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2009 Commission Summary

39 Greeley

Residential Real Property - Current

Number of Sales	52	COD	26.67
Total Sales Price	\$2,403,862	PRD	120.88
Total Adj. Sales Price	\$2,404,862	COV	37.20
Total Assessed Value	\$1,902,860	STD	35.58
Avg. Adj. Sales Price	\$46,247	Avg. Absolute Deviation	24.93
Avg. Assessed Value	\$36,593	Average Assessed Value of the Base	\$32,566
Median	93	Wgt. Mean	79
Mean	96	Max	225
Min	36.40		

Confidence Interval - Current

95% Median C.I	81.54 to 99.40
95% Mean C.I	85.98 to 105.32
95% Wgt. Mean C.I	70.22 to 88.03

% of Value of the Class of all Real Property Value in the County	9.07
% of Records Sold in the Study Period	5.50
% of Value Sold in the Study Period	6.18

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	45	96	13.85	104.89
2007	45	97	20.99	104.96
2006	46	97	27.47	110.85
2005	70	97	35.42	111.97

2009 Commission Summary

39 Greeley

Commercial Real Property - Current

Number of Sales	8	COD	28.52
Total Sales Price	\$216,150	PRD	110.10
Total Adj. Sales Price	\$216,150	COV	37.25
Total Assessed Value	\$135,850	STD	25.78
Avg. Adj. Sales Price	\$27,019	Avg. Absolute Deviation	20.59
Avg. Assessed Value	\$16,981	Average Assessed Value of the Base	\$36,250
Median	72	Wgt. Mean	63
Mean	69	Max	104
Min	32		

Confidence Interval - Current

95% Median C.I	32.16 to 104.00
95% Mean C.I	47.64 to 90.75
95% Wgt. Mean C.I	39.46 to 86.24

% of Value of the Class of all Real Property Value in the County	2.02
% of Records Sold in the Study Period	4.23
% of Value Sold in the Study Period	1.98

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	7	68	31.23	107.76
2007	2	117	14.45	93.23
2006	8	97	34.63	131.13
2005	11	96	43.41	131.67

2009 Commission Summary

39 Greeley

Agricultural Land - Current

Number of Sales	51	COD	20.21
Total Sales Price	\$12,540,283	PRD	105.91
Total Adj. Sales Price	\$12,341,783	COV	26.79
Total Assessed Value	\$8,579,420	STD	19.73
Avg. Adj. Sales Price	\$241,996	Avg. Absolute Deviation	14.36
Avg. Assessed Value	\$168,224	Average Assessed Value of the Base	\$166,068
Median	71	Wgt. Mean	70
Mean	74	Max	138.94
Min	40.71		

Confidence Interval - Current

95% Median C.I	67.42 to 74.01
95% Mean C.I	68.21 to 79.04
95% Wgt. Mean C.I	63.59 to 75.44

% of Value of the Class of all Real Property Value in the County	88.92
% of Records Sold in the Study Period	2.80
% of Value Sold in the Study Period	5.57

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	42	72	14.51	110.71
2007	45	72	18.12	103.85
2006	44	77	12.33	105
2005	72	77	13.25	104.61

2009 Opinions of the Property Tax Administrator for Greeley County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Greeley County is 93.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Greeley County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

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

Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural or special value land in Greeley County is 71.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Greeley County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	53	MEDIAN:	94	COV:	36.12	95% Median C.I.:	81.22 to 100.29
TOTAL Sales Price:	2,406,362	WGT. MEAN:	78	STD:	33.83	95% Wgt. Mean C.I.:	68.21 to 87.16
TOTAL Adj.Sales Price:	2,407,362	MEAN:	94	AVG.ABS.DEV:	25.30	95% Mean C.I.:	84.55 to 102.77
TOTAL Assessed Value:	1,870,210						
AVG. Adj. Sales Price:	45,421	COD:	26.93	MAX Sales Ratio:	180.85		
AVG. Assessed Value:	35,286	PRD:	120.56	MIN Sales Ratio:	11.38		

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(!: Derived)

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
_____Qrtrs_____												
07/01/06 TO 09/30/06	8	95.93	96.48	96.45	6.83	100.03	76.85	110.94	76.85 to 110.94		44,625	43,041
10/01/06 TO 12/31/06	3	93.94	86.60	85.23	18.55	101.61	56.79	109.07	N/A		75,000	63,920
01/01/07 TO 03/31/07	6	97.97	96.48	91.71	12.37	105.19	63.54	124.72	63.54 to 124.72		34,750	31,870
04/01/07 TO 06/30/07	4	95.10	100.69	79.44	19.99	126.75	72.57	140.00	N/A		29,450	23,395
07/01/07 TO 09/30/07	9	81.22	94.13	69.42	34.77	135.60	56.41	177.20	58.35 to 128.26		53,088	36,852
10/01/07 TO 12/31/07	3	56.50	95.84	58.27	77.10	164.49	50.17	180.85	N/A		77,833	45,350
01/01/08 TO 03/31/08	10	92.94	92.80	80.00	21.83	115.99	45.94	148.76	57.80 to 112.55		51,859	41,490
04/01/08 TO 06/30/08	10	99.84	88.82	61.93	43.31	143.41	11.38	141.17	36.36 to 137.60		26,916	16,670
_____Study Years_____												
07/01/06 TO 06/30/07	21	95.64	95.87	90.38	12.71	106.08	56.79	140.00	93.32 to 100.78		43,252	39,090
07/01/07 TO 06/30/08	32	88.82	92.21	70.00	37.52	131.74	11.38	180.85	58.35 to 115.66		46,845	32,791
_____Calendar Yrs_____												
01/01/07 TO 12/31/07	22	92.34	96.20	72.53	29.39	132.64	50.17	180.85	66.07 to 115.66		47,163	34,205
_____ALL_____												
	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29		45,421	35,286

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE 4500	8	53.34	59.36	56.42	38.28	105.22	11.38	110.94	11.38 to 110.94		97,750	55,146
GREELEY	6	110.53	113.46	97.13	17.48	116.82	72.57	148.76	72.57 to 148.76		28,666	27,843
SCOTIA	17	92.00	86.59	78.12	22.10	110.84	36.36	141.17	57.80 to 96.88		41,926	32,755
SPALDING	12	102.00	108.02	98.47	22.67	109.69	56.41	180.85	88.95 to 128.63		42,847	42,192
WOLBACH	10	99.00	104.02	87.80	22.72	118.47	63.54	177.20	66.07 to 140.00		22,644	19,882
_____ALL_____												
	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29		45,421	35,286

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
1	45	95.64	99.76	87.92	23.82	113.47	36.36	180.85	90.79 to 105.75		36,119	31,756
2	2	71.75	71.75	64.50	30.07	111.23	50.17	93.32	N/A		149,750	96,592
3	6	52.39	55.23	51.40	38.24	107.46	11.38	110.94	11.38 to 110.94		80,416	41,331
_____ALL_____												
	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29		45,421	35,286

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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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	46	93.91	92.94	78.94	25.61	117.73	36.36	180.85	78.13 to 99.40	49,992	39,465
2	7	100.29	98.41	50.88	32.50	193.41	11.38	140.00	11.38 to 140.00	15,388	7,830
____ALL____	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29	45,421	35,286

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	51	93.94	94.59	79.21	25.54	119.41	36.36	180.85	88.69 to 99.40	45,869	36,335
06	1	11.38	11.38	11.38			11.38	11.38	N/A	60,000	6,825
07	1	128.63	128.63	128.63			128.63	128.63	N/A	8,000	10,290
____ALL____	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29	45,421	35,286

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	18	99.85	101.30	79.66	25.55	127.16	45.94	177.20	72.57 to 115.66	30,469	24,272
39-0055	13	98.25	104.19	86.17	24.85	120.92	56.41	180.85	76.85 to 128.63	57,051	49,159
39-0501	22	86.61	81.19	71.09	27.93	114.21	11.38	141.17	56.79 to 95.64	50,784	36,101
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29	45,421	35,286

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	10	95.30	89.23	57.66	33.81	154.74	11.38	140.00	48.28 to 137.60	17,071	9,844
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	22	93.94	95.68	88.54	22.40	108.07	36.36	177.20	78.13 to 109.07	27,174	24,060
1920 TO 1939	9	95.64	97.15	71.58	34.24	135.73	54.29	180.85	56.79 to 128.26	61,755	44,203
1940 TO 1949											
1950 TO 1959	3	96.88	113.19	101.88	18.86	111.10	93.94	148.76	N/A	61,000	62,146
1960 TO 1969	2	70.46	70.46	70.92	34.80	99.35	45.94	94.97	N/A	132,500	93,967
1970 TO 1979	4	66.43	77.91	59.04	36.02	131.96	50.17	128.63	N/A	102,000	60,222
1980 TO 1989	2	93.88	93.88	93.88	0.00	100.00	93.88	93.88	N/A	70,000	65,715
1990 TO 1994											
1995 TO 1999	1	112.55	112.55	112.55			112.55	112.55	N/A	87,000	97,915
2000 TO Present											
ALL	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29	45,421	35,286

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	134.19	125.09	126.91	10.22	98.57	92.00	140.00	N/A	1,554	1,972
5000 TO 9999	6	94.87	108.42	104.45	28.58	103.80	76.85	177.20	76.85 to 177.20	7,583	7,920
Total \$											
1 TO 9999	10	114.71	115.09	107.15	24.19	107.41	76.85	177.20	78.13 to 140.00	5,171	5,541
10000 TO 29999	20	102.58	104.55	103.99	23.85	100.54	36.36	180.85	94.57 to 122.13	19,615	20,397
30000 TO 59999	7	88.69	82.82	80.49	19.16	102.89	56.41	109.07	56.41 to 109.07	39,120	31,489
60000 TO 99999	10	76.30	74.13	76.70	26.36	96.64	11.38	112.55	54.29 to 93.88	75,200	57,680
100000 TO 149999	4	75.87	73.16	73.83	28.06	99.10	45.94	94.97	N/A	127,500	94,132
150000 TO 249999	2	54.26	54.26	54.52	7.54	99.52	50.17	58.35	N/A	213,750	116,545
ALL	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29	45,421	35,286

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	111.39	102.26	69.12	30.40	147.95	36.36	140.00	36.36 to 140.00	4,202	2,905
5000 TO 9999	6	83.54	84.12	43.89	45.71	191.65	11.38	177.20	11.38 to 177.20	18,500	8,120
Total \$											
1 TO 9999	12	90.47	93.19	48.56	40.38	191.90	11.38	177.20	48.28 to 137.60	11,351	5,512
10000 TO 29999	21	99.40	103.44	94.43	22.39	109.54	56.41	180.85	90.79 to 122.13	22,585	21,328
30000 TO 59999	9	88.69	86.34	72.76	27.46	118.66	45.94	148.76	54.29 to 109.07	54,760	39,842
60000 TO 99999	7	93.32	85.58	84.08	14.53	101.78	57.80	112.55	57.80 to 112.55	87,357	73,449
100000 TO 149999	4	76.15	74.36	69.81	26.39	106.52	50.17	94.97	N/A	173,125	120,857
ALL											
	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29	45,421	35,286

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	95.30	89.23	57.66	33.81	154.74	11.38	140.00	48.28 to 137.60	17,071	9,844
20	11	100.78	104.95	104.91	23.80	100.03	36.36	177.20	78.13 to 128.63	18,845	19,771
25	4	93.22	97.79	89.74	22.12	108.97	63.54	141.17	N/A	27,250	24,453
30	23	93.32	91.50	74.82	27.78	122.30	45.94	180.85	66.07 to 109.07	57,515	43,030
35	3	75.05	76.12	72.57	16.26	104.89	58.35	94.97	N/A	149,166	108,255
40	2	96.67	96.67	94.67	2.82	102.11	93.94	99.40	N/A	75,000	71,002
ALL											
	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29	45,421	35,286

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	95.30	89.23	57.66	33.81	154.74	11.38	140.00	48.28 to 137.60	17,071	9,844
100	1	128.63	128.63	128.63			128.63	128.63	N/A	8,000	10,290
101	24	94.46	95.72	80.81	24.78	118.45	36.36	177.20	77.55 to 112.55	56,387	45,568
102	3	93.32	83.04	83.15	15.36	99.87	56.41	99.40	N/A	56,500	46,978
104	15	88.69	93.11	74.65	28.05	124.74	54.29	180.85	66.07 to 109.07	47,056	35,126
ALL											
	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29	45,421	35,286

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	10	95.30	89.23	57.66	33.81	154.74	11.38	140.00	48.28 to 137.60	17,071	9,844
20	3	78.13	81.04	73.91	39.37	109.65	36.36	128.63	N/A	9,333	6,898
25	1	180.85	180.85	180.85			180.85	180.85	N/A	13,500	24,415
30	19	99.40	101.88	85.55	20.52	119.08	45.94	177.20	88.95 to 112.55	41,884	35,833
35	2	72.37	72.37	53.07	30.68	136.36	50.17	94.57	N/A	107,000	56,787
40	14	85.75	87.64	74.75	28.56	117.24	54.29	141.17	56.79 to 122.13	62,607	46,798
50	4	91.01	85.13	89.71	9.91	94.89	63.54	94.97	N/A	77,211	69,267
ALL	53	93.94	93.66	77.69	26.93	120.56	11.38	180.85	81.22 to 100.29	45,421	35,286

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

Residential

All sales are reviewed through research of the deed, supplemental questionnaires to buyers and sellers and on-site reviews of the property as deemed appropriate. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales. Permits are logged and reviewed for specific property activities and notable changes to the property valuation.

Statistical analysis of the Assessor Locations was completed for compliance. The Village of Spalding having 12 qualified sales received an adjustment to the cost index to maintain an acceptable level of assessment.

The rural residential properties and agricultural home sites received a slight increase in the amenity values. The first acre value was also slightly increased.

The Parcel Classification Policy covering multi-use parcels was updated based on Directive 08-04 and the revisions to the statutory language of 77-1359 provided by LB777 that became effective January 1, 2009. The parcel is valued for property tax purposes based upon all of the uses the parcel is put to and not just its primary use. Questionnaires were sent to owners of tracts not owned/managed in conjunction with another agricultural parcel to help the appraisal staff implement LB777 that modified the determination of agricultural land and horticultural land. A system has been put in place to continue such review on an annual basis.

The annual permits and pick up work was completed timely.

