains the GIS software and maps?</b>
	N/A
7.	<b>Personal Property software:</b>
	TerraScan

### **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>
	Benkelman
4.	<b>When was zoning implemented?</b>
	2000

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Pritchard & Abbott, Inc. for operating minerals
2.	<b>Other services</b>



## 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 Dundy 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