2009 Assessment Survey for Greeley County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Appraisal Staff
2.	Valuation done by:
	Appraiser and assistant determine valuation, with the appraiser being responsible for the final value of the property
3.	Pickup work done by whom:
	Appraisal Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2005 Marshall-Swift for all towns, acreage 4500 and Ag Dwellings
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2008 Wolbach village 2007 all remaining villages, acreage parcels and Ag Dwellings. However, Ag Dwellings are valued in the same manner as acreage parcels; but due to an insufficient number of improved agricultural sales and the subjectivity of the improvement values a depreciation study has not been done.
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The cost approach to value is applied using local depreciation derived from a market analysis. The sales comparison approach is also utilized through unit of comparison studies.
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	5 Assessor Locations – Greeley, Spalding, Scotia, Wolbach and Acreage 4500
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	These Assessor Locations are defined by location
9.	Is “Market Area/Neighborhoods/Assessor Locations” a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes, Assessor Locations are a unique usable valuation grouping

10.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits <i>of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	There is no market significance of the suburban location in Garfield County as this location is only a geographic grouping based on the Reg.
11.	Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?
	Yes, Ag Dwellings and Rural Residential parcels are both utilizing the June 2005 Marshall-Swift cost tables and the same depreciation table.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
28	40	21	89

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	52	MEDIAN:	93	COV:	37.20	95% Median C.I.:	81.54 to 99.40
TOTAL Sales Price:	2,403,862	WGT. MEAN:	79	STD:	35.58	95% Wgt. Mean C.I.:	70.22 to 88.03
TOTAL Adj.Sales Price:	2,404,862	MEAN:	96	AVG.ABS.DEV:	24.93	95% Mean C.I.:	85.98 to 105.32
TOTAL Assessed Value:	1,902,860						
AVG. Adj. Sales Price:	46,247	COD:	26.67	MAX Sales Ratio:	224.66		
AVG. Assessed Value:	36,593	PRD:	120.88	MIN Sales Ratio:	36.40		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	8	96.21	97.25	96.75	7.58	100.51	76.85	118.74	76.85 to 118.74	44,625	43,176
10/01/06 TO 12/31/06	3	92.65	86.28	84.57	18.69	102.02	57.12	109.07	N/A	75,000	63,430
01/01/07 TO 03/31/07	6	97.97	96.48	91.71	12.37	105.19	63.56	124.72	63.56 to 124.72	34,750	31,870
04/01/07 TO 06/30/07	4	95.10	100.69	79.44	19.99	126.75	72.57	140.00	N/A	29,450	23,395
07/01/07 TO 09/30/07	9	81.54	93.89	70.11	33.96	133.92	55.91	177.20	60.15 to 125.92	53,088	37,219
10/01/07 TO 12/31/07	3	64.50	97.85	59.64	65.49	164.08	51.17	177.89	N/A	77,833	46,416
01/01/08 TO 03/31/08	10	91.37	91.92	78.85	22.04	116.58	45.11	152.06	56.27 to 111.98	51,859	40,890
04/01/08 TO 06/30/08	9	77.69	99.72	74.71	53.87	133.47	36.40	224.66	54.60 to 140.37	29,629	22,136
____Study Years____											
07/01/06 TO 06/30/07	21	95.64	96.12	90.33	13.04	106.40	57.12	140.00	92.65 to 100.78	43,252	39,071
07/01/07 TO 06/30/08	31	87.58	95.33	72.32	36.89	131.81	36.40	224.66	66.01 to 110.34	48,276	34,914
____Calendar Yrs____											
01/01/07 TO 12/31/07	22	92.34	96.37	73.15	28.68	131.74	51.17	177.89	66.01 to 115.66	47,163	34,501
____ALL____											
	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE 4500	8	63.79	70.72	62.25	24.84	113.61	45.11	118.74	45.11 to 118.74	97,750	60,851
GREELEY	5	109.07	109.29	97.02	16.63	112.65	72.57	152.06	N/A	33,900	32,889
SCOTIA	17	92.00	86.92	78.12	22.51	111.26	36.40	140.37	57.12 to 96.88	41,926	32,755
SPALDING	12	98.50	111.97	96.46	29.62	116.08	55.91	224.66	87.58 to 125.92	42,847	41,330
WOLBACH	10	99.00	104.02	87.79	22.72	118.48	63.56	177.20	66.01 to 140.00	22,644	19,880
____ALL____											
	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	44	94.13	100.18	87.26	25.54	114.81	36.40	224.66	88.69 to 103.94	36,883	32,182
2	2	73.36	73.36	65.91	30.24	111.30	51.17	95.54	N/A	149,750	98,700
3	6	63.79	69.85	59.98	21.53	116.45	45.11	118.74	45.11 to 118.74	80,416	48,235
____ALL____											
	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

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

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(!: Derived)

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	46	93.47	92.97	79.09	24.73	117.55	36.40	177.89	78.13 to 99.40	49,992	39,541
2	6	96.15	116.15	79.80	40.39	145.55	63.08	224.66	63.08 to 224.66	17,536	13,993
____ALL____	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	50	93.47	96.13	79.45	26.86	120.99	36.40	224.66	81.54 to 99.40	46,737	37,133
06	1	63.08	63.08	63.08			63.08	63.08	N/A	60,000	37,850
07	1	104.13	104.13	104.13			104.13	104.13	N/A	8,000	8,330
____ALL____	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	17	99.40	99.78	79.64	24.69	125.29	45.11	177.20	66.01 to 115.66	32,114	25,575
39-0055	13	93.06	107.99	85.32	31.66	126.56	55.91	224.66	76.85 to 125.92	57,051	48,676
39-0501	22	86.77	85.17	74.76	24.96	113.92	36.40	140.37	63.08 to 95.64	50,784	37,966
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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AVG. Assessed Value:	36,593	PRD:	120.88	MIN Sales Ratio:	36.40		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	9	92.00	103.05	79.09	35.22	130.31	63.08	224.66	64.50 to 140.00	18,690	14,781
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	22	92.59	95.92	88.97	23.38	107.81	36.40	177.20	78.13 to 109.07	27,174	24,176
1920 TO 1939	9	95.64	96.84	72.24	33.34	134.06	54.60	177.89	57.12 to 125.92	61,755	44,609
1940 TO 1949											
1950 TO 1959	3	96.88	113.86	101.41	20.44	112.28	92.65	152.06	N/A	61,000	61,861
1960 TO 1969	2	69.09	69.09	69.53	34.70	99.35	45.11	93.06	N/A	132,500	92,132
1970 TO 1979	4	65.66	71.66	58.62	27.31	122.24	51.17	104.13	N/A	102,000	59,792
1980 TO 1989	2	93.88	93.88	93.88	0.00	100.00	93.88	93.88	N/A	70,000	65,715
1990 TO 1994											
1995 TO 1999	1	110.34	110.34	110.34			110.34	110.34	N/A	87,000	96,000
2000 TO Present											
ALL	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

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	3	140.00	152.22	161.82	31.59	94.07	92.00	224.66	N/A	1,239	2,005
5000 TO 9999	6	94.18	104.11	99.86	24.70	104.26	76.85	177.20	76.85 to 177.20	7,583	7,572
Total \$											
1 TO 9999	9	100.78	120.15	104.54	34.34	114.93	76.85	224.66	78.13 to 177.20	5,468	5,716
10000 TO 29999	20	101.67	106.05	105.54	23.59	100.49	36.40	177.89	90.79 to 124.72	19,615	20,701
30000 TO 59999	7	88.69	82.74	80.39	19.25	102.92	55.91	109.07	55.91 to 109.07	39,120	31,450
60000 TO 99999	10	76.37	79.38	80.93	19.50	98.07	54.60	110.34	57.12 to 95.54	75,200	60,863
100000 TO 149999	4	74.46	71.77	72.44	28.31	99.08	45.11	93.06	N/A	127,500	92,355
150000 TO 249999	2	55.66	55.66	55.95	8.07	99.49	51.17	60.15	N/A	213,750	119,587
ALL	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

PAD 2009 R&O Statistics

Base Stat

PAGE:4 of 5

Type: Qualified

State Stat Run

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

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(!: AVTot=0)

(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	92.00	113.98	68.49	54.65	166.41	36.40	224.66	N/A	4,543	3,112
5000 TO 9999	5	100.78	109.56	103.69	22.95	105.66	78.13	177.20	N/A	7,800	8,088
Total \$											
1 TO 9999	10	96.39	111.77	90.74	38.99	123.18	36.40	224.66	76.85 to 177.20	6,171	5,600
10000 TO 29999	21	98.59	100.86	93.00	22.98	108.45	55.91	177.89	81.54 to 118.74	23,157	21,535
30000 TO 59999	10	83.19	84.33	71.75	29.83	117.54	45.11	152.06	54.60 to 109.07	55,284	39,668
60000 TO 99999	7	93.88	85.36	83.84	14.59	101.81	56.27	110.34	56.27 to 110.34	87,357	73,240
100000 TO 149999	4	76.40	74.26	70.07	24.34	105.97	51.17	93.06	N/A	173,125	121,311
ALL											
	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	92.00	103.05	79.09	35.22	130.31	63.08	224.66	64.50 to 140.00	18,690	14,781
20	11	100.78	102.38	102.97	21.53	99.43	36.40	177.20	78.13 to 124.72	18,845	19,405
25	4	93.22	97.59	89.63	21.90	108.88	63.56	140.37	N/A	27,250	24,425
30	23	90.73	91.71	75.00	29.00	122.29	45.11	177.89	66.01 to 109.07	57,515	43,133
35	3	75.05	76.09	72.91	14.62	104.36	60.15	93.06	N/A	149,166	108,753
40	2	96.03	96.03	93.55	3.51	102.65	92.65	99.40	N/A	75,000	70,162
ALL											
	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	92.00	103.05	79.09	35.22	130.31	63.08	224.66	64.50 to 140.00	18,690	14,781
100	1	104.13	104.13	104.13			104.13	104.13	N/A	8,000	8,330
101	24	93.88	95.72	80.42	25.34	119.03	36.40	177.20	77.69 to 111.98	56,387	45,345
102	3	95.54	83.62	84.31	15.17	99.18	55.91	99.40	N/A	56,500	47,633
104	15	88.69	92.93	75.13	27.44	123.69	54.60	177.89	66.01 to 109.07	47,056	35,354
ALL											
	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	9	92.00	103.05	79.09	35.22	130.31	63.08	224.66	64.50 to 140.00	18,690	14,781
20	3	78.13	72.89	66.93	28.90	108.90	36.40	104.13	N/A	9,333	6,246
25	1	177.89	177.89	177.89			177.89	177.89	N/A	13,500	24,015
30	19	99.40	101.95	85.18	20.95	119.68	45.11	177.20	87.58 to 115.66	41,884	35,678
35	2	72.78	72.78	54.00	29.69	134.79	51.17	94.39	N/A	107,000	57,775
40	14	84.21	87.59	74.95	28.69	116.87	54.60	140.37	57.12 to 124.72	62,607	46,923
50	4	90.88	85.21	89.59	10.00	95.11	63.56	95.54	N/A	77,211	69,175
ALL	52	93.47	95.65	79.13	26.67	120.88	36.40	224.66	81.54 to 99.40	46,247	36,593

**2009 Correlation Section
for Greeley County**

Residential Real Property

I. Correlation

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

The assessment actions for 2009 were applied to the population by the County and the statistics indicate all subclasses with a sufficient number of sales are valued within the statutory range.

**2009 Correlation Section
for Greeley County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	110	52	47.27
2008	91	45	49.45
2007	90	45	50.00
2006	94	46	48.94
2005	100	70	70.00

RESIDENTIAL: A brief review of Table II indicates 47.27 percent of the qualified sales were used. This percent is very similar to previous years. A review of the non-qualified sales rosters indicates the majority of these sales were between family members and sales that were substantially changed since the date of sale.

All sales are reviewed through research of the deed, supplemental questionnaires to buyers and sellers and on-site reviews of the property as deemed appropriate.

2009 Correlation Section
for Greeley County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Greeley County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	94	-0.60	93	93
2008	96.88	0.04	97	95.64
2007	100	7.89	108	97
2006	96	6.33	102	97
2005	98	-2.68	95	97

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

**2009 Correlation Section
for Greeley County**

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

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

Comparison of Average Value Changes

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

**2009 Correlation Section
for Greeley County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
2.86	2009	-0.60
2.05	2008	0.04
0.84	2007	7.89
0.31	2006	6.33
1.75	2005	-2.68

RESIDENTIAL: The percent change in Total Assessed Value in the Sales File compared to the percent change in Assessed Value (excl. growth) is showing a 3.91 percent difference (rounded). The difference implies that the assessment actions had more of an effect on the sales file base when compared to the assessed base.

2009 Correlation Section
for Greeley County

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

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

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

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

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

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

**2009 Correlation Section
for Greeley County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	93	79	96

RESIDENTIAL: The median and mean measures of central tendency are both within the acceptable range, while the weighted mean is well below the range.

**2009 Correlation Section
for Greeley County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	26.67	120.88
Difference	11.67	17.88

RESIDENTIAL: Both the coefficient of dispersion and the price related differential are above the acceptable range for quality of assessment. This statistically suggests regressivity in residential assessments. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

**2009 Correlation Section
for Greeley County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	53	52	-1
Median	94	93	-1
Wgt. Mean	78	79	1
Mean	94	96	2
COD	26.93	26.67	-0.26
PRD	120.56	120.88	0.32
Minimum	11.38	36.40	25.02
Maximum	180.85	224.66	43.81

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

**2009 Correlation Section
for Greeley County**

VIII. Trended Ratio Analysis

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

	R&O Statistics	Trended Ratio	Difference
Number of Sales	52	50	2
Median	93	94	-1
Wgt. Mean	79	82	-3
Mean	96	98	-2
COD	26.67	37.11	-10.44
PRD	120.88	119.83	1.05
Minimum	36.40	37.19	-0.79
Maximum	224.66	260.60	-35.94

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

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

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	72	COV:	38.30	95% Median C.I.:	32.16 to 104.00	(! : Derived)
TOTAL Sales Price:	216,150	WGT. MEAN:	62	STD:	26.35	95% Wgt. Mean C.I.:	37.13 to 86.86	
TOTAL Adj.Sales Price:	216,150	MEAN:	69	AVG.ABS.DEV:	20.98	95% Mean C.I.:	46.77 to 90.84	
TOTAL Assessed Value:	133,995							
AVG. Adj. Sales Price:	27,018	COD:	29.06	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	16,749	PRD:	111.00	MIN Sales Ratio:	32.16			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
07/01/06 TO 09/30/06	1	33.36	33.36	33.36			33.36	33.36	N/A	60,000	20,015
10/01/06 TO 12/31/06	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500
01/01/07 TO 03/31/07	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
04/01/07 TO 06/30/07	3	67.80	63.71	65.75	29.01	96.89	32.16	91.16	N/A	25,000	16,438
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
04/01/08 TO 06/30/08											
____Study Years____	_____										
07/01/05 TO 06/30/06	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
07/01/06 TO 06/30/07	6	62.90	59.84	55.89	29.68	107.08	32.16	91.16	32.16 to 91.16	31,166	17,418
07/01/07 TO 06/30/08	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
____Calendar Yrs____	_____										
01/01/06 TO 12/31/06	3	58.00	65.12	54.63	40.60	119.20	33.36	104.00	N/A	36,383	19,876
01/01/07 TO 12/31/07	4	72.19	66.93	68.62	23.47	97.53	32.16	91.16	N/A	25,500	17,498
____ALL____	_____										
	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	5	67.80	64.63	55.97	21.42	115.48	33.36	87.40	N/A	33,400	18,693
WOLBACH	3	91.16	75.77	82.46	26.27	91.89	32.16	104.00	N/A	16,383	13,510
____ALL____	_____										
	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749
____ALL____	_____										
	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

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:	8	MEDIAN:	72	COV:	38.30	95% Median C.I.:	32.16 to 104.00	(!: Derived)
TOTAL Sales Price:	216,150	WGT. MEAN:	62	STD:	26.35	95% Wgt. Mean C.I.:	37.13 to 86.86	
TOTAL Adj.Sales Price:	216,150	MEAN:	69	AVG.ABS.DEV:	20.98	95% Mean C.I.:	46.77 to 90.84	
TOTAL Assessed Value:	133,995							
AVG. Adj. Sales Price:	27,018	COD:	29.06	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	16,749	PRD:	111.00	MIN Sales Ratio:	32.16			

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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	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517
2	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
____ALL____	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749
39-0055											
39-0501											
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

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	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	91.16	84.39	82.74	16.82	101.99	58.00	104.00	N/A	20,550	17,003
1920 TO 1939	3	33.36	44.44	47.29	35.61	93.97	32.16	67.80	N/A	40,833	19,311
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

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:	8	MEDIAN:	72	COV:	38.30	95% Median C.I.:	32.16 to 104.00	(! : Derived)
TOTAL Sales Price:	216,150	WGT. MEAN:	62	STD:	26.35	95% Wgt. Mean C.I.:	37.13 to 86.86	
TOTAL Adj.Sales Price:	216,150	MEAN:	69	AVG.ABS.DEV:	20.98	95% Mean C.I.:	46.77 to 90.84	
TOTAL Assessed Value:	133,995							
AVG. Adj. Sales Price:	27,018	COD:	29.06	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	16,749	PRD:	111.00	MIN Sales Ratio:	32.16			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
Total \$											
1 TO 9999	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
10000 TO 29999	5	76.59	72.38	74.85	27.42	96.70	32.16	104.00	N/A	20,230	15,142
30000 TO 59999	1	67.80	67.80	67.80			67.80	67.80	N/A	50,000	33,900
60000 TO 99999	1	33.36	33.36	33.36			33.36	33.36	N/A	60,000	20,015
ALL	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

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	2	59.78	59.78	47.94	46.20	124.69	32.16	87.40	N/A	8,750	4,195
Total \$											
1 TO 9999	2	59.78	59.78	47.94	46.20	124.69	32.16	87.40	N/A	8,750	4,195
10000 TO 29999	5	76.59	72.62	61.69	27.11	117.72	33.36	104.00	N/A	29,730	18,341
30000 TO 59999	1	67.80	67.80	67.80			67.80	67.80	N/A	50,000	33,900
ALL	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

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	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
10	1	67.80	67.80	67.80			67.80	67.80	N/A	50,000	33,900
20	6	67.30	65.88	59.40	36.71	110.90	32.16	104.00	32.16 to 104.00	26,858	15,954
ALL	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

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	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
300	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
311	1	33.36	33.36	33.36			33.36	33.36	N/A	60,000	20,015
326	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500
353	2	72.19	72.19	70.88	6.09	101.85	67.80	76.59	N/A	38,500	27,290
470	1	32.16	32.16	32.16			32.16	32.16	N/A	12,500	4,020
494	1	91.16	91.16	91.16			91.16	91.16	N/A	12,500	11,395
ALL	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

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:	8	MEDIAN:	72	COV:	38.30	95% Median C.I.:	32.16 to 104.00	(! : Derived)
TOTAL Sales Price:	216,150	WGT. MEAN:	62	STD:	26.35	95% Wgt. Mean C.I.:	37.13 to 86.86	
TOTAL Adj.Sales Price:	216,150	MEAN:	69	AVG.ABS.DEV:	20.98	95% Mean C.I.:	46.77 to 90.84	
TOTAL Assessed Value:	133,995							
AVG. Adj. Sales Price:	27,018	COD:	29.06	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	16,749	PRD:	111.00	MIN Sales Ratio:	32.16			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749
04											
ALL	8	72.19	68.81	61.99	29.06	111.00	32.16	104.00	32.16 to 104.00	27,018	16,749

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

Commercial

Commercial sales were reviewed through research of the deed, supplemental questionnaires to buyers and sellers and on-site physical inspections of the property as deemed appropriate. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales.

Statistical analysis of the Assessor Locations was completed. Due to a lack of sales in this class and the diversity of the properties no valuation actions was taken for 2009.

The annual permits and pick up work was completed timely.

2009 Assessment Survey for Greeley County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Appraisal Staff
2.	Valuation done by:
	Appraiser and Assistant determine valuation, with the appraiser being responsible for the final value of the property
3.	Pickup work done by whom:
	Appraisal Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2002 Marshall-Swift
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2002
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	In 2004 the income approach was used to value mini-storage warehouses; otherwise the income approach is not used due to lack of accurate income/expense data.
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The cost approach to value is applied using local depreciation derived from a market analysis. The sales comparison approach is also utilized through unit of comparison studies.
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	5 Assessor Locations – Greeley, Spalding, Scotia, Wolbach and Rural
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	These Assessor Locations are defined by the location of the town they are in
10.	Is “Market Area/Neighborhood/Assessor Location” a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes, Assessor Location is a unique usable valuation grouping

11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	Yes
12.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	There is no market significance of the suburban location in Garfield County as this location is only a geographic grouping based on the Reg.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
3	2	7	12

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	72	COV:	37.25	95% Median C.I.:	32.16 to 104.00	(! : Derived)
TOTAL Sales Price:	216,150	WGT. MEAN:	63	STD:	25.78	95% Wgt. Mean C.I.:	39.46 to 86.24	
TOTAL Adj.Sales Price:	216,150	MEAN:	69	AVG.ABS.DEV:	20.59	95% Mean C.I.:	47.64 to 90.75	
TOTAL Assessed Value:	135,850							
AVG. Adj. Sales Price:	27,018	COD:	28.52	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	16,981	PRD:	110.10	MIN Sales Ratio:	32.16			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
07/01/06 TO 09/30/06	1	36.45	36.45	36.45			36.45	36.45	N/A	60,000	21,870
10/01/06 TO 12/31/06	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500
01/01/07 TO 03/31/07	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
04/01/07 TO 06/30/07	3	67.80	63.71	65.75	29.01	96.89	32.16	91.16	N/A	25,000	16,438
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
04/01/08 TO 06/30/08											
____Study Years____	_____										
07/01/05 TO 06/30/06	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
07/01/06 TO 06/30/07	6	62.90	60.36	56.88	28.87	106.12	32.16	91.16	32.16 to 91.16	31,166	17,727
07/01/07 TO 06/30/08	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
____Calendar Yrs____	_____										
01/01/06 TO 12/31/06	3	58.00	66.15	56.33	38.82	117.43	36.45	104.00	N/A	36,383	20,495
01/01/07 TO 12/31/07	4	72.19	66.93	68.62	23.47	97.53	32.16	91.16	N/A	25,500	17,498
____ALL____	_____										
	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	5	67.80	65.25	57.08	20.51	114.31	36.45	87.40	N/A	33,400	19,064
WOLBACH	3	91.16	75.77	82.46	26.27	91.89	32.16	104.00	N/A	16,383	13,510
____ALL____	_____										
	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981
____ALL____	_____										
	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	8	MEDIAN:	72	COV:	37.25	95% Median C.I.:	32.16 to 104.00	(!: Derived)
TOTAL Sales Price:	216,150	WGT. MEAN:	63	STD:	25.78	95% Wgt. Mean C.I.:	39.46 to 86.24	
TOTAL Adj.Sales Price:	216,150	MEAN:	69	AVG.ABS.DEV:	20.59	95% Mean C.I.:	47.64 to 90.75	
TOTAL Assessed Value:	135,850							
AVG. Adj. Sales Price:	27,018	COD:	28.52	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	16,981	PRD:	110.10	MIN Sales Ratio:	32.16			

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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	7	67.80	66.59	62.27	30.58	106.95	32.16	104.00	32.16 to 104.00	30,164	18,782
2	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
____ALL____	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981
39-0055											
39-0501											
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

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	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	91.16	84.39	82.74	16.82	101.99	58.00	104.00	N/A	20,550	17,003
1920 TO 1939	3	36.45	45.47	48.81	32.59	93.16	32.16	67.80	N/A	40,833	19,930
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	72	COV:	37.25	95% Median C.I.:	32.16 to 104.00	(! : Derived)
TOTAL Sales Price:	216,150	WGT. MEAN:	63	STD:	25.78	95% Wgt. Mean C.I.:	39.46 to 86.24	
TOTAL Adj.Sales Price:	216,150	MEAN:	69	AVG.ABS.DEV:	20.59	95% Mean C.I.:	47.64 to 90.75	
TOTAL Assessed Value:	135,850							
AVG. Adj. Sales Price:	27,018	COD:	28.52	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	16,981	PRD:	110.10	MIN Sales Ratio:	32.16			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
Total \$											
1 TO 9999	1	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
10000 TO 29999	5	76.59	72.38	74.85	27.42	96.70	32.16	104.00	N/A	20,230	15,142
30000 TO 59999	1	67.80	67.80	67.80			67.80	67.80	N/A	50,000	33,900
60000 TO 99999	1	36.45	36.45	36.45			36.45	36.45	N/A	60,000	21,870
ALL											
	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

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	2	59.78	59.78	47.94	46.20	124.69	32.16	87.40	N/A	8,750	4,195
Total \$											
1 TO 9999	2	59.78	59.78	47.94	46.20	124.69	32.16	87.40	N/A	8,750	4,195
10000 TO 29999	5	76.59	73.24	62.94	26.30	116.37	36.45	104.00	N/A	29,730	18,712
30000 TO 59999	1	67.80	67.80	67.80			67.80	67.80	N/A	50,000	33,900
ALL											
	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

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	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
10	1	67.80	67.80	67.80			67.80	67.80	N/A	50,000	33,900
20	6	67.30	66.39	60.55	35.95	109.65	32.16	104.00	32.16 to 104.00	26,858	16,263
ALL											
	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

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	87.40	87.40	87.40			87.40	87.40	N/A	5,000	4,370
300	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
311	1	36.45	36.45	36.45			36.45	36.45	N/A	60,000	21,870
326	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500
353	2	72.19	72.19	70.88	6.09	101.85	67.80	76.59	N/A	38,500	27,290
470	1	32.16	32.16	32.16			32.16	32.16	N/A	12,500	4,020
494	1	91.16	91.16	91.16			91.16	91.16	N/A	12,500	11,395
ALL											
	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

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:	8	MEDIAN:	72	COV:	37.25	95% Median C.I.:	32.16 to 104.00	(! : Derived)
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TOTAL Assessed Value:	135,850							
AVG. Adj. Sales Price:	27,018	COD:	28.52	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	16,981	PRD:	110.10	MIN Sales Ratio:	32.16			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981
04											
ALL	8	72.19	69.19	62.85	28.52	110.10	32.16	104.00	32.16 to 104.00	27,018	16,981

**2009 Correlation Section
for Greeley County**

Commerical Real Property

I. Correlation

COMMERCIAL: With only eight qualified sales in the commercial sales file it is believed that with the diversity of the sales, the representativeness of the sample to the population is unreliable. There is no other information available that would indicate that the County has not met an acceptable level of value for the commercial class of property for assessment year 2009.

**2009 Correlation Section
for Greeley County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	25	8	32.00
2008	19	7	36.84
2007	11	2	18.18
2006	17	8	47.06
2005	20	11	55.00

COMMERCIAL: A brief review of Table II indicates 32 percent of the qualified sales were used. A review of the non-qualified sales roster indicates no excessive trimming of sales.

Commercial sales were reviewed through research of the deed, supplemental questionnaires to buyers and sellers and on-site physical inspections of the property as deemed appropriate. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales.

2009 Correlation Section
for Greeley County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Greeley County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	72	-0.33	72	72
2008	65.07	0.31	65	67.8
2007	102	0.46	103	117
2006	93	6.00	99	97
2005	88	0.18	88	96

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

**2009 Correlation Section
for Greeley County**

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

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

Comparison of Average Value Changes

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

**2009 Correlation Section
for Greeley County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
0	2009	-0.33
1.32	2008	0.31
27.70	2007	0.46
2.93	2006	6.00
-6.49	2005	0.18

COMMERCIAL: Comparison of the percent change in the sales file with the percent change in the commercial base is statistically insignificant, and demonstrates that there is no significant difference in the valuation practices applied to the sold versus the unsold residential property.

2009 Correlation Section
for Greeley County

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

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

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

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

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

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

**2009 Correlation Section
for Greeley County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72	63	69

COMMERCIAL: All three measures are outside the range; however the commercial class is limited to eight qualified sales.

**2009 Correlation Section
for Greeley County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	28.52	110.10
Difference	8.52	7.10

COMMERCIAL: Both quality measures of assessment are outside the respectable range based on eight qualified commercial sales.

**2009 Correlation Section
for Greeley County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	8	8	0
Median	72	72	0
Wgt. Mean	62	63	1
Mean	69	69	0
COD	29.06	28.52	-0.54
PRD	111.00	110.10	-0.90
Minimum	32.16	32.16	0.00
Maximum	104.00	104.00	0.00

COMMERCIAL: The above table is reflective of the reported assessment actions of the County.

**Agricultural or
Special Valuation Reports**

PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	51	MEDIAN:	65	COV:	26.95	95% Median C.I.:	60.05 to 70.65	(! : Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	60	STD:	17.71	95% Wgt. Mean C.I.:	54.61 to 65.51	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	66	AVG.ABS.DEV:	13.99	95% Mean C.I.:	60.86 to 70.58	
(AgLand) TOTAL Assessed Value:	7,412,115							
AVG. Adj. Sales Price:	241,995	COD:	21.64	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	145,335	PRD:	109.43	MIN Sales Ratio:	36.96			

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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												
10/01/05 TO 12/31/05	3	77.44	77.97	78.31	6.58	99.57	70.60	85.88	N/A		132,585	103,831
01/01/06 TO 03/31/06	6	67.14	71.99	69.41	10.28	103.72	63.64	91.80	63.64 to 91.80		109,715	76,150
04/01/06 TO 06/30/06	3	71.76	72.87	72.68	3.01	100.27	70.19	76.67	N/A		137,301	99,788
07/01/06 TO 09/30/06	2	87.34	87.34	87.03	1.17	100.35	86.31	88.36	N/A		102,375	89,100
10/01/06 TO 12/31/06	7	76.05	77.42	72.18	18.04	107.25	60.50	114.74	60.50 to 114.74		199,199	143,782
01/01/07 TO 03/31/07	6	56.68	59.28	50.89	18.02	116.48	43.96	74.68	43.96 to 74.68		408,988	208,131
04/01/07 TO 06/30/07	3	70.65	75.66	76.72	17.94	98.62	59.15	97.18	N/A		298,166	228,750
07/01/07 TO 09/30/07												
10/01/07 TO 12/31/07	6	54.64	59.84	51.82	31.73	115.47	38.50	92.90	38.50 to 92.90		240,498	124,628
01/01/08 TO 03/31/08	11	44.40	50.07	52.79	20.52	94.86	36.96	68.77	39.49 to 61.85		322,373	170,167
04/01/08 TO 06/30/08	4	64.25	64.55	64.56	20.68	99.98	38.67	91.01	N/A		234,287	151,255
_____Study Years_____	_____											
07/01/05 TO 06/30/06	12	71.18	73.71	72.74	8.91	101.33	63.64	91.80	66.14 to 77.44		122,329	88,980
07/01/06 TO 06/30/07	18	72.19	72.18	63.06	19.65	114.47	43.96	114.74	60.05 to 86.31		274,865	173,317
07/01/07 TO 06/30/08	21	56.68	55.62	54.41	23.86	102.22	36.96	92.90	41.38 to 63.84		282,202	153,553
_____Calendar Yrs_____	_____											
01/01/06 TO 12/31/06	18	73.91	75.95	72.71	14.03	104.45	60.50	114.74	65.47 to 86.31		148,296	107,830
01/01/07 TO 12/31/07	15	59.73	62.78	55.99	23.91	112.12	38.50	97.18	49.55 to 74.68		319,428	178,854
_____ALL_____	_____											
	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65		241,995	145,335

PAD 2009 Preliminary Statistics

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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:	51	MEDIAN:	65	COV:	26.95	95% Median C.I.:	60.05 to 70.65	(! : Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	60	STD:	17.71	95% Wgt. Mean C.I.:	54.61 to 65.51	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	66	AVG.ABS.DEV:	13.99	95% Mean C.I.:	60.86 to 70.58	
(AgLand) TOTAL Assessed Value:	7,412,115							
AVG. Adj. Sales Price:	241,995	COD:	21.64	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	145,335	PRD:	109.43	MIN Sales Ratio:	36.96			

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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
2043	3	62.62	63.03	63.17	1.52	99.77	61.80	64.66	N/A	322,666	203,831
2045	3	86.31	81.15	74.20	7.57	109.37	68.77	88.36	N/A	229,583	170,345
2047	3	71.76	73.16	67.47	11.16	108.43	61.85	85.88	N/A	413,066	278,706
2049	1	43.96	43.96	43.96			43.96	43.96	N/A	1,173,360	515,815
2135	1	63.64	63.64	63.64			63.64	63.64	N/A	64,000	40,730
2137	5	77.44	79.71	76.85	23.35	103.71	38.67	114.74	N/A	128,963	99,112
2139	5	42.01	45.34	43.55	15.13	104.12	36.96	63.84	N/A	255,680	111,337
2141	2	54.99	54.99	52.81	9.20	104.13	49.93	60.05	N/A	365,000	192,755
2327	2	81.75	81.75	81.65	13.64	100.13	70.60	92.90	N/A	151,378	123,595
2329	1	73.74	73.74	73.74			73.74	73.74	N/A	66,852	49,300
2331	1	70.65	70.65	70.65			70.65	70.65	N/A	100,000	70,650
2333	6	59.83	60.84	58.06	17.58	104.78	38.50	78.88	38.50 to 78.88	259,078	150,429
2423	4	62.80	63.24	55.11	29.84	114.75	39.45	87.91	N/A	279,493	154,038
2425	4	68.16	73.31	84.72	15.22	86.53	59.73	97.18	N/A	150,957	127,896
2427	6	66.81	69.74	62.53	14.47	111.54	56.68	91.80	56.68 to 91.80	203,304	127,123
2429	4	50.60	54.83	50.71	24.73	108.12	41.38	76.73	N/A	147,385	74,742
ALL											
	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	15	62.62	61.10	58.36	19.27	104.69	36.96	88.36	44.40 to 71.76	306,546	178,903
2	19	70.60	70.83	66.17	22.05	107.04	38.67	114.74	57.95 to 85.88	164,733	109,002
3	17	63.64	64.09	57.60	20.11	111.26	38.50	97.18	49.55 to 76.05	271,390	156,324
ALL											
	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

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
2	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335
ALL											
	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

PAD 2009 Preliminary Statistics

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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:	51	MEDIAN:	65	COV:	26.95	95% Median C.I.:	60.05 to 70.65	(!: Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	60	STD:	17.71	95% Wgt. Mean C.I.:	54.61 to 65.51	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	66	AVG.ABS.DEV:	13.99	95% Mean C.I.:	60.86 to 70.58	
(AgLand) TOTAL Assessed Value:	7,412,115							
AVG. Adj. Sales Price:	241,995	COD:	21.64	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	145,335	PRD:	109.43	MIN Sales Ratio:	36.96			

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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)											
06-0006	1	38.50	38.50	38.50			38.50	38.50	N/A	268,000	103,170
39-0010	31	68.77	67.67	62.87	21.36	107.63	36.96	114.74	59.73 to 76.67	201,361	126,596
39-0055	5	63.64	65.42	56.23	16.29	116.33	43.96	85.88	N/A	495,312	278,533
39-0501	13	60.05	63.37	58.69	19.11	107.96	41.38	92.90	49.93 to 76.73	228,847	134,314
47-0001											
88-0005											
92-0045	1	64.66	64.66	64.66			64.66	64.66	N/A	380,000	245,700
NonValid School											
ALL	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	55.79	55.79	45.45	25.82	122.74	41.38	70.19	N/A	85,000	38,632
50.01 TO 100.00	6	69.85	68.60	61.07	19.54	112.31	43.25	91.80	43.25 to 91.80	110,423	67,440
100.01 TO 180.00	23	60.50	63.98	56.43	29.51	113.37	36.96	114.74	44.40 to 77.44	197,231	111,299
180.01 TO 330.00	12	69.37	69.96	65.82	12.78	106.29	49.93	92.90	60.05 to 76.73	228,803	150,600
330.01 TO 650.00	6	62.21	64.48	58.99	16.62	109.31	43.96	97.18	43.96 to 97.18	495,346	292,214
650.01 +	2	65.31	65.31	64.52	5.30	101.23	61.85	68.77	N/A	627,600	404,920
ALL	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

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-N/A	1	38.50	38.50	38.50			38.50	38.50	N/A	268,000	103,170
GRASS	22	67.14	68.58	65.47	12.08	104.75	44.40	91.80	61.85 to 74.68	202,065	132,290
GRASS-N/A	8	75.24	72.65	75.89	18.11	95.73	38.67	97.18	38.67 to 97.18	157,463	119,498
IRRGTD	2	42.32	42.32	42.60	2.21	99.32	41.38	43.25	N/A	210,971	89,880
IRRGTD-N/A	18	58.61	63.26	54.87	29.68	115.29	36.96	114.74	43.96 to 78.88	330,372	181,266
ALL	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

PAD 2009 Preliminary Statistics

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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:	51	MEDIAN:	65	COV:	26.95	95% Median C.I.:	60.05 to 70.65	(!: Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	60	STD:	17.71	95% Wgt. Mean C.I.:	54.61 to 65.51	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	66	AVG.ABS.DEV:	13.99	95% Mean C.I.:	60.86 to 70.58	
(AgLand) TOTAL Assessed Value:	7,412,115							
AVG. Adj. Sales Price:	241,995	COD:	21.64	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	145,335	PRD:	109.43	MIN Sales Ratio:	36.96			

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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	1	38.50	38.50	38.50			38.50	38.50	N/A	268,000	103,170
GRASS	24	67.14	68.56	65.51	12.11	104.66	44.40	91.80	61.85 to 74.68	198,793	130,230
GRASS-N/A	6	76.02	74.07	79.31	20.24	93.39	38.67	97.18	38.67 to 97.18	155,684	123,475
IRRGTD	18	51.62	59.20	52.26	31.60	113.29	36.96	114.74	42.01 to 76.05	327,813	171,302
IRRGTD-N/A	2	78.82	78.82	76.73	8.96	102.72	71.76	85.88	N/A	234,000	179,557
ALL	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

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	1	38.50	38.50	38.50			38.50	38.50	N/A	268,000	103,170
GRASS	29	68.14	68.86	67.09	13.86	102.64	38.67	97.18	62.62 to 74.68	191,556	128,518
GRASS-N/A	1	92.90	92.90	92.90			92.90	92.90	N/A	150,000	139,345
IRRGTD	20	55.69	61.16	54.05	30.94	113.15	36.96	114.74	43.25 to 76.05	318,432	172,128
ALL	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

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	1	70.19	70.19	70.19			70.19	70.19	N/A	24,000	16,845
30000 TO 59999	2	74.88	74.88	71.16	22.60	105.23	57.95	91.80	N/A	40,997	29,172
60000 TO 99999	7	76.67	74.90	75.17	7.56	99.63	63.64	88.36	63.64 to 88.36	76,121	57,222
100000 TO 149999	9	76.05	72.10	71.82	20.53	100.39	41.38	114.74	44.40 to 86.31	119,178	85,588
150000 TO 249999	11	70.60	72.65	72.18	17.54	100.66	38.67	92.90	60.05 to 91.01	180,969	130,615
250000 TO 499999	18	57.38	55.76	56.31	19.88	99.03	36.96	97.18	42.01 to 62.62	342,950	193,103
500000 +	3	49.93	51.91	50.82	11.94	102.16	43.96	61.85	N/A	822,186	417,811
ALL	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

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:	51	MEDIAN:	65	COV:	26.95	95% Median C.I.:	60.05 to 70.65	(! : Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	60	STD:	17.71	95% Wgt. Mean C.I.:	54.61 to 65.51	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	66	AVG.ABS.DEV:	13.99	95% Mean C.I.:	60.86 to 70.58	
(AgLand) TOTAL Assessed Value:	7,412,115							
AVG. Adj. Sales Price:	241,995	COD:	21.64	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	145,335	PRD:	109.43	MIN Sales Ratio:	36.96			

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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 \$											
Total \$											
10000 TO 29999	3	70.19	73.31	70.94	16.08	103.35	57.95	91.80	N/A	35,331	25,063
30000 TO 59999	4	64.89	61.98	60.15	12.27	103.04	44.40	73.74	N/A	77,360	46,533
60000 TO 99999	11	76.67	69.35	65.71	13.42	105.53	38.67	88.36	41.38 to 78.88	111,895	73,531
100000 TO 149999	15	65.47	65.52	58.76	27.41	111.50	36.96	114.74	42.01 to 85.88	213,359	125,377
150000 TO 249999	12	61.15	63.32	60.56	16.32	104.55	39.45	91.01	53.31 to 71.76	309,485	187,419
250000 TO 499999	5	61.85	66.88	65.05	19.19	102.82	49.93	97.18	N/A	521,584	339,286
500000 +	1	43.96	43.96	43.96			43.96	43.96	N/A	1,173,360	515,815
ALL	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335

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:	55	MEDIAN:	65	COV:	26.45	95% Median C.I.:	60.50 to 73.74	(!: Derived)
TOTAL Sales Price:	14,582,476	WGT. MEAN:	63	STD:	17.66	95% Wgt. Mean C.I.:	57.04 to 68.12	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,383,976	MEAN:	67	AVG.ABS.DEV:	14.05	95% Mean C.I.:	62.10 to 71.43	
TOTAL Assessed Value:	9,001,280							
AVG. Adj. Sales Price:	261,526	COD:	21.46	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	163,659	PRD:	106.69	MIN Sales Ratio:	36.96			

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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												
10/01/05 TO 12/31/05	4	81.66	81.40	86.11	9.04	94.53	70.60	91.68	N/A	223,743	192,660	
01/01/06 TO 03/31/06	6	67.14	71.99	69.41	10.28	103.72	63.64	91.80	63.64 to 91.80	109,715	76,150	
04/01/06 TO 06/30/06	3	71.76	72.87	72.68	3.01	100.27	70.19	76.67	N/A	137,301	99,788	
07/01/06 TO 09/30/06	2	87.34	87.34	87.03	1.17	100.35	86.31	88.36	N/A	102,375	89,100	
10/01/06 TO 12/31/06	8	70.76	75.92	70.20	18.83	108.15	60.50	114.74	60.50 to 114.74	293,930	206,338	
01/01/07 TO 03/31/07	7	60.05	61.93	54.02	18.80	114.64	43.96	77.82	43.96 to 77.82	393,986	212,826	
04/01/07 TO 06/30/07	3	70.65	75.66	76.72	17.94	98.62	59.15	97.18	N/A	298,166	228,750	
07/01/07 TO 09/30/07												
10/01/07 TO 12/31/07	6	54.64	59.84	51.82	31.73	115.47	38.50	92.90	38.50 to 92.90	240,498	124,628	
01/01/08 TO 03/31/08	12	50.54	53.02	55.26	23.29	95.94	36.96	85.44	41.38 to 61.85	319,172	176,386	
04/01/08 TO 06/30/08	4	64.25	64.55	64.56	20.68	99.98	38.67	91.01	N/A	234,287	151,255	
____Study Years____	_____											
07/01/05 TO 06/30/06	13	71.76	75.09	77.70	10.29	96.64	63.64	91.80	66.14 to 85.88	151,166	117,454	
07/01/06 TO 06/30/07	20	72.19	72.13	64.51	18.54	111.81	43.96	114.74	60.50 to 78.29	310,429	200,247	
07/01/07 TO 06/30/08	22	57.32	56.97	55.87	24.80	101.98	36.96	92.90	41.38 to 64.66	282,282	157,701	
____Calendar Yrs____	_____											
01/01/06 TO 12/31/06	19	71.76	75.40	71.29	14.15	105.77	60.50	114.74	65.47 to 86.31	190,862	136,062	
01/01/07 TO 12/31/07	16	59.89	63.72	57.38	24.24	111.04	38.50	97.18	49.55 to 77.82	318,462	182,737	
____ALL____	_____											
	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659	

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:	55	MEDIAN:	65	COV:	26.45	95% Median C.I.:	60.50 to 73.74	(!: Derived)
TOTAL Sales Price:	14,582,476	WGT. MEAN:	63	STD:	17.66	95% Wgt. Mean C.I.:	57.04 to 68.12	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,383,976	MEAN:	67	AVG.ABS.DEV:	14.05	95% Mean C.I.:	62.10 to 71.43	
TOTAL Assessed Value:	9,001,280							
AVG. Adj. Sales Price:	261,526	COD:	21.46	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	163,659	PRD:	106.69	MIN Sales Ratio:	36.96			

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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
2043	4	63.64	66.72	67.02	7.09	99.56	61.80	77.82	N/A	317,992	213,122
2045	3	86.31	81.15	74.20	7.57	109.37	68.77	88.36	N/A	229,583	170,345
2047	3	71.76	73.16	67.47	11.16	108.43	61.85	85.88	N/A	413,066	278,706
2049	1	43.96	43.96	43.96			43.96	43.96	N/A	1,173,360	515,815
2135	1	63.64	63.64	63.64			63.64	63.64	N/A	64,000	40,730
2137	5	77.44	79.71	76.85	23.35	103.71	38.67	114.74	N/A	128,963	99,112
2139	5	42.01	45.34	43.55	15.13	104.12	36.96	63.84	N/A	255,680	111,337
2141	2	54.99	54.99	52.81	9.20	104.13	49.93	60.05	N/A	365,000	192,755
2327	2	81.75	81.75	81.65	13.64	100.13	70.60	92.90	N/A	151,378	123,595
2329	1	73.74	73.74	73.74			73.74	73.74	N/A	66,852	49,300
2331	2	81.17	81.17	88.71	12.96	91.49	70.65	91.68	N/A	298,607	264,897
2333	8	62.99	64.49	64.09	18.46	100.63	38.50	85.44	38.50 to 85.44	349,435	223,950
2423	4	62.80	63.24	55.11	29.84	114.75	39.45	87.91	N/A	279,493	154,038
2425	4	68.16	73.31	84.72	15.22	86.53	59.73	97.18	N/A	150,957	127,896
2427	6	66.81	69.74	62.53	14.47	111.54	56.68	91.80	56.68 to 91.80	203,304	127,123
2429	4	50.60	54.83	50.71	24.73	108.12	41.38	76.73	N/A	147,385	74,742
____ALL____											
	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	16	63.23	62.15	59.66	19.39	104.17	36.96	88.36	44.40 to 73.74	306,385	182,784
2	19	70.60	70.83	66.17	22.05	107.04	38.67	114.74	57.95 to 85.88	164,733	109,002
3	20	65.81	66.60	63.06	20.18	105.61	38.50	97.18	59.15 to 76.05	317,592	200,284
____ALL____											
	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

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	4	81.63	80.10	77.82	10.36	102.94	65.47	91.68	N/A	510,548	397,291
2	51	64.66	65.72	60.06	21.64	109.43	36.96	114.74	60.05 to 70.65	241,995	145,335
____ALL____											
	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

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:	55	MEDIAN:	65	COV:	26.45	95% Median C.I.:	60.50 to 73.74	(! : Derived)
TOTAL Sales Price:	14,582,476	WGT. MEAN:	63	STD:	17.66	95% Wgt. Mean C.I.:	57.04 to 68.12	(! : land+NAT=0)
TOTAL Adj.Sales Price:	14,383,976	MEAN:	67	AVG.ABS.DEV:	14.05	95% Mean C.I.:	62.10 to 71.43	
TOTAL Assessed Value:	9,001,280							
AVG. Adj. Sales Price:	261,526	COD:	21.46	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	163,659	PRD:	106.69	MIN Sales Ratio:	36.96			

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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)											
06-0006	1	38.50	38.50	38.50			38.50	38.50	N/A	268,000	103,170
39-0010	34	69.48	68.83	66.07	21.09	104.18	36.96	114.74	60.50 to 77.44	234,718	155,078
39-0055	5	63.64	65.42	56.23	16.29	116.33	43.96	85.88	N/A	495,312	278,533
39-0501	13	60.05	63.37	58.69	19.11	107.96	41.38	92.90	49.93 to 76.73	228,847	134,314
47-0001											
88-0005											
92-0045	2	71.24	71.24	71.16	9.24	100.12	64.66	77.82	N/A	341,985	243,347
NonValid School											
ALL	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	55.79	55.79	45.45	25.82	122.74	41.38	70.19	N/A	85,000	38,632
50.01 TO 100.00	6	69.85	68.60	61.07	19.54	112.31	43.25	91.80	43.25 to 91.80	110,423	67,440
100.01 TO 180.00	23	60.50	63.98	56.43	29.51	113.37	36.96	114.74	44.40 to 77.44	197,231	111,299
180.01 TO 330.00	13	70.60	71.15	67.73	13.21	105.05	49.93	92.90	60.05 to 85.44	233,045	157,845
330.01 TO 650.00	9	64.66	69.10	65.49	18.40	105.52	43.96	97.18	56.68 to 91.68	525,590	344,183
650.01 +	2	65.31	65.31	64.52	5.30	101.23	61.85	68.77	N/A	627,600	404,920
ALL	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

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-N/A	1	38.50	38.50	38.50			38.50	38.50	N/A	268,000	103,170
GRASS	23	68.14	68.98	66.35	12.01	103.96	44.40	91.80	62.62 to 74.68	206,495	137,016
GRASS-N/A	10	77.51	75.83	81.33	17.12	93.24	38.67	97.18	60.05 to 92.90	204,087	165,992
IRRGTD	2	42.32	42.32	42.60	2.21	99.32	41.38	43.25	N/A	210,971	89,880
IRRGTD-N/A	19	59.15	63.37	56.59	28.43	111.98	36.96	114.74	43.96 to 78.88	363,355	205,633
ALL	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

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:	55	MEDIAN:	65	COV:	26.45	95% Median C.I.:	60.50 to 73.74	(!: Derived)
TOTAL Sales Price:	14,582,476	WGT. MEAN:	63	STD:	17.66	95% Wgt. Mean C.I.:	57.04 to 68.12	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,383,976	MEAN:	67	AVG.ABS.DEV:	14.05	95% Mean C.I.:	62.10 to 71.43	
TOTAL Assessed Value:	9,001,280							
AVG. Adj. Sales Price:	261,526	COD:	21.46	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	163,659	PRD:	106.69	MIN Sales Ratio:	36.96			

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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	1	38.50	38.50	38.50			38.50	38.50	N/A	268,000	103,170
GRASS	25	68.14	68.93	66.34	12.02	103.92	44.40	91.80	62.62 to 74.68	203,000	134,660
GRASS-N/A	8	81.87	77.69	84.23	17.23	92.24	38.67	97.18	38.67 to 97.18	214,409	180,599
IRRGTD	19	53.31	59.53	54.36	30.19	109.52	36.96	114.74	42.01 to 76.05	360,931	196,193
IRRGTD-N/A	2	78.82	78.82	76.73	8.96	102.72	71.76	85.88	N/A	234,000	179,557
ALL	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

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	1	38.50	38.50	38.50			38.50	38.50	N/A	268,000	103,170
GRASS	31	68.77	69.89	69.65	14.38	100.34	38.67	97.18	63.64 to 76.67	205,042	142,812
GRASS-N/A	2	89.17	89.17	88.52	4.18	100.73	85.44	92.90	N/A	216,977	192,070
IRRGTD	21	58.07	61.37	55.79	28.87	110.00	36.96	114.74	43.25 to 76.05	348,842	194,609
ALL	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

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	1	70.19	70.19	70.19			70.19	70.19	N/A	24,000	16,845
30000 TO 59999	2	74.88	74.88	71.16	22.60	105.23	57.95	91.80	N/A	40,997	29,172
60000 TO 99999	7	76.67	74.90	75.17	7.56	99.63	63.64	88.36	63.64 to 88.36	76,121	57,222
100000 TO 149999	9	76.05	72.10	71.82	20.53	100.39	41.38	114.74	44.40 to 86.31	119,178	85,588
150000 TO 249999	11	70.60	72.65	72.18	17.54	100.66	38.67	92.90	60.05 to 91.01	180,969	130,615
250000 TO 499999	20	58.61	58.35	58.60	21.53	99.58	36.96	97.18	43.25 to 64.66	338,052	198,082
500000 +	5	61.85	62.58	60.11	20.46	104.11	43.96	91.68	N/A	784,165	471,362
ALL	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

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:	55	MEDIAN:	65	COV:	26.45	95% Median C.I.:	60.50 to 73.74	(! : Derived)
TOTAL Sales Price:	14,582,476	WGT. MEAN:	63	STD:	17.66	95% Wgt. Mean C.I.:	57.04 to 68.12	(! : land+NAT=0)
TOTAL Adj.Sales Price:	14,383,976	MEAN:	67	AVG.ABS.DEV:	14.05	95% Mean C.I.:	62.10 to 71.43	
TOTAL Assessed Value:	9,001,280							
AVG. Adj. Sales Price:	261,526	COD:	21.46	MAX Sales Ratio:	114.74			
AVG. Assessed Value:	163,659	PRD:	106.69	MIN Sales Ratio:	36.96			

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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 \$_____	_____										
_____Total \$_____	_____										
10000 TO 29999	3	70.19	73.31	70.94	16.08	103.35	57.95	91.80	N/A	35,331	25,063
30000 TO 59999	4	64.89	61.98	60.15	12.27	103.04	44.40	73.74	N/A	77,360	46,533
60000 TO 99999	11	76.67	69.35	65.71	13.42	105.53	38.67	88.36	41.38 to 78.88	111,895	73,531
100000 TO 149999	15	65.47	65.52	58.76	27.41	111.50	36.96	114.74	42.01 to 85.88	213,359	125,377
150000 TO 249999	14	62.21	65.93	63.57	18.30	103.71	39.45	91.01	53.31 to 85.44	307,268	195,344
250000 TO 499999	6	65.31	71.02	69.42	22.76	102.30	49.93	97.18	49.93 to 97.18	517,522	359,262
500000 +	2	54.72	54.72	54.45	19.66	100.48	43.96	65.47	N/A	1,065,206	580,022
_____ALL_____	_____										
	55	65.47	66.77	62.58	21.46	106.69	36.96	114.74	60.50 to 73.74	261,526	163,659

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

Agricultural

Agricultural sales were reviewed through research of the deed, supplemental questionnaires to buyers and sellers and on-site physical inspections as deemed appropriate. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales.

Current roster unimproved sales were plotted on a large soil map to assist with market analysis of values and market area boundaries.

All acres in the Conservation Reserve Program are tracked and valued giving consideration to the individual sub-class. Additionally, other sub-classes of irrigated grass and Wetlands Reserve Program acres and sales are followed and values adjusted as needed according to their own market.

The annual permits and pick up work was completed timely.

The Assessment Staff spent most of 2008 using AgriData to re-measure parcels in Greeley County. All classes of agricultural land were rolled from Alpha Soil System to the Numerical System per state mandate. Greeley County has completed approximately 50 percent of the re-measuring of all parcels and data entry is completed for those parcels. The remainder of the county will be completed for the 2010 tax year.

2009 Assessment Survey for Greeley County

Agricultural Appraisal Information

1.	Data collection done by:
	Appraisal Staff
2.	Valuation done by:
	Appraiser and Assistant determine valuation, with the appraiser being responsible for the final value of the property
3.	Pickup work done by whom:
	Appraisal Staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	If the income approach was used, what Capitalization Rate was used?
	N/A
7.	What is the date of the soil survey currently used?
	1988, however 50% of the 2008 soil conversion has been drawn in and will be implemented for 2009
8.	What date was the last countywide land use study completed?
	1991, however 50% of the 2008 soil conversion has been drawn in and will be fully implemented for 2009
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA Maps through AgriData program
b.	By whom?
	Office Staff

c.	What proportion is complete / implemented at this time?
	50% is complete and implemented at this time
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	3 Market Areas
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	The market areas are developed by topography and similar soil characteristics
11.	In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?
	Yes or No
	No
a.	If yes, list.
	N/A
12.	In your opinion, what is the level of value of these groupings?
	Between sixty-nine and seventy-five percent
13.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
5	26	341	372

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:	51	MEDIAN:	71	COV:	26.79	95% Median C.I.:	67.42 to 74.01	(! : Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	70	STD:	19.73	95% Wgt. Mean C.I.:	63.59 to 75.44	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	74	AVG.ABS.DEV:	14.36	95% Mean C.I.:	68.21 to 79.04	
(AgLand) TOTAL Assessed Value:	8,579,420							
AVG. Adj. Sales Price:	241,995	COD:	20.21	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	168,223	PRD:	105.91	MIN Sales Ratio:	40.71			

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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												
10/01/05 TO 12/31/05	3	76.45	82.32	83.96	13.56	98.04	69.70	100.81	N/A	132,585	111,323	
01/01/06 TO 03/31/06	6	68.24	72.10	68.86	8.94	104.70	64.62	90.61	64.62 to 90.61	109,715	75,548	
04/01/06 TO 06/30/06	3	74.01	83.62	96.82	15.12	86.36	71.63	105.21	N/A	137,301	132,940	
07/01/06 TO 09/30/06	2	95.55	95.55	95.53	0.07	100.02	95.48	95.61	N/A	102,375	97,795	
10/01/06 TO 12/31/06	7	81.03	89.63	83.67	21.61	107.12	68.61	138.94	68.61 to 138.94	199,199	166,670	
01/01/07 TO 03/31/07	6	69.27	68.34	61.38	12.41	111.33	51.90	82.79	51.90 to 82.79	408,988	251,047	
04/01/07 TO 06/30/07	3	73.85	84.20	87.70	15.58	96.02	72.12	106.64	N/A	298,166	261,483	
07/01/07 TO 09/30/07												
10/01/07 TO 12/31/07	6	61.16	68.36	60.35	27.61	113.28	46.25	99.92	46.25 to 99.92	240,498	145,135	
01/01/08 TO 03/31/08	11	56.43	58.34	61.71	12.78	94.55	44.25	76.46	46.44 to 71.04	322,373	198,935	
04/01/08 TO 06/30/08	4	71.42	72.86	72.69	24.05	100.23	40.71	107.89	N/A	234,287	170,306	
____Study Years____	_____											
07/01/05 TO 06/30/06	12	72.82	77.53	80.80	13.01	95.96	64.62	105.21	67.42 to 90.61	122,329	98,840	
07/01/06 TO 06/30/07	18	74.94	82.28	73.83	19.49	111.44	51.90	138.94	69.69 to 95.48	274,865	202,945	
07/01/07 TO 06/30/08	21	58.27	63.97	63.11	23.14	101.36	40.71	107.89	51.67 to 71.04	282,202	178,110	
____Calendar Yrs____	_____											
01/01/06 TO 12/31/06	18	74.47	83.44	82.96	18.85	100.58	64.62	138.94	69.05 to 95.48	148,296	123,021	
01/01/07 TO 12/31/07	15	71.98	71.52	65.98	19.50	108.39	46.25	106.64	60.78 to 82.79	319,428	210,770	
____ALL____	_____											
	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223	

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:	51	MEDIAN:	71	COV:	26.79	95% Median C.I.:	67.42 to 74.01	(! : Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	70	STD:	19.73	95% Wgt. Mean C.I.:	63.59 to 75.44	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	74	AVG.ABS.DEV:	14.36	95% Mean C.I.:	68.21 to 79.04	
(AgLand) TOTAL Assessed Value:	8,579,420							
AVG. Adj. Sales Price:	241,995	COD:	20.21	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	168,223	PRD:	105.91	MIN Sales Ratio:	40.71			

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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
2043	3	69.69	70.16	70.34	1.71	99.75	68.61	72.18	N/A	322,666	226,953
2045	3	95.48	89.18	82.13	6.69	108.59	76.46	95.61	N/A	229,583	188,560
2047	3	100.81	91.78	82.29	11.86	111.53	69.33	105.21	N/A	413,066	339,930
2049	1	51.90	51.90	51.90			51.90	51.90	N/A	1,173,360	608,965
2135	1	69.05	69.05	69.05			69.05	69.05	N/A	64,000	44,195
2137	5	76.45	87.60	86.05	34.56	101.80	40.71	138.94	N/A	128,963	110,970
2139	5	56.20	58.25	58.11	8.11	100.25	51.67	70.66	N/A	255,680	148,569
2141	2	66.38	66.38	68.79	8.44	96.50	60.78	71.98	N/A	365,000	251,082
2327	2	84.81	84.81	84.67	17.82	100.16	69.70	99.92	N/A	151,378	128,177
2329	1	82.79	82.79	82.79			82.79	82.79	N/A	66,852	55,350
2331	1	72.12	72.12	72.12			72.12	72.12	N/A	100,000	72,120
2333	6	73.72	71.96	69.63	12.82	103.34	47.36	94.34	47.36 to 94.34	259,078	180,406
2423	4	75.77	75.81	66.09	28.96	114.71	46.25	105.46	N/A	279,493	184,711
2425	4	69.53	76.63	91.16	17.99	84.06	60.82	106.64	N/A	150,957	137,611
2427	6	68.50	71.61	65.18	13.55	109.88	56.43	90.61	56.43 to 90.61	203,304	132,505
2429	4	51.83	55.71	52.49	20.00	106.13	44.25	74.93	N/A	147,385	77,370
ALL											
	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	15	70.66	73.24	71.20	16.18	102.87	51.67	105.21	58.27 to 82.79	306,546	218,261
2	19	71.04	74.83	70.56	25.08	106.05	40.71	138.94	57.23 to 90.61	164,733	116,236
3	17	71.63	72.62	67.13	18.17	108.19	46.25	106.64	60.82 to 90.05	271,390	182,177
ALL											
	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

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
2	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223
ALL											
	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

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:	51	MEDIAN:	71	COV:	26.79	95% Median C.I.:	67.42 to 74.01	(! : Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	70	STD:	19.73	95% Wgt. Mean C.I.:	63.59 to 75.44	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	74	AVG.ABS.DEV:	14.36	95% Mean C.I.:	68.21 to 79.04	
(AgLand) TOTAL Assessed Value:	8,579,420							
AVG. Adj. Sales Price:	241,995	COD:	20.21	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	168,223	PRD:	105.91	MIN Sales Ratio:	40.71			

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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)											
06-0006	1	47.36	47.36	47.36			47.36	47.36	N/A	268,000	126,925
39-0010	31	73.60	76.05	72.84	20.43	104.41	40.71	138.94	65.95 to 81.03	201,361	146,664
39-0055	5	69.33	79.26	67.55	24.54	117.33	51.90	105.21	N/A	495,312	334,590
39-0501	13	69.69	67.82	65.84	15.94	103.00	44.25	99.92	56.43 to 74.93	228,847	150,668
47-0001											
88-0005											
92-0045	1	72.18	72.18	72.18			72.18	72.18	N/A	380,000	274,265
NonValid School											
ALL	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	57.94	57.94	48.11	23.63	120.42	44.25	71.63	N/A	85,000	40,897
50.01 TO 100.00	6	79.55	74.62	68.15	21.43	109.49	46.44	94.34	46.44 to 94.34	110,423	75,255
100.01 TO 180.00	23	71.04	73.52	67.79	24.33	108.44	40.71	138.94	58.27 to 81.03	197,231	133,713
180.01 TO 330.00	12	72.91	77.43	77.03	13.91	100.51	60.78	105.21	65.95 to 95.48	228,803	176,252
330.01 TO 650.00	6	69.15	70.91	65.64	17.25	108.02	51.90	106.64	51.90 to 106.64	495,346	325,152
650.01 +	2	72.90	72.90	72.08	4.89	101.13	69.33	76.46	N/A	627,600	452,372
ALL	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

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-N/A	1	47.36	47.36	47.36			47.36	47.36	N/A	268,000	126,925
GRASS	22	70.18	71.49	69.90	11.00	102.27	51.67	95.61	65.95 to 76.04	202,065	141,241
GRASS-N/A	8	77.98	76.98	80.80	20.02	95.28	40.71	106.64	40.71 to 106.64	157,463	127,226
IRRGTD	2	45.35	45.35	45.68	2.41	99.27	44.25	46.44	N/A	210,971	96,372
IRRGTD-N/A	18	72.79	79.35	69.53	26.87	114.13	46.25	138.94	58.27 to 100.81	330,372	229,701
ALL	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

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:	51	MEDIAN:	71	COV:	26.79	95% Median C.I.:	67.42 to 74.01	(! : Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	70	STD:	19.73	95% Wgt. Mean C.I.:	63.59 to 75.44	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	74	AVG.ABS.DEV:	14.36	95% Mean C.I.:	68.21 to 79.04	
(AgLand) TOTAL Assessed Value:	8,579,420							
AVG. Adj. Sales Price:	241,995	COD:	20.21	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	168,223	PRD:	105.91	MIN Sales Ratio:	40.71			

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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	1	47.36	47.36	47.36			47.36	47.36	N/A	268,000	126,925
GRASS	24	70.18	71.18	69.63	10.92	102.24	51.67	95.61	65.95 to 74.93	198,793	138,410
GRASS-N/A	6	81.91	80.02	85.99	20.05	93.06	40.71	106.64	40.71 to 106.64	155,684	133,877
IRRGTD	18	68.80	72.94	65.12	27.56	112.02	44.25	138.94	54.47 to 90.05	327,813	213,457
IRRGTD-N/A	2	103.01	103.01	103.66	2.14	99.37	100.81	105.21	N/A	234,000	242,567
ALL	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

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	1	47.36	47.36	47.36			47.36	47.36	N/A	268,000	126,925
GRASS	29	70.66	72.02	71.56	13.37	100.65	40.71	106.64	67.42 to 76.04	191,556	137,077
GRASS-N/A	1	99.92	99.92	99.92			99.92	99.92	N/A	150,000	149,885
IRRGTD	20	71.51	75.95	67.95	28.34	111.78	44.25	138.94	56.20 to 94.34	318,432	216,368
ALL	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

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	1	71.63	71.63	71.63			71.63	71.63	N/A	24,000	17,190
30000 TO 59999	2	73.92	73.92	70.25	22.58	105.22	57.23	90.61	N/A	40,997	28,802
60000 TO 99999	7	76.45	78.05	78.00	9.15	100.06	67.42	95.61	67.42 to 95.61	76,121	59,375
100000 TO 149999	9	74.93	80.29	79.98	28.17	100.39	44.25	138.94	51.67 to 95.48	119,178	95,315
150000 TO 249999	11	70.66	78.41	77.97	24.23	100.56	40.71	107.89	60.78 to 105.46	180,969	141,106
250000 TO 499999	18	67.58	67.26	67.38	18.40	99.82	46.25	106.64	56.20 to 73.60	342,950	231,090
500000 +	3	69.33	64.40	61.60	9.65	104.55	51.90	71.98	N/A	822,186	506,453
ALL	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

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:	51	MEDIAN:	71	COV:	26.79	95% Median C.I.:	67.42 to 74.01	(! : Derived)
(AgLand) TOTAL Sales Price:	12,540,283	WGT. MEAN:	70	STD:	19.73	95% Wgt. Mean C.I.:	63.59 to 75.44	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,341,783	MEAN:	74	AVG.ABS.DEV:	14.36	95% Mean C.I.:	68.21 to 79.04	
(AgLand) TOTAL Assessed Value:	8,579,420							
AVG. Adj. Sales Price:	241,995	COD:	20.21	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	168,223	PRD:	105.91	MIN Sales Ratio:	40.71			

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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 \$ _____											
Total \$ _____											
10000 TO 29999	3	71.63	73.16	70.56	15.53	103.67	57.23	90.61	N/A	35,331	24,931
30000 TO 59999	4	68.24	67.73	65.93	12.00	102.74	51.67	82.79	N/A	77,360	51,002
60000 TO 99999	9	74.01	68.88	64.20	16.53	107.29	40.71	95.61	44.25 to 81.03	110,027	70,638
100000 TO 149999	12	70.18	73.45	69.17	20.38	106.18	46.44	99.92	60.78 to 94.34	181,340	125,428
150000 TO 249999	14	69.15	77.09	69.83	26.40	110.40	46.25	138.94	56.20 to 105.46	277,445	193,731
250000 TO 499999	7	73.85	80.39	78.60	16.97	102.28	56.43	106.64	56.43 to 106.64	418,745	329,124
500000 +	2	60.61	60.61	58.81	14.38	103.07	51.90	69.33	N/A	972,280	571,810
ALL _____	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223

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:	55	MEDIAN:	72	COV:	26.35	95% Median C.I.:	68.61 to 76.45	(! : Derived)
TOTAL Sales Price:	14,621,231	WGT. MEAN:	72	STD:	19.76	95% Wgt. Mean C.I.:	66.38 to 78.40	(! : land+NAT=0)
TOTAL Adj.Sales Price:	14,422,731	MEAN:	75	AVG.ABS.DEV:	14.82	95% Mean C.I.:	69.76 to 80.21	
TOTAL Assessed Value:	10,440,955							
AVG. Adj. Sales Price:	262,231	COD:	20.59	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	189,835	PRD:	103.58	MIN Sales Ratio:	40.71			

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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												
10/01/05 TO 12/31/05	4	88.63	87.52	94.63	16.29	92.48	69.70	103.10	N/A	224,646	212,580	
01/01/06 TO 03/31/06	6	68.24	72.10	68.86	8.94	104.70	64.62	90.61	64.62 to 90.61	109,715	75,548	
04/01/06 TO 06/30/06	3	74.01	83.62	96.82	15.12	86.36	71.63	105.21	N/A	137,301	132,940	
07/01/06 TO 09/30/06	2	95.55	95.55	95.53	0.07	100.02	95.48	95.61	N/A	102,375	97,795	
10/01/06 TO 12/31/06	8	80.87	88.51	82.44	18.99	107.36	68.61	138.94	68.61 to 138.94	297,291	245,087	
01/01/07 TO 03/31/07	7	71.98	70.94	64.20	13.13	110.49	51.90	86.54	51.90 to 86.54	394,801	253,470	
04/01/07 TO 06/30/07	3	73.85	84.20	87.70	15.58	96.02	72.12	106.64	N/A	298,166	261,483	
07/01/07 TO 09/30/07												
10/01/07 TO 12/31/07	6	61.16	68.36	60.35	27.61	113.28	46.25	99.92	46.25 to 99.92	240,498	145,135	
01/01/08 TO 03/31/08	12	56.83	61.72	64.48	17.85	95.71	44.25	98.84	51.67 to 71.04	319,384	205,954	
04/01/08 TO 06/30/08	4	71.42	72.86	72.69	24.05	100.23	40.71	107.89	N/A	234,287	170,306	
____Study Years____												
07/01/05 TO 06/30/06	13	74.01	79.50	86.47	14.84	91.94	64.62	105.21	67.42 to 100.81	151,445	130,956	
07/01/06 TO 06/30/07	20	78.37	82.42	75.55	17.74	109.09	51.90	138.94	71.98 to 90.05	312,059	235,751	
07/01/07 TO 06/30/08	22	59.55	65.56	64.76	24.71	101.23	40.71	107.89	51.67 to 72.18	282,397	182,885	
____Calendar Yrs____												
01/01/06 TO 12/31/06	19	74.93	83.29	82.35	18.16	101.15	64.62	138.94	69.05 to 95.48	192,277	158,336	
01/01/07 TO 12/31/07	16	72.05	72.46	67.23	19.53	107.78	46.25	106.64	60.78 to 86.54	318,818	214,347	
____ALL____												
	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835	

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:	55	MEDIAN:	72	COV:	26.35	95% Median C.I.:	68.61 to 76.45	(!: Derived)
TOTAL Sales Price:	14,621,231	WGT. MEAN:	72	STD:	19.76	95% Wgt. Mean C.I.:	66.38 to 78.40	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,422,731	MEAN:	75	AVG.ABS.DEV:	14.82	95% Mean C.I.:	69.76 to 80.21	
TOTAL Assessed Value:	10,440,955							
AVG. Adj. Sales Price:	262,231	COD:	20.59	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	189,835	PRD:	103.58	MIN Sales Ratio:	40.71			

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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
2043	4	70.94	74.26	74.27	7.20	99.99	68.61	86.54	N/A	319,420	237,217
2045	3	95.48	89.18	82.13	6.69	108.59	76.46	95.61	N/A	229,583	188,560
2047	3	100.81	91.78	82.29	11.86	111.53	69.33	105.21	N/A	413,066	339,930
2049	1	51.90	51.90	51.90			51.90	51.90	N/A	1,173,360	608,965
2135	1	69.05	69.05	69.05			69.05	69.05	N/A	64,000	44,195
2137	5	76.45	87.60	86.05	34.56	101.80	40.71	138.94	N/A	128,963	110,970
2139	5	56.20	58.25	58.11	8.11	100.25	51.67	70.66	N/A	255,680	148,569
2141	2	66.38	66.38	68.79	8.44	96.50	60.78	71.98	N/A	365,000	251,082
2327	2	84.81	84.81	84.67	17.82	100.16	69.70	99.92	N/A	151,378	128,177
2329	1	82.79	82.79	82.79			82.79	82.79	N/A	66,852	55,350
2331	2	87.61	87.61	97.94	17.68	89.45	72.12	103.10	N/A	300,415	294,235
2333	8	74.94	76.41	76.45	14.77	99.95	47.36	98.84	47.36 to 98.84	353,113	269,951
2423	4	75.77	75.81	66.09	28.96	114.71	46.25	105.46	N/A	279,493	184,711
2425	4	69.53	76.63	91.16	17.99	84.06	60.82	106.64	N/A	150,957	137,611
2427	6	68.50	71.61	65.18	13.55	109.88	56.43	90.61	56.43 to 90.61	203,304	132,505
2429	4	51.83	55.71	52.49	20.00	106.13	44.25	74.93	N/A	147,385	77,370
____ALL____											
	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	16	71.32	74.07	72.17	16.42	102.64	51.67	105.21	58.27 to 86.54	306,742	221,370
2	19	71.04	74.83	70.56	25.08	106.05	40.71	138.94	57.23 to 90.61	164,733	116,236
3	20	72.86	75.86	73.46	19.77	103.26	46.25	106.64	66.55 to 90.05	319,245	234,526
____ALL____											
	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

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	4	92.69	92.30	89.46	9.36	103.17	80.70	103.10	N/A	520,237	465,383
2	51	71.04	73.63	69.52	20.21	105.91	40.71	138.94	67.42 to 74.01	241,995	168,223
____ALL____											
	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

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:	55	MEDIAN:	72	COV:	26.35	95% Median C.I.:	68.61 to 76.45	(! : Derived)
TOTAL Sales Price:	14,621,231	WGT. MEAN:	72	STD:	19.76	95% Wgt. Mean C.I.:	66.38 to 78.40	(! : land+NAT=0)
TOTAL Adj.Sales Price:	14,422,731	MEAN:	75	AVG.ABS.DEV:	14.82	95% Mean C.I.:	69.76 to 80.21	
TOTAL Assessed Value:	10,440,955							
AVG. Adj. Sales Price:	262,231	COD:	20.59	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	189,835	PRD:	103.58	MIN Sales Ratio:	40.71			

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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)											
06-0006	1	47.36	47.36	47.36			47.36	47.36	N/A	268,000	126,925
39-0010	34	73.93	77.65	76.62	20.99	101.34	40.71	138.94	66.55 to 82.79	235,690	180,591
39-0055	5	69.33	79.26	67.55	24.54	117.33	51.90	105.21	N/A	495,312	334,590
39-0501	13	69.69	67.82	65.84	15.94	103.00	44.25	99.92	56.43 to 74.93	228,847	150,668
47-0001											
88-0005											
92-0045	2	79.36	79.36	78.63	9.05	100.93	72.18	86.54	N/A	344,840	271,137
NonValid School											
ALL	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	57.94	57.94	48.11	23.63	120.42	44.25	71.63	N/A	85,000	40,897
50.01 TO 100.00	6	79.55	74.62	68.15	21.43	109.49	46.44	94.34	46.44 to 94.34	110,423	75,255
100.01 TO 180.00	23	71.04	73.52	67.79	24.33	108.44	40.71	138.94	58.27 to 81.03	197,231	133,713
180.01 TO 330.00	13	73.85	79.07	79.09	15.28	99.98	60.78	105.21	65.95 to 98.84	233,241	184,476
330.01 TO 650.00	9	72.18	77.31	74.04	20.07	104.41	51.90	106.64	56.43 to 103.10	529,614	392,142
650.01 +	2	72.90	72.90	72.08	4.89	101.13	69.33	76.46	N/A	627,600	452,372
ALL	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

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-N/A	1	47.36	47.36	47.36			47.36	47.36	N/A	268,000	126,925
GRASS	23	70.66	72.14	70.98	11.42	101.63	51.67	95.61	67.42 to 76.04	206,744	146,753
GRASS-N/A	10	81.91	81.78	88.78	20.12	92.12	40.71	106.64	60.78 to 103.10	204,703	181,732
IRRGTD	2	45.35	45.35	45.68	2.41	99.27	44.25	46.44	N/A	210,971	96,372
IRRGTD-N/A	19	73.60	79.42	71.11	25.68	111.68	46.25	138.94	58.27 to 100.81	364,770	259,401
ALL	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

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:	55	MEDIAN:	72	COV:	26.35	95% Median C.I.:	68.61 to 76.45	(! : Derived)
TOTAL Sales Price:	14,621,231	WGT. MEAN:	72	STD:	19.76	95% Wgt. Mean C.I.:	66.38 to 78.40	(! : land+NAT=0)
TOTAL Adj.Sales Price:	14,422,731	MEAN:	75	AVG.ABS.DEV:	14.82	95% Mean C.I.:	69.76 to 80.21	
TOTAL Assessed Value:	10,440,955							
AVG. Adj. Sales Price:	262,231	COD:	20.59	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	189,835	PRD:	103.58	MIN Sales Ratio:	40.71			

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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	1	47.36	47.36	47.36			47.36	47.36	N/A	268,000	126,925
GRASS	25	70.66	71.80	70.66	11.31	101.62	51.67	95.61	67.42 to 74.93	203,228	143,594
GRASS-N/A	8	90.82	85.26	93.11	18.57	91.57	40.71	106.64	40.71 to 106.64	215,179	200,347
IRRGTD	19	71.04	73.35	67.34	26.00	108.92	44.25	138.94	54.47 to 90.05	362,346	244,012
IRRGTD-N/A	2	103.01	103.01	103.66	2.14	99.37	100.81	105.21	N/A	234,000	242,567
ALL	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

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	1	47.36	47.36	47.36			47.36	47.36	N/A	268,000	126,925
GRASS	31	71.63	73.49	74.77	14.47	98.29	40.71	106.64	68.61 to 76.45	205,343	153,535
GRASS-N/A	2	99.38	99.38	99.21	0.54	100.17	98.84	99.92	N/A	218,250	216,525
IRRGTD	21	71.98	76.18	69.65	27.39	109.36	44.25	138.94	56.20 to 94.34	350,122	243,875
ALL	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

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	1	71.63	71.63	71.63			71.63	71.63	N/A	24,000	17,190
30000 TO 59999	2	73.92	73.92	70.25	22.58	105.22	57.23	90.61	N/A	40,997	28,802
60000 TO 99999	7	76.45	78.05	78.00	9.15	100.06	67.42	95.61	67.42 to 95.61	76,121	59,375
100000 TO 149999	9	74.93	80.29	79.98	28.17	100.39	44.25	138.94	51.67 to 95.48	119,178	95,315
150000 TO 249999	11	70.66	78.41	77.97	24.23	100.56	40.71	107.89	60.78 to 105.46	180,969	141,106
250000 TO 499999	20	69.15	69.81	69.59	19.67	100.31	46.25	106.64	56.43 to 73.85	338,464	235,539
500000 +	5	71.98	75.40	71.61	17.39	105.29	51.90	103.10	N/A	790,265	565,944
ALL	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

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:	55	MEDIAN:	72	COV:	26.35	95% Median C.I.:	68.61 to 76.45	(! : Derived)
TOTAL Sales Price:	14,621,231	WGT. MEAN:	72	STD:	19.76	95% Wgt. Mean C.I.:	66.38 to 78.40	(! : land+NAT=0)
TOTAL Adj.Sales Price:	14,422,731	MEAN:	75	AVG.ABS.DEV:	14.82	95% Mean C.I.:	69.76 to 80.21	
TOTAL Assessed Value:	10,440,955							
AVG. Adj. Sales Price:	262,231	COD:	20.59	MAX Sales Ratio:	138.94			
AVG. Assessed Value:	189,835	PRD:	103.58	MIN Sales Ratio:	40.71			

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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 \$_____	_____										
_____Total \$_____	_____										
10000 TO 29999	3	71.63	73.16	70.56	15.53	103.67	57.23	90.61	N/A	35,331	24,931
30000 TO 59999	4	68.24	67.73	65.93	12.00	102.74	51.67	82.79	N/A	77,360	51,002
60000 TO 99999	9	74.01	68.88	64.20	16.53	107.29	40.71	95.61	44.25 to 81.03	110,027	70,638
100000 TO 149999	12	70.18	73.45	69.17	20.38	106.18	46.44	99.92	60.78 to 94.34	181,340	125,428
150000 TO 249999	14	69.15	77.09	69.83	26.40	110.40	46.25	138.94	56.20 to 105.46	277,445	193,731
250000 TO 499999	9	76.46	83.13	80.94	17.84	102.70	56.43	106.64	71.98 to 105.21	391,933	317,227
500000 +	4	75.02	76.26	71.56	20.85	106.57	51.90	103.10	N/A	857,332	613,495
_____ALL_____	_____										
	55	71.98	74.98	72.39	20.59	103.58	40.71	138.94	68.61 to 76.45	262,231	189,835

**2009 Correlation Section
for Greeley County**

Agricultural Land

I. Correlation

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

**2009 Correlation Section
for Greeley County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	110	51	46.36
2008	112	42	37.50
2007	115	45	39.13
2006	105	44	41.90
2005	111	72	64.86

AGRICULTURAL UNIMPROVED: A brief review of Table II indicates 46.36 percent of the qualified sales were used. A review of the non-qualified sales rosters indicates the majority of these sales were between family members and sales that were substantially changed since the date of sale.

Agricultural sales were reviewed through research of the deed, supplemental questionnaires to buyers and sellers and on-site physical inspections as deemed appropriate. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales.

2009 Correlation Section
for Greeley County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Greeley County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	65	14.27	74	71
2008	69.76	6.77	74	72.02
2007	75	1.14	75	72
2006	74	6.77	79	77
2005	69	23.88	86	77

AGRICULTURAL UNIMPROVED: Given the relatively large percentage increase in the base, the relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner.

2009 Correlation Section
for Greeley County

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

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

Comparison of Average Value Changes

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

**2009 Correlation Section
for Greeley County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
16.67	2009	14.27
6.41	2008	6.77
2.31	2007	1.14
16.81	2006	6.77
15.13	2005	23.88

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

**2009 Correlation Section
for Greeley County**

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

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

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

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

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

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

**2009 Correlation Section
for Greeley County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	71	70	74

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

**2009 Correlation Section
for Greeley County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	20.21	105.91
Difference	0.21	2.91

AGRICULTURAL UNIMPROVED: The coefficient of dispersion rounds to within the acceptable range, while the price related differential is above the acceptable range. The hypothetical removal of one high dollar sale that is heavily influencing this calculation does bring the price related differential within range.

**2009 Correlation Section
for Greeley County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	51	51	0
Median	65	71	6
Wgt. Mean	60	70	10
Mean	66	74	8
COD	21.64	20.21	-1.43
PRD	109.43	105.91	-3.52
Minimum	36.96	40.71	3.75
Maximum	114.74	138.94	24.20

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

Total Real Property
Sum Lines 17, 25, & 30

Records : 2,954

Value : 339,735,760

Growth 1,063,760

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	115	666,805	0	0	1	31,390	116	698,195	
02. Res Improve Land	737	2,584,100	33	746,855	35	634,765	805	3,965,720	
03. Res Improvements	750	21,975,655	33	2,565,845	37	1,476,155	820	26,017,655	
04. Res Total	865	25,226,560	33	3,312,700	38	2,142,310	936	30,681,570	625,880
% of Res Total	92.41	82.22	3.53	10.80	4.06	6.98	31.69	9.03	58.84
05. Com UnImp Land	21	78,695	6	40,225	0	0	27	118,920	
06. Com Improve Land	135	342,080	13	104,105	3	34,980	151	481,165	
07. Com Improvements	143	3,197,475	16	2,035,455	3	1,018,250	162	6,251,180	
08. Com Total	164	3,618,250	22	2,179,785	3	1,053,230	189	6,851,265	0
% of Com Total	86.77	52.81	11.64	31.82	1.59	15.37	6.40	2.02	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	4	44,850	6	81,100	10	125,950	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	4	44,850	6	81,100	10	125,950	0
% of Rec Total	0.00	0.00	40.00	35.61	60.00	64.39	0.34	0.04	0.00
Res & Rec Total	865	25,226,560	37	3,357,550	44	2,223,410	946	30,807,520	625,880
% of Res & Rec Total	91.44	81.88	3.91	10.90	4.65	7.22	32.02	9.07	58.84
Com & Ind Total	164	3,618,250	22	2,179,785	3	1,053,230	189	6,851,265	0
% of Com & Ind Total	86.77	52.81	11.64	31.82	1.59	15.37	6.40	2.02	0.00
17. Taxable Total	1,029	28,844,810	59	5,537,335	47	3,276,640	1,135	37,658,785	625,880
% of Taxable Total	90.66	76.60	5.20	14.70	4.14	8.70	38.42	11.08	58.84

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	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	137	18	35	190

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	1,560	47	3,317,700	1,181	156,720,240	1,229	160,039,500
28. Ag-Improved Land	3	115,460	35	5,048,830	502	103,824,510	540	108,988,800
29. Ag Improvements	3	25,670	39	1,625,245	548	31,397,760	590	33,048,675
30. Ag Total							1,819	302,076,975

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	2	2.00	14,050	19	21.00	222,000	
33. HomeSite Improvements	2	2.00	23,170	19	20.00	1,256,690	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.00	6,500	
36. FarmSite Improv Land	3	7.00	15,000	32	145.88	415,595	
37. FarmSite Improvements	2	0.00	2,500	36	0.00	368,555	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	138.96	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	6	6.00	48,000	6	6.00	48,000	
32. HomeSite Improv Land	294	309.75	2,851,950	315	332.75	3,088,000	
33. HomeSite Improvements	310	300.75	12,468,745	331	322.75	13,748,605	437,880
34. HomeSite Total				337	338.75	16,884,605	
35. FarmSite UnImp Land	28	94.00	84,700	31	97.00	91,200	
36. FarmSite Improv Land	482	2,281.14	3,094,560	517	2,434.02	3,525,155	
37. FarmSite Improvements	520	0.00	18,929,015	558	0.00	19,300,070	0
38. FarmSite Total				589	2,531.02	22,916,425	
39. Road & Ditches	0	4,091.41	0	0	4,230.37	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				926	7,100.14	39,801,030	437,880

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	840.90	3.95%	1,114,245	4.01%	1,325.06
47. 2A1	1,857.93	8.72%	2,461,860	8.86%	1,325.06
48. 2A	1,111.09	5.21%	1,472,270	5.30%	1,325.07
49. 3A1	1,530.95	7.18%	2,028,605	7.30%	1,325.06
50. 3A	2,984.25	14.00%	3,954,280	14.23%	1,325.05
51. 4A1	8,459.01	39.68%	11,208,490	40.33%	1,325.04
52. 4A	4,531.43	21.26%	5,551,215	19.97%	1,225.05
53. Total	21,315.56	100.00%	27,790,965	100.00%	1,303.79
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	164.50	2.72%	151,335	4.00%	919.97
56. 2D1	641.26	10.60%	583,550	15.42%	910.01
57. 2D	439.93	7.27%	395,935	10.46%	900.00
58. 3D1	804.80	13.30%	623,830	16.48%	775.14
59. 3D	849.32	14.03%	645,470	17.05%	759.98
60. 4D1	2,202.45	36.39%	1,024,205	27.06%	465.03
61. 4D	950.10	15.70%	361,045	9.54%	380.01
62. Total	6,052.36	100.00%	3,785,370	100.00%	625.44
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	152.30	0.21%	70,935	0.23%	465.76
65. 2G1	829.80	1.14%	340,555	1.12%	410.41
66. 2G	616.67	0.85%	238,815	0.78%	387.27
67. 3G1	4,436.41	6.09%	1,665,385	5.45%	375.39
68. 3G	2,125.74	2.92%	788,280	2.58%	370.83
69. 4G1	15,199.97	20.88%	6,380,725	20.90%	419.79
70. 4G	49,433.06	67.91%	21,047,345	68.94%	425.77
71. Total	72,793.95	100.00%	30,532,040	100.00%	419.43
<hr/>					
Irrigated Total	21,315.56	21.28%	27,790,965	44.74%	1,303.79
Dry Total	6,052.36	6.04%	3,785,370	6.09%	625.44
Grass Total	72,793.95	72.66%	30,532,040	49.16%	419.43
Waste	19.18	0.02%	1,535	0.00%	80.03
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	100,181.05	100.00%	62,109,910	100.00%	619.98

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	11,481.42	29.12%	19,231,825	33.01%	1,675.04
47. 2A1	7,129.81	18.08%	11,443,435	19.64%	1,605.01
48. 2A	2,658.09	6.74%	4,146,660	7.12%	1,560.01
49. 3A1	1,958.92	4.97%	2,654,370	4.56%	1,355.02
50. 3A	2,036.60	5.17%	2,739,230	4.70%	1,345.00
51. 4A1	7,560.37	19.18%	10,093,150	17.32%	1,335.01
52. 4A	6,602.43	16.75%	7,956,015	13.65%	1,205.01
53. Total	39,427.64	100.00%	58,264,685	100.00%	1,477.76
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,344.79	16.83%	2,157,220	23.70%	920.01
56. 2D1	2,727.51	19.58%	2,482,030	27.27%	910.00
57. 2D	688.80	4.94%	619,925	6.81%	900.01
58. 3D1	699.06	5.02%	541,895	5.95%	775.18
59. 3D	418.81	3.01%	318,290	3.50%	759.99
60. 4D1	3,564.87	25.59%	1,657,790	18.21%	465.04
61. 4D	3,486.47	25.03%	1,324,905	14.56%	380.01
62. Total	13,930.31	100.00%	9,102,055	100.00%	653.40
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,476.05	2.22%	726,845	2.80%	492.43
65. 2G1	1,863.48	2.80%	881,390	3.40%	472.98
66. 2G	856.80	1.29%	387,850	1.50%	452.67
67. 3G1	684.21	1.03%	304,580	1.17%	445.16
68. 3G	1,354.53	2.04%	572,370	2.21%	422.56
69. 4G1	14,071.87	21.15%	5,622,130	21.69%	399.53
70. 4G	46,238.11	69.48%	17,429,345	67.23%	376.95
71. Total	66,545.05	100.00%	25,924,510	100.00%	389.58
Irrigated Total	39,427.64	32.59%	58,264,685	62.40%	1,477.76
Dry Total	13,930.31	11.51%	9,102,055	9.75%	653.40
Grass Total	66,545.05	55.00%	25,924,510	27.76%	389.58
Waste	1,093.23	0.90%	87,470	0.09%	80.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	120,996.23	100.00%	93,378,720	100.00%	771.75

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	9,572.22	24.00%	17,277,930	28.32%	1,805.01
47. 2A1	7,345.97	18.42%	12,157,640	19.93%	1,655.01
48. 2A	1,209.62	3.03%	1,868,880	3.06%	1,545.01
49. 3A1	1,771.17	4.44%	2,594,810	4.25%	1,465.03
50. 3A	1,065.18	2.67%	1,523,200	2.50%	1,429.99
51. 4A1	8,137.88	20.41%	11,637,185	19.07%	1,430.00
52. 4A	10,775.86	27.02%	13,954,820	22.87%	1,295.01
53. Total	39,877.90	100.00%	61,014,465	100.00%	1,530.03
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,734.50	19.07%	2,775,605	26.65%	1,015.03
56. 2D1	2,887.03	20.14%	2,901,555	27.86%	1,005.03
57. 2D	273.93	1.91%	272,580	2.62%	995.07
58. 3D1	531.13	3.70%	462,075	4.44%	869.98
59. 3D	142.30	0.99%	118,820	1.14%	835.00
60. 4D1	3,329.92	23.23%	1,864,730	17.90%	559.99
61. 4D	4,437.78	30.95%	2,019,270	19.39%	455.02
62. Total	14,336.59	100.00%	10,414,635	100.00%	726.44
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,517.72	3.28%	1,432,760	4.07%	569.07
65. 2G1	2,797.94	3.64%	1,506,455	4.28%	538.42
66. 2G	647.74	0.84%	330,755	0.94%	510.63
67. 3G1	657.65	0.86%	334,290	0.95%	508.31
68. 3G	348.08	0.45%	167,170	0.47%	480.26
69. 4G1	18,411.40	23.95%	8,500,630	24.12%	461.70
70. 4G	51,496.24	66.99%	22,965,030	65.17%	445.96
71. Total	76,876.77	100.00%	35,237,090	100.00%	458.36
Irrigated Total	39,877.90	30.32%	61,014,465	57.18%	1,530.03
Dry Total	14,336.59	10.90%	10,414,635	9.76%	726.44
Grass Total	76,876.77	58.46%	35,237,090	33.02%	458.36
Waste	413.76	0.31%	33,155	0.03%	80.13
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	131,505.02	100.00%	106,699,345	100.00%	811.37

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 20

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	6.00	31.91%	7,950	31.91%	1,325.00
48. 2A	1.60	8.51%	2,120	8.51%	1,325.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	11.20	59.57%	14,840	59.57%	1,325.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	18.80	100.00%	24,910	100.00%	1,325.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	1.60	38.10%	615	37.05%	384.38
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1.60	38.10%	695	41.87%	434.38
70. 4G	1.00	23.81%	350	21.08%	350.00
71. Total	4.20	100.00%	1,660	100.00%	395.24
Irrigated Total					
	18.80	81.74%	24,910	93.75%	1,325.00
Dry Total					
	0.00	0.00%	0	0.00%	0.00
Grass Total					
	4.20	18.26%	1,660	6.25%	395.24
Waste					
	0.00	0.00%	0	0.00%	0.00
Other					
	0.00	0.00%	0	0.00%	0.00
Exempt					
	0.00	0.00%	0	0.00%	0.00
Market Area Total					
	23.00	100.00%	26,570	100.00%	1,155.22

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 30

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	17.00	100.00%	28,475	100.00%	1,675.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	17.00	100.00%	28,475	100.00%	1,675.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2.42	70.76%	1,185	75.96%	489.67
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	1.00	29.24%	375	24.04%	375.00
71. Total	3.42	100.00%	1,560	100.00%	456.14
Irrigated Total	17.00	83.25%	28,475	94.81%	1,675.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	3.42	16.75%	1,560	5.19%	456.14
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	20.42	100.00%	30,035	100.00%	1,470.86

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 40

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	9.20	75.41%	5,150	79.05%	559.78
61. 4D	3.00	24.59%	1,365	20.95%	455.00
62. Total	12.20	100.00%	6,515	100.00%	534.02
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	9.00	16.85%	4,815	19.38%	535.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	18.40	34.46%	8,465	34.06%	460.05
70. 4G	26.00	48.69%	11,570	46.56%	445.00
71. Total	53.40	100.00%	24,850	100.00%	465.36
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	12.20	18.60%	6,515	20.77%	534.02
Grass Total	53.40	81.40%	24,850	79.23%	465.36
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	65.60	100.00%	31,365	100.00%	478.13

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.80	53,385	3,134.92	4,795,630	97,486.18	142,274,485	100,656.90	147,123,500
77. Dry Land	12.20	6,515	928.14	677,460	33,391.12	22,624,600	34,331.46	23,308,575
78. Grass	61.02	28,070	5,115.33	2,241,880	211,100.44	89,451,760	216,276.79	91,721,710
79. Waste	0.00	0	93.30	7,465	1,432.87	114,695	1,526.17	122,160
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	109.02	87,970	9,271.69	7,722,435	343,410.61	254,465,540	352,791.32	262,275,945

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	100,656.90	28.53%	147,123,500	56.09%	1,461.63
Dry Land	34,331.46	9.73%	23,308,575	8.89%	678.93
Grass	216,276.79	61.30%	91,721,710	34.97%	424.09
Waste	1,526.17	0.43%	122,160	0.05%	80.04
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	352,791.32	100.00%	262,275,945	100.00%	743.43

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

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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	30,364,035	30,681,570	317,535	1.05%	625,880	-1.02%
02. Recreational	0	125,950	125,950		0	
03. Ag-Homesite Land, Ag-Res Dwelling	16,186,590	16,884,605	698,015	4.31%	437,880	1.61%
04. Total Residential (sum lines 1-3)	46,550,625	47,692,125	1,141,500	2.45%	1,063,760	0.17%
05. Commercial	6,874,285	6,851,265	-23,020	-0.33%	0	-0.33%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	22,903,190	22,916,425	13,235	0.06%	0	0.06%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	29,777,475	29,767,690	-9,785	-0.03%	0	-0.03%
10. Total Non-Agland Real Property	76,328,100	77,459,815	1,131,715	1.48%	1,063,760	0.09%
11. Irrigated	122,054,275	147,123,500	25,069,225	20.54%		
12. Dryland	19,406,990	23,308,575	3,901,585	20.10%		
13. Grassland	87,945,025	91,721,710	3,776,685	4.29%		
14. Wasteland	111,875	122,160	10,285	9.19%		
15. Other Agland	-1,580	0	1,580			
16. Total Agricultural Land	229,516,585	262,275,945	32,759,360	14.27%		
17. Total Value of all Real Property (Locally Assessed)	305,844,685	339,735,760	33,891,075	11.08%	1,063,760	10.73%

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

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after any changes are made by either the appraiser or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Greeley County:

Per the 2008 County Abstract, Greeley County consists of 2,947 parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	944	32.03%	9.95%
Commercial	187	6.35%	2.24%
Industrial	NA	NA%	NA%
Recreational	NA	NA%	NA%
Agricultural	1,816	61.62%	87.81%
Special Value	NA	NA%	NA%

Agricultural land - taxable acres: 352,764.69.

Other pertinent facts: 87.81% of county is agricultural and of that 61.10% is grassland, 28.62% is irrigated cropland and 10.28% consists of dry cropland and waste.

Current Resources:

- A. Staff – Shared Assessment Manager, Assistant Manager, Assistant Appraiser, and shared Appraiser.
- B. Cadastral Maps - 1969/ soil maps/ land use maps, aerial photos.
- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc.
- D. Department of Revenue, Property Assessment Division software is used for CAMA and Assessment Administration. Greeley County does not have a GIS system.
- E. Web based – property record information access – July 2006.
- F. Agridata, Inc software to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews the sales, takes new pictures, and checks the accuracy of the data we currently are using, and visits with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to the property are entered in the computer for later review.
- B. Data Collection – Properties are reviewed and relisted as deemed necessary from a review of the sales and current statistics. These are onsite inspections. The market areas

are reviewed annually and compared for equality between like classes of property as well as other classes. If necessary a market boundary will be adjusted to more accurately reflect the market activity. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed trends in the market. This information is reviewed several times throughout the year. The Liaison is always helpful in running extra stats if requested but generally we run this through the CAMA system. We often query to look for particular information that may be affecting the sales price paid for properties.

D. Approaches to Value

- 1) Market Approach; sales comparisons – Similar properties are studied to determine if and what actions will be necessary for the upcoming year.
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study – We are using the Department of Revenue, Property Assessment Division CAMA system and applying market depreciation. We are updating to the Marshall & Swift June – 2007 costing manual as new areas are revalued. The latest depreciation study varies by assessor location and property class.
 - 3) Income Approach; income and expense data collection/analysis from the market – Gather income information as available on commercial properties. Rental income has been requested from residential rental property owners. The income approach generally is not used since income/expense data is not readily available.
 - 4) Land valuation studies, establish market areas, special value for agricultural land – We currently use a formula to calculate the amount paid for each sub-class of agricultural property within each agricultural land class. Each sale is then transferred to an agricultural land worksheet in the excel program for each market area. These are then reviewed for comparability throughout the market area or if the market area boundaries need adjustments. Average price paid per acre for each sub-class is then determined based on the price paid and the proper percentage applied for each sub-class of the property. To reach our assessed value we then average the price paid for each sub-class within the market area then adjust to the 69%-75% level, striving to stay close to 72%. Taken into consideration is the number of acres sold within a market area for each sub-class of property.
- E. Reconciliation of Final Value and documentation – The markets are analyzed based on the standard approaches to value with the final valuation based on the most appropriate method.

- F. Review assessment sales ratio studies after assessment actions - Sales assessment ratios are reviewed after final values are applied to the sales base within all sub-classes and classes of properties and then applied to the entire population of properties within the sub-classes and classes within the county. Finally a unit of comparison analysis is completed to insure uniformity with the class or sub-class.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st of each year. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed. We continue to review and improve our thoroughness and accuracy of all appraisal practices. We strive to be as available and knowledgeable about all aspects of the appraisal process to better serve our constituents.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96	13.85	104.89
Commercial	N/A	N/A	N/A
Agricultural Land	72	14.51	110.71
Special Value Agland	N/A	N/A	N/A

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

Assessment Projects to be completed and Actions Planned to improve Quality and Uniformity for Assessment Year 2009:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant

an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agland: Review sales within the current study period for a use other than agricultural. If so determine value for re-capture purposes.

Assessment Actions Planned for Assessment Year 2010:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agland: Review sales within the current study period for a use other than agricultural. If so determine special value for re-capture purposes.

Assessment Actions Planned for Assessment Year 2011:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

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Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agland – Review sales within the current study period for a use other than agricultural. If so determine special value for re-capture purposes.

Other functions preformed by the assessor’s office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 568 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 197 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. TERC Appeals – appraiser prepares information and attends taxpayer appeal hearings before TERC, defend valuation.
13. TERC Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the assessor certification requires 60 hours of approved continuing education every four years. Retention of the appraiser registration requires 28 hours of continuing education every two years.

Conclusion: *Summarize current budget request & resources needed for the future to achieve assessment actions planned.*

The Assessment Office for Greeley County is budgeted through the Nebraska Department of Revenue, Property Assessment Division.

Respectfully submitted:

Assessment: CAROLYN J SEKUTERA
ASSESSMENT MANAGER
GREELEY COUNTY

Appraiser: Sharon Boucher
Appraiser
Greeley County

Copy distribution: Submit the plan to county board of equalization on or before July 31 of each year.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.

2009 Assessment Survey for Greeley County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	2 – Appraiser Assistant and Administrative Assistant
4.	Other part-time employees
	0
5.	Number of shared employees
	2 - The Assessment Administrator Manager and Appraiser are shared with Garfield, Greeley and Sherman Counties
6.	Assessor's requested budget for current fiscal year
	\$159,831.32
7.	Part of the budget that is dedicated to the computer system
	\$4,052.32
8.	Adopted budget, or granted budget if different from above
	Same as above
9.	Amount of the total budget set aside for appraisal work
	\$77,224.62
10.	Amount of the total budget set aside for education/workshops
	\$0
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$0
12.	Other miscellaneous funds
	\$0
13.	Total budget
	\$159,831.32
a.	Was any of last year's budget not used:
	No

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software

	Terra Scan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Scotia, Spalding, Greeley and Wolbach
4.	When was zoning implemented?
	1998 for Scotia, Spalding and Greeley. 2008 for Wolbach

D. Contracted Services

1.	Appraisal Services
	None
2.	Other services
	None

Certification

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

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

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

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts