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## 2009 Commission Summary

**40 Hall**

### Residential Real Property - Current

Number of Sales	1,718	COD	12.64
Total Sales Price	\$202,603,633	PRD	102.50
Total Adj. Sales Price	\$202,638,598	COV	19.69
Total Assessed Value	\$184,921,816	STD	18.41
Avg. Adj. Sales Price	\$117,950	Avg. Absolute Deviation	11.63
Avg. Assessed Value	\$107,638	Average Assessed Value of the Base	\$92,971
Median	92	Wgt. Mean	91
Mean	94	Max	341
Min	26.79		

### Confidence Interval - Current

95% Median C.I	91.13 to 92.60
95% Mean C.I	92.67 to 94.41
95% Wgt. Mean C.I	90.56 to 91.96

% of Value of the Class of all Real Property Value in the County	54.32
% of Records Sold in the Study Period	8.97
% of Value Sold in the Study Period	10.38

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	1,910	93	15.1	103.95
2007	2,235	96	13.73	103.71
2006	2,157	98	9.95	102.71
2005	2,035	99	8.29	102.02

## 2009 Commission Summary

**40 Hall**

### Commercial Real Property - Current

Number of Sales	188	COD	18.12
Total Sales Price	\$55,571,104	PRD	104.12
Total Adj. Sales Price	\$55,321,104	COV	26.75
Total Assessed Value	\$47,599,470	STD	23.96
Avg. Adj. Sales Price	\$294,261	Avg. Absolute Deviation	17.27
Avg. Assessed Value	\$253,189	Average Assessed Value of the Base	\$315,447
Median	95	Wgt. Mean	86
Mean	90	Max	201
Min	20		

### Confidence Interval - Current

95% Median C.I	89.18 to 97.38
95% Mean C.I	86.16 to 93.01
95% Wgt. Mean C.I	81.65 to 90.44

% of Value of the Class of all Real Property Value in the County 26.63

% of Records Sold in the Study Period 6.79

% of Value Sold in the Study Period 5.45

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	190	98	15.8	103.18
2007	244	98	11.33	102.04
2006	206	99	10.62	101.9
2005	227	94	23.92	98.94

## 2009 Commission Summary

**40 Hall**

### Agricultural Land - Current

Number of Sales	88	COD	23.27
Total Sales Price	\$19,458,153	PRD	103.64
Total Adj. Sales Price	\$19,478,153	COV	31.12
Total Assessed Value	\$13,286,908	STD	22.00
Avg. Adj. Sales Price	\$221,343	Avg. Absolute Deviation	16.70
Avg. Assessed Value	\$150,988	Average Assessed Value of the Base	\$176,024
Median	72	Wgt. Mean	68
Mean	71	Max	117.88
Min	13.61		

### Confidence Interval - Current

95% Median C.I	69.36 to 79.02
95% Mean C.I	66.10 to 75.29
95% Wgt. Mean C.I	63.64 to 72.79

% of Value of the Class of all Real Property Value in the County	19.04
% of Records Sold in the Study Period	2.48
% of Value Sold in the Study Period	2.42

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	77	69	18.84	100.74
2007	90	72	17.27	104.55
2006	69	75	15.63	100.88
2005	96	75	19.4	96.97



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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Hall County is 92.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hall County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Hall County is 95.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hall County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land or Special Valuation of Agricultural Land**

It is my opinion that the level of value of the class of agricultural or special value land in Hall County is 72.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hall County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

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Ruth A. Sorensen  
Property Tax Administrator





## PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 5

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1773	<b>MEDIAN:</b>	<b>91</b>	COV:	32.89	95% Median C.I.:	90.11 to 91.97
TOTAL Sales Price:	206,632,977	WGT. MEAN:	91	STD:	31.02	95% Wgt. Mean C.I.:	89.96 to 91.61
TOTAL Adj.Sales Price:	203,096,251	MEAN:	94	AVG.ABS.DEV:	13.88	95% Mean C.I.:	92.87 to 95.76
TOTAL Assessed Value:	184,378,017						
AVG. Adj. Sales Price:	114,549	COD:	15.25	MAX Sales Ratio:	685.88		
AVG. Assessed Value:	103,992	PRD:	103.89	MIN Sales Ratio:	26.79		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	273	91.52	93.20	91.35	13.19	102.02	42.78	181.73	89.41 to 93.91	111,779	102,116
10/01/06 TO 12/31/06	238	92.01	94.42	91.59	13.95	103.10	28.76	341.10	89.03 to 94.08	118,103	108,168
01/01/07 TO 03/31/07	155	92.17	94.08	91.97	13.50	102.30	48.36	199.02	88.43 to 93.79	108,686	99,955
04/01/07 TO 06/30/07	263	89.28	101.30	93.26	24.07	108.62	36.66	685.88	87.63 to 92.36	109,351	101,976
07/01/07 TO 09/30/07	242	88.32	89.29	86.95	12.52	102.69	26.79	191.91	86.37 to 90.48	129,196	112,338
10/01/07 TO 12/31/07	193	91.51	95.03	90.78	15.94	104.69	45.77	233.92	89.56 to 95.23	110,472	100,283
01/01/08 TO 03/31/08	151	93.98	95.41	93.04	12.34	102.55	38.20	196.64	91.70 to 96.85	103,056	95,882
04/01/08 TO 06/30/08	258	90.28	91.98	89.28	14.18	103.02	45.31	178.53	87.53 to 92.54	119,060	106,297
____Study Years____											
07/01/06 TO 06/30/07	929	91.25	95.95	92.04	16.46	104.25	28.76	685.88	89.98 to 92.40	112,196	103,266
07/01/07 TO 06/30/08	844	90.70	92.52	89.46	13.92	103.42	26.79	233.92	89.60 to 92.05	117,139	104,790
____Calendar Yrs____											
01/01/07 TO 12/31/07	853	90.20	95.16	90.49	17.07	105.16	26.79	685.88	89.00 to 91.48	115,114	104,165
____ALL____											
	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	17	105.56	108.07	102.11	22.62	105.84	67.25	186.35	82.94 to 137.07	54,905	56,062
CAIRO	25	98.65	108.56	99.46	21.90	109.15	61.43	259.91	91.41 to 102.80	81,469	81,027
DONIPHAN	30	93.49	92.32	89.81	10.98	102.80	65.08	117.51	82.52 to 100.00	109,256	98,123
GRAND ISLAND	1552	90.71	94.16	90.69	15.17	103.82	26.79	685.88	89.78 to 91.78	113,358	102,803
KUESTER LAKE	2	124.95	124.95	99.54	35.97	125.53	80.00	169.90	N/A	172,500	171,708
RECREATIONAL	3	54.03	55.17	48.28	33.29	114.28	28.76	82.72	N/A	21,333	10,299
RURAL	25	88.77	90.78	84.61	18.17	107.30	63.04	162.48	73.92 to 95.77	131,572	111,324
RURAL SUB	78	91.82	92.66	91.42	10.67	101.36	64.61	132.96	88.74 to 96.30	171,273	156,573
WOOD RIVER	41	91.72	94.21	91.59	14.68	102.86	58.59	140.16	85.60 to 99.26	94,102	86,190
____ALL____											
	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1657	91.02	94.51	90.87	15.36	104.01	26.79	685.88	89.98 to 91.98	111,308	101,144
2	85	90.87	92.19	90.92	11.00	101.40	64.61	169.90	87.26 to 95.56	175,106	159,200
3	31	88.77	89.99	86.13	21.61	104.48	28.76	162.48	77.26 to 96.25	121,730	104,845
____ALL____											
	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

## PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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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	1676	90.81	94.55	90.90	15.01	104.01	42.78	685.88	89.91 to 91.70	117,830	107,110
2	89	95.40	90.87	86.17	17.38	105.46	26.79	232.33	92.34 to 100.00	52,600	45,323
3	8	80.80	84.16	88.79	30.14	94.78	28.76	169.90	28.76 to 169.90	116,375	103,328
ALL	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1750	90.99	94.21	90.79	14.99	103.77	26.79	685.88	90.11 to 91.97	115,573	104,928
06	3	54.03	55.17	48.28	33.29	114.28	28.76	82.72	N/A	21,333	10,299
07	20	102.42	109.63	92.78	30.14	118.16	63.04	188.92	77.38 to 135.00	38,896	36,087
ALL	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0090											
10-0019											
40-0002	1588	90.85	94.18	90.79	15.08	103.73	26.79	685.88	89.88 to 91.91	114,292	103,763
40-0082	36	90.52	89.93	89.23	15.30	100.78	28.76	162.48	82.75 to 96.30	151,093	134,824
40-0083	65	92.98	97.97	92.58	18.71	105.83	58.59	186.35	87.53 to 99.26	86,670	80,237
40-0126	56	90.19	90.93	88.43	11.74	102.83	64.61	128.01	82.86 to 94.32	145,261	128,456
41-0504											
47-0100	28	98.34	106.30	97.77	21.33	108.72	61.43	259.91	91.00 to 102.80	85,419	83,514
NonValid School											
ALL	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

## PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

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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	107	95.40	95.96	82.81	22.78	115.87	26.79	341.10	91.52 to 100.00	50,952	42,194
Prior TO 1860											
1860 TO 1899	31	91.41	105.14	96.25	24.58	109.24	67.13	233.92	86.52 to 103.07	74,509	71,712
1900 TO 1919	182	92.39	95.96	91.22	16.66	105.19	55.41	196.64	89.07 to 96.21	70,512	64,321
1920 TO 1939	222	90.22	93.70	90.41	15.78	103.64	58.59	194.52	87.78 to 93.50	77,949	70,477
1940 TO 1949	100	93.08	93.74	92.61	13.71	101.22	28.76	176.35	90.67 to 97.11	78,965	73,129
1950 TO 1959	196	91.46	93.12	91.49	14.42	101.78	45.77	192.74	87.47 to 93.89	87,064	79,655
1960 TO 1969	177	86.37	88.42	87.09	13.66	101.53	51.33	162.48	83.48 to 90.14	121,850	106,121
1970 TO 1979	246	88.21	89.50	88.39	10.94	101.25	64.20	179.79	85.64 to 89.59	126,187	111,540
1980 TO 1989	130	87.68	91.11	89.02	12.21	102.35	59.62	149.65	85.90 to 90.69	126,072	112,227
1990 TO 1994	63	88.74	90.20	89.47	9.89	100.81	64.61	121.45	84.91 to 92.58	166,556	149,014
1995 TO 1999	84	90.02	91.59	90.04	8.68	101.72	68.77	146.49	87.41 to 93.54	190,192	171,248
2000 TO Present	235	94.99	106.05	95.56	19.02	110.98	56.30	685.88	93.23 to 96.58	190,497	182,031
ALL	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	232.33	232.33	232.33			232.33	232.33	N/A	3,000	6,970
5000 TO 9999	3	105.45	167.56	139.95	90.08	119.73	56.12	341.10	N/A	7,333	10,262
Total \$											
1 TO 9999	4	168.89	183.75	151.03	60.97	121.66	56.12	341.10	N/A	6,250	9,439
10000 TO 29999	67	100.01	119.21	121.27	37.74	98.31	28.76	685.88	96.55 to 107.14	21,329	25,865
30000 TO 59999	249	100.00	109.93	108.68	23.57	101.15	42.78	594.81	99.92 to 100.66	45,855	49,836
60000 TO 99999	571	90.71	92.35	92.00	12.59	100.38	36.66	232.40	89.28 to 92.32	79,272	72,934
100000 TO 149999	462	85.90	87.82	87.67	11.86	100.17	26.79	199.02	84.42 to 87.51	122,079	107,027
150000 TO 249999	344	91.30	90.74	90.73	8.56	100.00	64.02	124.85	89.25 to 92.65	186,320	169,052
250000 TO 499999	70	88.57	87.90	87.55	9.10	100.40	51.33	111.36	85.84 to 91.37	297,852	260,757
500000 +	6	75.09	76.36	74.65	16.70	102.29	56.30	110.99	56.30 to 110.99	602,502	449,750
ALL	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

## PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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AVG. Assessed Value: 103,992 PRD: 103.89 MIN Sales Ratio: 26.79

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(!: Derived)

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	56.12	56.12	56.12			56.12	56.12	N/A	8,500	4,770
5000 TO 9999	7	74.85	90.79	64.26	53.50	141.29	28.76	232.33	28.76 to 232.33	12,642	8,124
Total \$											
1 TO 9999	8	66.47	86.46	63.55	56.24	136.05	28.76	232.33	28.76 to 232.33	12,125	7,705
10000 TO 29999	60	90.81	93.70	81.71	27.68	114.68	36.66	341.10	80.65 to 100.00	25,492	20,829
30000 TO 59999	300	91.57	93.86	88.29	17.81	106.30	26.79	196.64	89.00 to 95.28	52,352	46,223
60000 TO 99999	688	89.55	92.70	89.42	14.04	103.67	55.68	259.91	88.33 to 90.71	88,103	78,778
100000 TO 149999	382	89.79	91.94	90.26	10.96	101.86	64.61	192.96	88.21 to 92.09	135,330	122,150
150000 TO 249999	287	94.15	102.85	94.55	17.99	108.78	51.33	685.88	92.58 to 96.07	197,709	186,931
250000 TO 499999	47	90.29	89.96	87.20	9.67	103.17	56.30	111.36	86.07 to 95.40	344,892	300,731
500000 +	1	110.99	110.99	110.99			110.99	110.99	N/A	500,000	554,950
ALL											
	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	104.82	124.18	90.36	38.04	137.43	67.25	341.10	77.38 to 137.07	54,461	49,211
0	94	95.40	92.05	81.69	20.04	112.69	26.79	232.33	90.44 to 100.00	50,467	41,224
10	1	88.99	88.99	88.99			88.99	88.99	N/A	17,000	15,129
20	50	79.23	84.59	83.08	26.49	101.82	28.76	169.90	72.98 to 89.56	54,686	45,431
25	26	89.55	98.66	91.08	22.24	108.32	66.98	259.91	78.83 to 100.02	80,374	73,205
30	1349	89.81	92.55	89.72	13.23	103.16	51.33	233.92	88.79 to 90.79	104,371	93,638
35	90	95.33	118.98	100.03	31.71	118.94	81.34	685.88	92.36 to 98.42	177,846	177,907
40	122	94.56	94.02	92.51	8.00	101.63	59.62	199.02	93.10 to 96.61	222,165	205,532
45	21	95.34	111.71	91.05	28.23	122.69	56.30	513.36	88.68 to 99.99	303,634	276,458
50	5	97.07	98.00	93.33	11.62	104.99	76.18	121.45	N/A	353,000	329,471
60	2	106.64	106.64	108.05	4.08	98.69	102.28	110.99	N/A	377,500	407,878
ALL											
	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

## PAD 2009 Preliminary Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	1773	<b>MEDIAN:</b>	<b>91</b>	COV:	32.89	95% Median C.I.:	90.11 to 91.97
TOTAL Sales Price:	206,632,977	WGT. MEAN:	91	STD:	31.02	95% Wgt. Mean C.I.:	89.96 to 91.61
TOTAL Adj.Sales Price:	203,096,251	MEAN:	94	AVG.ABS.DEV:	13.88	95% Mean C.I.:	92.87 to 95.76
TOTAL Assessed Value:	184,378,017						
AVG. Adj. Sales Price:	114,549	COD:	15.25	MAX Sales Ratio:	685.88		
AVG. Assessed Value:	103,992	PRD:	103.89	MIN Sales Ratio:	26.79		

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

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STYLE										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
(blank)	16	99.75	117.30	87.94	35.13	133.39	63.04	341.10	77.38 to 135.00	63,500	55,840
0	91	95.40	92.20	81.64	20.23	112.94	26.79	232.33	90.44 to 100.00	48,746	39,795
100	8	82.98	100.90	91.02	26.17	110.85	72.30	179.79	72.30 to 179.79	42,081	38,302
101	1318	90.99	94.62	91.33	15.15	103.60	28.76	685.88	89.88 to 91.97	112,513	102,756
102	63	94.45	97.99	93.84	13.48	104.42	58.59	180.78	90.38 to 97.30	161,795	151,824
103	82	84.00	85.54	85.58	8.18	99.95	68.59	122.08	82.05 to 87.26	142,108	121,611
104	119	92.08	94.19	90.31	13.88	104.29	67.13	233.92	88.03 to 95.56	148,092	133,749
106	13	84.82	85.20	83.78	10.01	101.70	59.62	103.16	78.50 to 96.96	169,338	141,865
111	34	93.19	93.63	92.04	10.56	101.72	64.20	149.65	89.98 to 97.57	124,058	114,187
301	10	93.93	91.53	92.37	9.21	99.09	68.65	103.81	80.06 to 103.79	151,586	140,016
302	6	90.68	91.17	90.94	3.98	100.25	84.82	99.58	84.82 to 99.58	81,566	74,177
304	9	104.69	107.82	108.04	10.46	99.80	88.75	131.06	94.83 to 125.45	76,927	83,114
307	4	82.74	81.58	81.81	7.34	99.72	70.92	89.92	N/A	107,225	87,720
ALL	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

CONDITION										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
(blank)	13	104.82	124.18	90.36	38.04	137.43	67.25	341.10	77.38 to 137.07	54,461	49,211
0	95	95.40	92.02	81.78	19.90	112.52	26.79	232.33	90.44 to 100.00	50,609	41,389
10	6	85.30	86.55	87.19	12.06	99.27	68.68	104.68	68.68 to 104.68	44,316	38,638
20	35	97.11	98.69	93.81	23.98	105.20	42.78	192.96	82.72 to 102.99	67,032	62,882
30	1181	89.56	92.28	89.53	14.18	103.07	28.76	233.92	88.49 to 90.68	96,324	86,241
35	2	104.42	104.42	101.92	4.27	102.46	99.96	108.88	N/A	178,250	181,663
40	431	92.59	99.20	92.94	15.30	106.74	56.30	685.88	91.44 to 94.32	179,949	167,241
50	10	93.37	94.23	93.42	8.76	100.86	76.18	110.99	83.33 to 106.12	329,450	307,776
ALL	1773	91.00	94.32	90.78	15.25	103.89	26.79	685.88	90.11 to 91.97	114,549	103,992

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

**Residential**

Reviewed neighborhoods within the City of Grand Island, identified areas needing increases.

Completed all pick-up work timely.

Continued cyclical physical inspection of all parcels in county.

Continued working with Terra Scan as one of the pilot counties for the new T2 system.

## 2009 Assessment Survey for Hall County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	Office Staff
2.	<b>Valuation done by:</b>
	Office staff and assessor determine the valuation, with the assessor being responsible for the final value of the property.
3.	<b>Pickup work done by whom:</b>
	On-staff appraisers
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	June 2004 Marshall-Swift
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	2005
6.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	2006, the sales comparison approach within Terra Scan is used only to verify the market value, not to estimate or set value
7.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	89
8.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	The neighborhoods are defined by similar property characteristics and similar subdivisions.
9.	<b>Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	No, Assessor Location as listed on the profile statistics is not a unique usable valuation grouping. Hall County does identify neighborhoods and subdivisions as usable valuation groupings.
10.	<b>Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</b>
	Yes
11.	<b>Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?</b>
	Yes



**Residential Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>842</b>	<b>0</b>	<b>342</b>	<b>1184</b>

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	1718	<b>MEDIAN:</b>	<b>92</b>	COV:	19.69	95% Median C.I.:	91.13 to 92.60
TOTAL Sales Price:	202,603,633	WGT. MEAN:	91	STD:	18.41	95% Wgt. Mean C.I.:	90.56 to 91.96
TOTAL Adj.Sales Price:	202,638,598	MEAN:	94	AVG.ABS.DEV:	11.63	95% Mean C.I.:	92.67 to 94.41
TOTAL Assessed Value:	184,921,816						
AVG. Adj. Sales Price:	117,950	COD:	12.64	MAX Sales Ratio:	341.10		
AVG. Assessed Value:	107,637	PRD:	102.50	MIN Sales Ratio:	26.79		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	272	93.24	94.34	92.38	12.92	102.11	42.78	181.73	90.85 to 95.04	111,384	102,902
10/01/06 TO 12/31/06	233	92.40	95.08	92.49	13.75	102.80	28.76	341.10	89.88 to 94.44	118,127	109,250
01/01/07 TO 03/31/07	152	92.88	93.83	91.94	11.92	102.06	48.36	194.37	91.13 to 94.68	109,394	100,572
04/01/07 TO 06/30/07	253	89.68	91.18	90.21	11.63	101.08	36.66	171.74	88.36 to 92.48	116,186	104,806
07/01/07 TO 09/30/07	239	89.19	90.25	88.19	11.04	102.33	26.79	165.82	87.69 to 91.02	129,928	114,585
10/01/07 TO 12/31/07	182	92.51	96.66	91.94	15.13	105.13	50.53	233.92	90.69 to 95.49	114,074	104,883
01/01/08 TO 03/31/08	139	93.62	95.49	93.87	12.00	101.73	38.20	196.64	91.70 to 96.66	110,775	103,981
04/01/08 TO 06/30/08	248	92.07	93.23	91.02	12.45	102.43	45.31	178.53	89.75 to 93.31	127,349	115,909
____Study Years____											
07/01/06 TO 06/30/07	910	92.34	93.56	91.72	12.61	102.01	28.76	341.10	91.09 to 93.13	114,113	104,668
07/01/07 TO 06/30/08	808	91.79	93.51	90.77	12.65	103.02	26.79	233.92	90.64 to 92.65	122,270	110,982
____Calendar Yrs____											
01/01/07 TO 12/31/07	826	91.17	92.60	90.23	12.34	102.63	26.79	233.92	89.98 to 92.23	118,447	106,873
____ALL____											
	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	15	92.98	101.66	99.05	21.30	102.64	67.25	186.35	82.94 to 115.44	60,160	59,588
CAIRO	25	97.40	100.64	95.28	15.03	105.62	61.43	233.92	91.00 to 100.66	85,043	81,027
DONIPHAN	24	93.36	91.89	91.79	10.81	100.11	65.24	117.51	80.30 to 99.99	100,866	92,589
GRAND ISLAND	1504	91.90	93.35	91.08	12.46	102.50	26.79	341.10	90.98 to 92.54	116,816	106,392
KUESTER LAKE	5	80.82	101.39	91.58	28.03	110.71	76.44	169.90	N/A	173,400	158,802
RECREATIONAL	3	54.03	55.17	48.28	33.29	114.28	28.76	82.72	N/A	21,333	10,299
RURAL	19	92.72	94.09	86.21	19.40	109.15	67.59	162.48	72.99 to 100.01	129,047	111,246
RURAL SUB	84	93.10	93.29	92.70	9.85	100.64	67.13	132.96	90.29 to 95.69	172,271	159,690
WOOD RIVER	39	94.34	96.33	93.70	13.04	102.81	68.56	140.16	86.67 to 99.99	93,415	87,530
____ALL____											
	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1607	91.98	93.59	91.22	12.61	102.59	26.79	341.10	91.09 to 92.59	114,987	104,896
2	82	93.68	93.78	92.78	10.38	101.07	67.13	169.90	90.29 to 96.05	173,763	161,219
3	29	88.77	89.91	86.89	20.91	103.47	28.76	162.48	77.26 to 96.25	124,315	108,019
____ALL____											
	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	1718	<b>MEDIAN:</b>	<b>92</b>	COV:	19.69	95% Median C.I.:	91.13 to 92.60
TOTAL Sales Price:	202,603,633	WGT. MEAN:	91	STD:	18.41	95% Wgt. Mean C.I.:	90.56 to 91.96
TOTAL Adj.Sales Price:	202,638,598	MEAN:	94	AVG.ABS.DEV:	11.63	95% Mean C.I.:	92.67 to 94.41
TOTAL Assessed Value:	184,921,816						
AVG. Adj. Sales Price:	117,950	COD:	12.64	MAX Sales Ratio:	341.10		
AVG. Assessed Value:	107,637	PRD:	102.50	MIN Sales Ratio:	26.79		

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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	1669	92.08	93.84	91.41	12.39	102.65	42.78	341.10	91.25 to 92.65	119,843	109,553
2	41	88.42	83.13	74.11	19.46	112.17	26.79	126.42	77.84 to 96.41	41,202	30,535
3	8	80.41	84.06	88.60	30.16	94.87	28.76	169.90	28.76 to 169.90	116,375	103,113
ALL	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1697	92.06	93.44	91.25	12.38	102.40	26.79	341.10	91.13 to 92.60	119,005	108,595
06	3	54.03	55.17	48.28	33.29	114.28	28.76	82.72	N/A	21,333	10,299
07	18	97.17	109.21	97.30	30.47	112.25	67.25	188.92	77.38 to 135.00	34,551	33,617
ALL	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	87.46	87.46	87.46			87.46	87.46	N/A	38,400	33,583
01-0003											
01-0090											
10-0019											
40-0002	1540	91.97	93.40	91.17	12.44	102.44	26.79	341.10	91.05 to 92.58	117,864	107,460
40-0082	36	90.52	89.93	89.23	15.30	100.78	28.76	162.48	82.75 to 96.30	151,093	134,824
40-0083	61	91.93	96.88	93.36	16.35	103.78	67.13	186.35	87.53 to 97.73	89,083	83,164
40-0126	53	92.72	93.02	92.21	10.72	100.89	65.24	130.67	87.53 to 96.55	146,523	135,105
41-0504											
47-0100	27	97.40	99.79	94.38	15.16	105.73	61.43	233.92	89.62 to 101.02	90,725	85,627
NonValid School	1	87.46	87.46	87.46			87.46	87.46	N/A	38,400	33,583
ALL	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:3 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales: 1718 **MEDIAN: 92** COV: 19.69 95% Median C.I.: 91.13 to 92.60  
TOTAL Sales Price: 202,603,633 WGT. MEAN: 91 STD: 18.41 95% Wgt. Mean C.I.: 90.56 to 91.96  
TOTAL Adj.Sales Price: 202,638,598 MEAN: 94 AVG.ABS.DEV: 11.63 95% Mean C.I.: 92.67 to 94.41  
TOTAL Assessed Value: 184,921,816  
AVG. Adj. Sales Price: 117,950 COD: 12.64 MAX Sales Ratio: 341.10  
AVG. Assessed Value: 107,637 PRD: 102.50 MIN Sales Ratio: 26.79

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(!: Derived)

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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	73	92.66	94.85	82.50	23.00	114.97	26.79	341.10	88.42 to 96.41	71,284	58,812
Prior TO 1860											
1860 TO 1899	31	93.05	105.44	96.60	24.00	109.16	67.13	233.92	86.65 to 103.07	74,509	71,973
1900 TO 1919	181	92.06	95.66	91.19	15.67	104.90	59.12	196.64	89.14 to 96.89	70,729	64,498
1920 TO 1939	219	90.25	93.68	90.83	15.11	103.13	61.07	194.52	88.16 to 93.74	77,864	70,726
1940 TO 1949	100	93.20	93.91	92.75	13.56	101.25	28.76	176.35	90.87 to 97.11	78,965	73,242
1950 TO 1959	195	92.20	94.11	92.50	13.94	101.74	50.53	194.37	89.68 to 94.68	87,146	80,607
1960 TO 1969	174	88.13	90.45	89.29	13.29	101.30	51.33	162.48	85.13 to 91.48	120,092	107,232
1970 TO 1979	240	90.83	92.44	91.08	10.51	101.49	64.20	179.79	88.92 to 92.69	126,270	115,007
1980 TO 1989	127	90.97	93.28	91.08	11.86	102.42	65.14	149.65	88.57 to 93.04	126,357	115,087
1990 TO 1994	62	89.01	90.27	89.63	9.28	100.71	70.00	121.45	85.71 to 92.58	167,307	149,965
1995 TO 1999	83	92.08	92.83	91.09	8.74	101.91	68.77	146.49	88.34 to 95.04	190,025	173,095
2000 TO Present	233	94.30	93.83	92.90	6.06	101.00	56.30	137.17	93.13 to 95.48	201,659	187,338
ALL	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	105.45	167.56	139.95	90.08	119.73	56.12	341.10	N/A	7,333	10,262
Total \$											
1 TO 9999	3	105.45	167.56	139.95	90.08	119.73	56.12	341.10	N/A	7,333	10,262
10000 TO 29999	51	99.99	110.65	109.83	29.51	100.74	28.76	196.64	91.93 to 104.82	20,954	23,015
30000 TO 59999	213	100.01	104.13	103.08	17.28	101.02	42.78	233.92	98.93 to 101.25	47,211	48,664
60000 TO 99999	567	91.97	92.87	92.62	12.10	100.28	36.66	192.96	90.38 to 92.98	79,301	73,444
100000 TO 149999	445	88.74	89.35	89.23	10.73	100.14	26.79	161.51	87.15 to 90.47	122,166	109,007
150000 TO 249999	364	92.35	91.65	91.62	7.93	100.03	67.59	124.85	90.87 to 93.41	186,854	171,189
250000 TO 499999	69	89.37	88.91	88.58	8.14	100.37	51.33	111.66	87.61 to 92.08	297,592	263,601
500000 +	6	75.09	76.36	74.65	16.70	102.29	56.30	110.99	56.30 to 110.99	602,502	449,750
ALL	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

## PAD 2009 R&amp;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

NUMBER of Sales: 1718 **MEDIAN: 92** COV: 19.69 95% Median C.I.: 91.13 to 92.60  
TOTAL Sales Price: 202,603,633 WGT. MEAN: 91 STD: 18.41 95% Wgt. Mean C.I.: 90.56 to 91.96  
TOTAL Adj.Sales Price: 202,638,598 MEAN: 94 AVG.ABS.DEV: 11.63 95% Mean C.I.: 92.67 to 94.41  
TOTAL Assessed Value: 184,921,816  
AVG. Adj. Sales Price: 117,950 COD: 12.64 MAX Sales Ratio: 341.10  
AVG. Assessed Value: 107,637 PRD: 102.50 MIN Sales Ratio: 26.79

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(!: Derived)

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	56.12	56.12	56.12			56.12	56.12	N/A	8,500	4,770
5000 TO 9999	4	78.79	72.94	59.57	26.83	122.45	28.76	105.45	N/A	14,375	8,563
Total \$											
1 TO 9999	5	74.85	69.58	59.13	27.60	117.68	28.76	105.45	N/A	13,200	7,804
10000 TO 29999	48	90.70	95.36	81.31	27.90	117.28	36.66	341.10	80.65 to 97.66	25,482	20,720
30000 TO 59999	270	90.92	93.32	88.07	17.32	105.96	26.79	196.64	88.16 to 93.36	54,030	47,585
60000 TO 99999	642	91.35	93.93	91.13	13.24	103.07	55.68	233.92	89.98 to 92.49	86,450	78,786
100000 TO 149999	404	91.47	93.14	91.50	10.61	101.79	69.62	192.96	89.66 to 92.84	133,561	122,215
150000 TO 249999	300	94.35	93.98	92.97	7.74	101.08	51.33	161.51	92.88 to 95.56	201,040	186,910
250000 TO 499999	48	90.81	90.41	87.67	9.04	103.12	56.30	111.66	87.61 to 95.40	343,519	301,170
500000 +	1	110.99	110.99	110.99			110.99	110.99	N/A	500,000	554,950
ALL											
	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	94.33	120.71	88.64	39.84	136.18	67.25	341.10	77.38 to 135.00	54,461	48,274
0	60	92.09	89.25	81.54	19.28	109.46	26.79	188.92	84.21 to 96.41	74,929	61,096
10	1	88.99	88.99	88.99			88.99	88.99	N/A	17,000	15,129
20	50	81.57	85.85	84.59	24.69	101.49	28.76	169.90	73.92 to 89.60	54,686	46,260
25	26	89.51	93.45	91.16	14.20	102.52	72.49	139.56	85.39 to 100.01	82,202	74,932
30	1332	91.42	93.66	91.09	12.66	102.83	51.33	233.92	90.42 to 92.35	104,348	95,047
35	90	93.22	94.48	93.81	6.09	100.71	81.55	122.08	92.16 to 95.87	195,386	183,299
40	118	94.92	93.79	92.91	6.29	100.95	65.14	113.42	93.20 to 96.61	227,765	211,619
45	21	95.28	91.87	88.52	7.29	103.78	56.30	101.75	88.68 to 99.66	312,993	277,059
50	5	97.07	98.00	93.33	11.62	104.99	76.18	121.45	N/A	353,000	329,471
60	2	106.64	106.64	108.05	4.08	98.69	102.28	110.99	N/A	377,500	407,878
ALL											
	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:5 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales: 1718 **MEDIAN: 92** COV: 19.69 95% Median C.I.: 91.13 to 92.60  
TOTAL Sales Price: 202,603,633 WGT. MEAN: 91 STD: 18.41 95% Wgt. Mean C.I.: 90.56 to 91.96  
TOTAL Adj.Sales Price: 202,638,598 MEAN: 94 AVG.ABS.DEV: 11.63 95% Mean C.I.: 92.67 to 94.41  
TOTAL Assessed Value: 184,921,816  
AVG. Adj. Sales Price: 117,950 COD: 12.64 MAX Sales Ratio: 341.10  
AVG. Assessed Value: 107,637 PRD: 102.50 MIN Sales Ratio: 26.79

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

Printed: 03/28/2009 13:27:08

STYLE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	15	100.01	117.98	90.84	32.97	129.87	67.25	341.10	90.91 to 119.83	58,066	52,750
0	58	91.35	88.87	80.83	19.77	109.95	26.79	188.92	84.21 to 95.43	74,702	60,380
100	7	82.72	98.38	90.09	23.82	109.20	72.30	179.79	72.30 to 179.79	46,521	41,911
101	1305	92.06	93.31	91.51	12.19	101.97	28.76	196.64	91.05 to 92.74	114,250	104,545
102	60	95.01	98.89	94.44	13.13	104.71	76.18	180.78	90.06 to 97.52	163,781	154,669
103	82	88.03	88.34	87.99	7.46	100.40	68.59	122.44	86.46 to 90.38	142,108	125,042
104	116	92.36	94.95	91.05	13.51	104.28	67.13	233.92	88.67 to 95.96	147,871	134,633
106	13	86.93	88.25	86.69	8.96	101.79	65.14	103.16	81.96 to 96.96	169,338	146,803
111	33	97.02	96.96	95.48	11.73	101.56	64.20	149.65	90.72 to 104.77	122,772	117,219
301	10	93.93	92.62	93.41	8.91	99.16	68.65	107.81	80.06 to 103.81	151,586	141,589
302	6	90.68	91.17	90.94	3.98	100.25	84.82	99.58	84.82 to 99.58	81,566	74,177
304	9	104.69	107.82	108.04	10.46	99.80	88.75	131.06	94.83 to 125.45	76,927	83,114
307	4	82.74	84.70	85.54	11.12	99.02	70.92	102.41	N/A	107,225	91,717
ALL	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	13	94.33	120.71	88.64	39.84	136.18	67.25	341.10	77.38 to 135.00	54,461	48,274
0	61	91.52	89.25	81.64	19.12	109.31	26.79	188.92	84.25 to 96.34	74,750	61,028
10	6	86.60	89.68	88.32	8.93	101.54	75.24	104.68	75.24 to 104.68	47,883	42,289
20	36	97.47	99.87	95.95	22.00	104.08	42.78	192.96	85.09 to 102.99	65,795	63,133
30	1165	91.09	93.44	91.03	13.54	102.65	28.76	233.92	90.19 to 92.36	96,269	87,634
35	2	104.56	104.56	102.13	4.14	102.38	100.23	108.88	N/A	178,250	182,038
40	425	92.85	93.04	91.89	7.78	101.26	56.30	146.49	91.97 to 94.38	185,670	170,610
50	10	93.37	94.23	93.42	8.76	100.86	76.18	110.99	83.33 to 106.12	329,450	307,776
ALL	1718	92.06	93.54	91.26	12.64	102.50	26.79	341.10	91.13 to 92.60	117,950	107,637



## **2009 Correlation Section for Hall County**

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### **Residential Real Property**

#### **I. Correlation**

RESIDENTIAL: The following tables offer support for the level of value for residential property in Hall County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussions throughout the past year between the Hall County Assessor and her field liaison have revealed that even though there is an appraisal staff separate from the assessment staff, the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

As with last year, two assessor locations that stand out, as not in line with the others, were Kuester Lake and Recreational, which have even fewer sales this year as some fell out of the sales file due to the date of sale. The Assessor continues to monitor these types of properties.

Hall County is a county experiencing growth throughout its very diverse community. The large city of Grand Island with the many market neighborhoods poses many challenges as do the smaller communities in the county. The Hall County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the residential valuations for Hall County and statistical evidence follows that lends its support to a level of value for residential property at 92% of the market.



**2009 Correlation Section  
for Hall County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2009</b>	<b>2,804</b>	<b>1,718</b>	<b>61.27</b>
<b>2008</b>	<b>2,699</b>	<b>1,910</b>	<b>70.77</b>
<b>2007</b>	<b>2,827</b>	<b>2,235</b>	<b>79.06</b>
<b>2006</b>	<b>2,763</b>	<b>2,157</b>	<b>78.07</b>
<b>2005</b>	<b>2,582</b>	<b>2,035</b>	<b>78.81</b>

RESIDENTIAL: Table 2 reveals a decrease in the percentage of sales used. It should be noted that the total number of residential sales increased. A review of the total residential sales indicates that 232 sales were removed as substantially changed since the date of the sale. The remaining sales that were disqualified were a mixture of family sales, estate planning and foreclosures or legal actions. Hall County send questionnaires to both the buyer and the seller of each real property sale. They receive back information on about 60% to 70% of all questionnaires sent. The in-house appraisal staff physically reviews any sale with a perceived discrepancy.

**2009 Correlation Section**  
**for Hall County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2009 Correlation Section  
for Hall County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>91</b>	<b>1.07</b>	<b>92</b>	<b>92</b>
<b>2008</b>	<b>91.32</b>	<b>1.42</b>	<b>93</b>	<b>93.1</b>
<b>2007</b>	<b>96</b>	<b>-0.21</b>	<b>96</b>	<b>96</b>
<b>2006</b>	<b>99</b>	<b>0.02</b>	<b>99</b>	<b>98</b>
<b>2005</b>	<b>94</b>	<b>15.71</b>	<b>108</b>	<b>99</b>

RESIDENTIAL: Table 3 illustrates that the residential values when trended from the previous year arrive at a ratio nearly identical to the R & O Ratio. The conclusion may be drawn that the residential population and the residential sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 92% of market and either the calculated ratio or the trended ratio could be used to call a level of value for residential property in Hall County.

**2009 Correlation Section**  
**for Hall County**

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

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

**Comparison of Average Value Changes**

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

**2009 Correlation Section  
for Hall County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Total Assessed Value (excl. growth)</b>
<b>2.25</b>	<b>2009</b>	<b>1.07</b>
<b>3.29</b>	<b>2008</b>	<b>1.42</b>
<b>0.59</b>	<b>2007</b>	<b>-0.21</b>
<b>0.05</b>	<b>2006</b>	<b>0.02</b>
<b>9.17</b>	<b>2005</b>	<b>15.71</b>

RESIDENTIAL: There is less than a two point (1.18) difference between the % Change in total Assessed Value in Sales File compared to the % Change in Assessed Value (excluding growth). The table is supporting the assessment actions within the residential class of property. The similar movement offers support that both the sales file and the population base have received similar treatment and the class of property has been valued uniformly.

**2009 Correlation Section  
for Hall County**

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

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

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

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

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

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

**2009 Correlation Section  
for Hall County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>92</b>	<b>91</b>	<b>94</b>

RESIDENTIAL:Of the three measures of central tendency, the median and the mean both calculate within the range at 92% and 94% respectively. The weighted mean is just slightly lower at 91%. A review of the statistical page shows outliers with the minimum sales ratio at 26.79% and the maximum sales ratio at 341.10%. It is the policy of the Hall County Assessor to use every possible sale and she is diligent in her sales verification. These three measures are sufficiently close to give credibility to the calculated level of value.

**2009 Correlation Section  
for Hall County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>12.64</b>	<b>102.50</b>
<b>Difference</b>	<b>0.00</b>	<b>0.00</b>

RESIDENTIAL: Both qualitative measures reflect good assessment uniformity and they meet performance standards as outlined in the IAAO standards. The COD and PRD are within the prescribed parameters for the 2009 assessment year and reflect the assessment actions taken by the Hall County Assessor and in-house appraisal staff to equalize the residential property within the county.



**2009 Correlation Section  
for Hall County**

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

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

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>1,773</b>	<b>1,718</b>	<b>-55</b>
<b>Median</b>	<b>91</b>	<b>92</b>	<b>1</b>
<b>Wgt. Mean</b>	<b>91</b>	<b>91</b>	<b>0</b>
<b>Mean</b>	<b>94</b>	<b>94</b>	<b>0</b>
<b>COD</b>	<b>15.25</b>	<b>12.64</b>	<b>-2.61</b>
<b>PRD</b>	<b>103.89</b>	<b>102.50</b>	<b>-1.39</b>
<b>Minimum</b>	<b>26.79</b>	<b>26.79</b>	<b>0.00</b>
<b>Maximum</b>	<b>685.88</b>	<b>341.10</b>	<b>-344.78</b>

RESIDENTIAL:Table Seven shows fifty-five sales were removed from the preliminary sales data base. Following sales verification, cyclical physical inspection and sales review, the majority of these sales were found to have substantially changed since the date of the sale. The remainder were removed as partial interest sales, family sales, foreclosures and other legal actions. The remainder of the statistics are reflective of the residential actions taken in Hall County.

**2009 Correlation Section  
for Hall County**

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**VIII. Trended Ratio Analysis**

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

	<b>R&amp;O Statistics</b>	<b>Trended Ratio</b>	<b>Difference</b>
<b>Number of Sales</b>	<b>1,718</b>	<b>213</b>	<b>1,505</b>
<b>Median</b>	<b>92</b>	<b>91</b>	<b>1</b>
<b>Wgt. Mean</b>	<b>91</b>	<b>90</b>	<b>1</b>
<b>Mean</b>	<b>94</b>	<b>92</b>	<b>2</b>
<b>COD</b>	<b>12.64</b>	<b>13.64</b>	<b>-1.00</b>
<b>PRD</b>	<b>102.50</b>	<b>102.52</b>	<b>-0.02</b>
<b>Minimum</b>	<b>26.79</b>	<b>21.45</b>	<b>5.34</b>
<b>Maximum</b>	<b>341.10</b>	<b>258.23</b>	<b>82.87</b>

In January of 2009, the Field Liaison obtained historical values online. The Field Liaison went through each qualified residential sale and obtained the certified assessed valuation for the year preceding the sale. For example, for a sale that occurred in the calendar year 2006 the 2005 certified assessed valuation was recorded. Sales that were substantially changed, as documented by the assessor, and sales where there was no preceding year's valuation, land that had been split away from a different parcel, and valuations that were adjusted by the County Board of Equalization were discarded for this Trending analysis. Values were entered into a spreadsheet. These values were then trended by the percentage of movement in the base (abstract) as documented in the R & O for each subsequent year including 2009. Ratios were run using the trended assessed values and the adjusted sale prices. A Median was run from these ratios and the results are documented in the adjoining table. This trended median for qualified residential is just 1.44% different than the calculated R & O median and within the acceptable range. There is nothing to suggest that the sales file is not representative of the population in Hall County.



## PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>94</b>	COV:	58.39	95% Median C.I.:	87.54 to 96.59
TOTAL Sales Price:	57,894,724	WGT. MEAN:	82	STD:	52.58	95% Wgt. Mean C.I.:	73.59 to 89.91
TOTAL Adj.Sales Price:	57,644,724	MEAN:	90	AVG.ABS.DEV:	22.54	95% Mean C.I.:	82.66 to 97.42
TOTAL Assessed Value:	47,126,162						
AVG. Adj. Sales Price:	295,613	COD:	23.95	MAX Sales Ratio:	684.20		
AVG. Assessed Value:	241,672	PRD:	110.14	MIN Sales Ratio:	0.51		

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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	18	96.16	82.27	72.69	17.90	113.17	22.13	104.73	65.59 to 99.15	265,833	193,247
10/01/05 TO 12/31/05	18	98.28	98.13	97.87	6.73	100.26	73.51	150.00	96.58 to 98.83	243,261	238,089
01/01/06 TO 03/31/06	22	93.38	88.04	82.81	11.71	106.33	50.10	106.00	79.88 to 98.26	461,773	382,373
04/01/06 TO 06/30/06	11	81.71	80.55	78.88	17.82	102.11	53.04	105.41	64.37 to 104.13	165,771	130,767
07/01/06 TO 09/30/06	15	78.50	72.14	70.50	31.14	102.32	11.52	134.65	51.53 to 94.93	239,910	169,143
10/01/06 TO 12/31/06	11	97.98	91.17	95.36	10.87	95.61	60.35	112.14	76.18 to 100.08	306,563	292,333
01/01/07 TO 03/31/07	10	94.44	86.61	83.10	23.40	104.22	45.75	136.79	56.18 to 107.15	153,159	127,274
04/01/07 TO 06/30/07	19	100.00	110.74	100.63	24.19	110.05	62.78	326.23	93.17 to 110.84	304,422	306,337
07/01/07 TO 09/30/07	19	82.73	83.24	72.92	20.75	114.16	24.76	137.12	74.91 to 95.57	298,388	217,581
10/01/07 TO 12/31/07	18	81.10	110.94	101.45	70.52	109.35	4.40	684.20	64.68 to 99.83	242,353	245,868
01/01/08 TO 03/31/08	22	89.81	85.56	65.72	26.35	130.19	6.40	148.24	63.87 to 99.02	392,576	257,997
04/01/08 TO 06/30/08	12	96.09	81.05	68.57	25.93	118.20	0.51	117.54	56.20 to 108.43	295,301	202,484
____Study Years____											
07/01/05 TO 06/30/06	69	96.58	87.97	83.30	13.48	105.61	22.13	150.00	87.54 to 98.24	306,466	255,285
07/01/06 TO 06/30/07	55	95.38	91.91	89.92	24.00	102.21	11.52	326.23	83.67 to 99.34	259,754	233,563
07/01/07 TO 06/30/08	71	87.14	90.61	75.03	35.51	120.77	0.51	684.20	75.08 to 95.66	312,845	234,724
____Calendar Yrs____											
01/01/06 TO 12/31/06	59	85.58	83.18	82.33	18.88	101.04	11.52	134.65	79.88 to 95.77	321,243	264,466
01/01/07 TO 12/31/07	66	94.10	99.22	90.23	34.02	109.96	4.40	684.20	78.71 to 98.49	262,838	237,164
____ALL____											
	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
ALDA	2	69.75	69.75	50.33	43.78	138.57	39.21	100.28	N/A	178,500	89,842
CAIRO	6	70.82	74.31	73.35	18.49	101.30	56.20	100.00	56.20 to 100.00	48,983	35,931
DONIPHAN	4	72.48	73.01	74.36	48.79	98.19	29.54	117.54	N/A	121,500	90,344
GRAND ISLAND	173	94.58	91.90	82.79	22.48	111.01	0.51	684.20	89.18 to 96.82	310,886	257,368
RURAL	3	34.85	45.01	70.12	87.39	64.18	4.40	95.77	N/A	126,666	88,820
RURAL SUB	5	100.09	82.27	66.20	33.33	124.27	22.13	136.79	N/A	456,600	302,275
WOOD RIVER	2	117.83	117.83	108.68	25.81	108.42	87.42	148.24	N/A	30,750	33,419
____ALL____											
	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

## PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>94</b>	COV:	58.39	95% Median C.I.:	87.54 to 96.59
TOTAL Sales Price:	57,894,724	WGT. MEAN:	82	STD:	52.58	95% Wgt. Mean C.I.:	73.59 to 89.91
TOTAL Adj.Sales Price:	57,644,724	MEAN:	90	AVG.ABS.DEV:	22.54	95% Mean C.I.:	82.66 to 97.42
TOTAL Assessed Value:	47,126,162						
AVG. Adj. Sales Price:	295,613	COD:	23.95	MAX Sales Ratio:	684.20		
AVG. Assessed Value:	241,672	PRD:	110.14	MIN Sales Ratio:	0.51		

(!: AVTot=0)

(!: Derived)

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	185	94.13	90.89	82.39	23.25	110.32	0.51	684.20	87.54 to 96.72	296,225	244,060
2	4	76.17	77.82	42.91	54.75	181.35	22.13	136.79	N/A	338,250	145,138
3	6	91.44	72.11	93.58	32.79	77.06	4.40	110.44	4.40 to 110.44	248,333	232,389
ALL	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	165	95.38	93.21	84.08	22.04	110.86	6.40	684.20	89.18 to 97.07	290,785	244,505
2	30	76.35	72.62	70.18	38.24	103.47	0.51	150.00	53.32 to 99.17	322,171	226,094
ALL	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0090											
10-0019											
40-0002	179	94.93	91.65	81.90	22.66	111.91	0.51	684.20	89.18 to 96.88	309,895	253,790
40-0082	2	67.47	67.47	99.39	48.35	67.88	34.85	100.09	N/A	470,000	467,155
40-0083	5	87.42	75.91	48.39	46.88	156.86	4.40	148.24	N/A	103,700	50,184
40-0126	3	45.75	64.28	70.52	64.12	91.15	29.54	117.54	N/A	140,333	98,963
41-0504											
47-0100	6	70.82	74.31	73.35	18.49	101.30	56.20	100.00	56.20 to 100.00	48,983	35,931
NonValid School											
ALL	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

**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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>94</b>	COV:	58.39	95% Median C.I.:	87.54 to 96.59
TOTAL Sales Price:	57,894,724	WGT. MEAN:	82	STD:	52.58	95% Wgt. Mean C.I.:	73.59 to 89.91
TOTAL Adj.Sales Price:	57,644,724	MEAN:	90	AVG.ABS.DEV:	22.54	95% Mean C.I.:	82.66 to 97.42
TOTAL Assessed Value:	47,126,162						
AVG. Adj. Sales Price:	295,613	COD:	23.95	MAX Sales Ratio:	684.20		
AVG. Assessed Value:	241,672	PRD:	110.14	MIN Sales Ratio:	0.51		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	30	70.76	71.46	57.90	43.00	123.41	0.51	150.00	53.32 to 96.54	249,538	144,489
Prior TO 1860											
1860 TO 1899	2	196.50	196.50	86.44	66.02	227.32	66.77	326.23	N/A	98,245	84,926
1900 TO 1919	17	98.24	90.52	84.97	16.36	106.53	45.75	158.57	62.78 to 99.83	93,817	79,718
1920 TO 1939	15	78.26	81.39	75.07	20.87	108.42	44.85	106.00	65.90 to 97.69	144,678	108,604
1940 TO 1949	14	96.88	88.15	87.10	13.49	101.20	53.34	110.64	66.55 to 100.73	104,714	91,204
1950 TO 1959	8	92.95	90.24	93.76	10.20	96.25	57.25	103.66	57.25 to 103.66	107,225	100,532
1960 TO 1969	15	93.17	126.54	73.30	65.89	172.64	6.40	684.20	72.84 to 109.40	283,538	207,820
1970 TO 1979	38	95.57	89.30	89.14	14.57	100.17	39.21	137.12	82.13 to 98.86	370,354	330,147
1980 TO 1989	28	94.33	91.76	89.62	17.02	102.38	40.93	145.57	84.44 to 99.68	266,410	238,768
1990 TO 1994	7	100.09	94.60	95.79	9.87	98.76	51.97	111.35	51.97 to 111.35	458,957	439,623
1995 TO 1999	10	85.16	79.43	79.89	21.27	99.42	22.13	101.26	63.25 to 98.79	562,317	449,239
2000 TO Present	11	85.58	89.92	82.56	14.23	108.91	66.85	117.54	75.43 to 110.84	841,025	694,368
ALL	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	94.08	95.31	94.60	6.24	100.75	87.12	104.73	N/A	7,500	7,095
Total \$											
1 TO 9999	3	94.08	95.31	94.60	6.24	100.75	87.12	104.73	N/A	7,500	7,095
10000 TO 29999	7	66.55	109.79	111.48	96.90	98.49	29.54	326.23	29.54 to 326.23	16,271	18,139
30000 TO 59999	17	78.50	84.80	83.31	27.22	101.79	40.93	158.57	60.35 to 100.00	45,632	38,015
60000 TO 99999	36	98.25	93.48	93.63	11.47	99.84	44.85	137.12	95.66 to 99.52	77,503	72,570
100000 TO 149999	35	90.63	88.02	88.12	20.33	99.88	4.40	150.00	82.73 to 98.33	119,759	105,536
150000 TO 249999	34	98.76	109.46	108.21	32.80	101.15	55.23	684.20	78.45 to 100.08	187,796	203,223
250000 TO 499999	31	87.14	80.71	80.78	18.97	99.91	39.21	105.41	67.82 to 95.77	329,932	266,528
500000 +	32	83.85	74.79	75.00	26.50	99.71	0.51	104.96	66.85 to 96.54	1,035,559	776,666
ALL	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

## PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>94</b>	COV:	58.39	95% Median C.I.:	87.54 to 96.59
TOTAL Sales Price:	57,894,724	WGT. MEAN:	82	STD:	52.58	95% Wgt. Mean C.I.:	73.59 to 89.91
TOTAL Adj.Sales Price:	57,644,724	MEAN:	90	AVG.ABS.DEV:	22.54	95% Mean C.I.:	82.66 to 97.42
TOTAL Assessed Value:	47,126,162						
AVG. Adj. Sales Price:	295,613	COD:	23.95	MAX Sales Ratio:	684.20		
AVG. Assessed Value:	241,672	PRD:	110.14	MIN Sales Ratio:	0.51		

(!: 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	3	4.40	13.25	1.22	260.15	1083.04	0.51	34.85	N/A	340,329	4,164
5000 TO 9999	5	87.12	75.27	62.76	24.88	119.93	29.54	104.73	N/A	10,700	6,715
Total \$											
1 TO 9999	8	47.88	52.02	4.29	72.46	1213.12	0.51	104.73	0.51 to 104.73	134,311	5,759
10000 TO 29999	6	59.95	68.12	61.36	32.59	111.03	40.93	102.24	40.93 to 102.24	34,375	21,092
30000 TO 59999	21	78.50	90.19	74.91	37.16	120.39	41.67	326.23	60.35 to 97.33	55,060	41,245
60000 TO 99999	46	97.84	91.61	77.47	16.28	118.26	11.52	158.57	89.18 to 98.83	104,472	80,931
100000 TO 149999	32	91.40	84.17	57.53	19.31	146.31	6.40	140.76	77.76 to 98.55	208,533	119,974
150000 TO 249999	32	97.00	88.76	75.74	21.50	117.19	22.13	150.00	76.11 to 100.08	259,926	196,874
250000 TO 499999	28	94.05	89.56	85.11	14.26	105.23	63.25	145.57	80.26 to 98.71	387,895	330,127
500000 +	22	96.27	117.46	93.61	36.68	125.48	58.02	684.20	82.13 to 99.94	1,115,916	1,044,626
ALL											
	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	70.76	71.46	57.90	43.00	123.41	0.51	150.00	53.32 to 96.54	249,538	144,489
10	13	76.25	82.25	85.91	18.18	95.73	56.20	107.85	66.55 to 97.33	146,136	125,550
15	7	87.54	87.72	94.59	11.97	92.74	60.90	104.13	60.90 to 104.13	104,285	98,640
20	127	95.77	95.20	84.82	23.29	112.24	6.40	684.20	89.18 to 98.24	243,476	206,508
25	5	79.89	87.20	84.40	11.39	103.31	75.43	105.41	N/A	1,649,009	1,391,832
30	12	95.90	92.32	85.08	17.27	108.50	22.13	140.76	85.58 to 102.24	587,681	500,025
40	1	97.92	97.92	97.92			97.92	97.92	N/A	1,310,000	1,282,757
ALL											
	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

## 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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	57,894,724	WGT. MEAN:	82	STD:	52.58	95% Wgt. Mean C.I.:	73.59 to 89.91
TOTAL Adj.Sales Price:	57,644,724	MEAN:	90	AVG.ABS.DEV:	22.54	95% Mean C.I.:	82.66 to 97.42
TOTAL Assessed Value:	47,126,162						
AVG. Adj. Sales Price:	295,613	COD:	23.95	MAX Sales Ratio:	684.20		
AVG. Assessed Value:	241,672	PRD:	110.14	MIN Sales Ratio:	0.51		

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	70.76	71.46	57.90	43.00	123.41	0.51	150.00	53.32 to 96.54	249,538	144,489
300	1	104.27	104.27	104.27			104.27	104.27	N/A	95,500	99,578
304	1	80.26	80.26	80.26			80.26	80.26	N/A	400,000	321,025
323	1	100.00	100.00	100.00			100.00	100.00	N/A	35,400	35,400
326	8	106.58	108.60	107.41	7.55	101.10	98.26	134.65	98.26 to 134.65	86,375	92,776
336	1	100.73	100.73	100.73			100.73	100.73	N/A	105,000	105,770
341	8	82.74	84.41	83.82	11.65	100.70	63.87	97.92	63.87 to 97.92	1,293,756	1,084,419
343	1	100.09	100.09	100.09			100.09	100.09	N/A	930,000	930,826
344	21	94.13	110.73	90.26	48.30	122.67	22.13	684.20	65.90 to 99.52	322,889	291,445
349	1	105.41	105.41	105.41			105.41	105.41	N/A	250,000	263,524
350	5	94.18	88.27	88.51	18.38	99.73	55.24	117.54	N/A	228,000	201,796
352	35	95.38	97.11	73.58	20.02	131.99	6.40	326.23	85.58 to 98.86	275,019	202,351
353	19	96.88	85.20	90.32	14.16	94.32	53.34	101.28	72.17 to 98.71	226,403	204,497
379	1	158.57	158.57	158.57			158.57	158.57	N/A	40,000	63,426
384	1	62.78	62.78	62.78			62.78	62.78	N/A	95,900	60,210
386	1	102.99	102.99	102.99			102.99	102.99	N/A	380,000	391,375
391	1	40.93	40.93	40.93			40.93	40.93	N/A	50,000	20,464
406	13	92.23	89.60	89.29	10.80	100.35	60.90	107.85	76.18 to 101.00	178,154	159,080
407	3	78.45	80.63	71.80	12.63	112.29	66.85	96.58	N/A	308,445	221,476
412	2	78.11	78.11	68.23	16.02	114.48	65.59	90.62	N/A	712,500	486,113
419	3	93.00	99.00	84.94	27.78	116.56	63.25	140.76	N/A	338,666	287,647
426	1	56.20	56.20	56.20			56.20	56.20	N/A	62,500	35,126
442	4	63.56	67.33	66.46	23.17	101.30	44.85	97.33	N/A	92,867	61,720
444	2	82.96	82.96	80.05	15.49	103.63	70.11	95.81	N/A	516,957	413,840
471	1	95.66	95.66	95.66			95.66	95.66	N/A	75,000	71,744
472	1	104.96	104.96	104.96			104.96	104.96	N/A	2,100,000	2,204,083
494	2	91.32	91.32	94.21	21.16	96.93	71.99	110.64	N/A	152,861	144,004
528	27	94.58	88.73	90.25	18.82	98.32	39.21	145.57	78.50 to 99.02	194,694	175,705
ALL	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	35	95.38	92.08	74.32	14.74	123.90	6.40	150.00	85.58 to 98.86	278,696	207,117
03	160	93.98	89.60	83.27	25.94	107.60	0.51	684.20	85.58 to 96.58	299,314	249,231
04											
ALL	195	94.13	90.04	81.75	23.95	110.14	0.51	684.20	87.54 to 96.59	295,613	241,672



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

**Commercial**

Reviewed neighborhoods within the City of Grand Island, identified areas needing increases.

Completed all pick-up work timely.

Continued cyclical physical inspection of all parcels in county.

Continued working with Terra Scan as one of the pilot counties for the new T2 system.

## 2009 Assessment Survey for Hall County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Contract and staff appraisers
2.	<b>Valuation done by:</b>
	The contract and staff appraisers along with the assessor determine the value with the assessor being responsible for the final valuation of the property.
3.	<b>Pickup work done by whom:</b>
	Contract and staff appraisers
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	June 2005 Marshall-Swift
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	2002
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The data was collected in 2004 and 2005 for use in 2006.
7.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	Cost and Sales Comparison/analysis
8.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	50
9.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	The neighborhoods are defined by similar property characteristics and similar subdivisions.
10.	<b>Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	No, Assessor Location as listed on the profile statistics is not a unique usable valuation grouping. Hall County does identify neighborhoods and subdivisions as usable valuation groupings.
11.	<b>Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?</b>
	Yes
12.	<b>Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)</b>
	Yes

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>316</b>	<b>0</b>	<b>32</b>	<b>348</b>

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	188	<b>MEDIAN:</b>	<b>95</b>	COV:	26.75	95% Median C.I.:	89.18 to 97.38
TOTAL Sales Price:	55,571,104	WGT. MEAN:	86	STD:	23.96	95% Wgt. Mean C.I.:	81.65 to 90.44
TOTAL Adj.Sales Price:	55,321,104	MEAN:	90	AVG.ABS.DEV:	17.27	95% Mean C.I.:	86.16 to 93.01
TOTAL Assessed Value:	47,599,470						
AVG. Adj. Sales Price:	294,261	COD:	18.12	MAX Sales Ratio:	201.37		
AVG. Assessed Value:	253,188	PRD:	104.12	MIN Sales Ratio:	20.15		

(!: AVTot=0)

(!: Derived)

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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	18	96.16	82.06	73.48	18.49	111.68	22.13	104.73	67.56 to 99.15	265,833	195,327
10/01/05 TO 12/31/05	18	98.76	101.76	99.39	9.93	102.38	73.51	150.00	97.19 to 100.09	243,261	241,789
01/01/06 TO 03/31/06	22	93.63	89.62	83.49	13.32	107.35	50.10	129.01	79.88 to 99.68	461,773	385,528
04/01/06 TO 06/30/06	11	83.71	85.71	91.81	17.42	93.35	61.77	111.18	64.37 to 105.41	165,771	152,200
07/01/06 TO 09/30/06	15	78.50	73.78	72.40	29.04	101.91	20.15	134.65	52.77 to 94.93	239,910	173,699
10/01/06 TO 12/31/06	11	97.98	93.44	95.62	9.21	97.73	60.35	112.14	78.26 to 102.66	306,563	293,132
01/01/07 TO 03/31/07	9	90.63	89.36	86.50	25.75	103.30	45.75	138.11	57.25 to 120.00	157,677	136,396
04/01/07 TO 06/30/07	18	98.93	98.28	98.52	12.93	99.76	62.78	158.57	93.17 to 103.66	320,507	315,750
07/01/07 TO 09/30/07	17	85.22	93.38	85.63	22.66	109.05	52.11	201.37	76.01 to 99.44	274,375	234,956
10/01/07 TO 12/31/07	17	96.54	89.62	90.13	16.53	99.43	59.07	140.76	72.81 to 102.50	268,962	242,404
01/01/08 TO 03/31/08	21	87.94	86.49	77.43	23.72	111.70	55.24	148.24	65.86 to 99.70	401,984	311,270
04/01/08 TO 06/30/08	11	99.94	89.45	93.38	17.74	95.79	44.85	117.54	56.20 to 109.62	212,490	198,427
____Study Years____											
07/01/05 TO 06/30/06	69	97.19	90.19	85.23	14.57	105.81	22.13	150.00	89.18 to 98.71	306,466	261,216
07/01/06 TO 06/30/07	53	95.09	88.83	89.98	19.30	98.71	20.15	158.57	83.67 to 99.34	267,152	240,396
07/01/07 TO 06/30/08	66	89.81	89.57	84.11	21.54	106.49	44.85	201.37	80.26 to 96.59	303,269	255,068
____Calendar Yrs____											
01/01/06 TO 12/31/06	59	89.18	85.58	84.34	18.12	101.47	20.15	134.65	81.34 to 97.59	321,243	270,945
01/01/07 TO 12/31/07	61	95.09	93.18	91.48	18.68	101.86	45.75	201.37	82.18 to 99.31	269,261	246,331
____ALL____											
	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
ALDA	2	90.46	90.46	86.80	10.86	104.21	80.64	100.28	N/A	103,500	89,842
CAIRO	6	70.82	74.31	73.35	18.49	101.30	56.20	100.00	56.20 to 100.00	48,983	35,931
DONIPHAN	4	79.14	80.39	75.63	35.36	106.29	45.75	117.54	N/A	121,500	91,895
GRAND ISLAND	166	95.44	90.44	86.98	16.90	103.97	20.15	201.37	90.02 to 97.66	310,901	270,434
RURAL	3	95.77	77.71	95.94	23.55	81.00	34.85	102.50	N/A	126,666	121,522
RURAL SUB	5	100.09	82.53	66.28	33.59	124.52	22.13	138.11	N/A	456,600	302,632
WOOD RIVER	2	117.83	117.83	108.68	25.81	108.42	87.42	148.24	N/A	30,750	33,419
____ALL____											
	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

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

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(!: AVTot=0)

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	178	95.12	89.88	86.75	17.61	103.61	20.15	201.37	89.18 to 97.38	294,820	255,756
2	4	76.17	78.15	43.04	55.18	181.56	22.13	138.11	N/A	338,250	145,584
3	6	97.93	88.46	100.16	16.22	88.32	34.85	110.44	34.85 to 110.44	248,333	248,740
____ALL____	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	162	95.63	90.54	87.23	16.23	103.79	22.13	158.57	90.63 to 97.69	303,164	264,453
2	26	84.65	83.68	76.64	32.26	109.19	20.15	201.37	63.25 to 99.17	238,785	183,001
____ALL____	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0090											
10-0019											
40-0002	172	95.56	90.23	85.93	17.34	105.01	20.15	201.37	90.63 to 97.66	309,870	266,264
40-0082	2	67.47	67.47	99.39	48.35	67.88	34.85	100.09	N/A	470,000	467,155
40-0083	5	100.28	103.82	94.71	16.49	109.61	80.64	148.24	N/A	73,700	69,804
40-0126	3	59.07	74.12	71.99	40.51	102.95	45.75	117.54	N/A	140,333	101,030
41-0504											
47-0100	6	70.82	74.31	73.35	18.49	101.30	56.20	100.00	56.20 to 100.00	48,983	35,931
NonValid School											
____ALL____	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:3 of 5

Type: Qualified

State Stat Run

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

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TOTAL Assessed Value:	47,599,470						
AVG. Adj. Sales Price:	294,261	COD:	18.12	MAX Sales Ratio:	201.37		
AVG. Assessed Value:	253,188	PRD:	104.12	MIN Sales Ratio:	20.15		

(!: AVTot=0)

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	30	84.65	85.56	76.92	32.12	111.23	20.15	201.37	67.82 to 99.17	223,838	172,185
Prior TO 1860											
1860 TO 1899	1	66.77	66.77	66.77			66.77	66.77	N/A	181,590	121,244
1900 TO 1919	16	98.27	90.30	84.23	17.64	107.21	45.75	158.57	62.78 to 100.34	92,650	78,036
1920 TO 1939	15	94.18	84.40	85.50	17.67	98.72	44.85	111.18	72.17 to 98.81	144,678	123,697
1940 TO 1949	14	97.29	89.47	87.43	14.79	102.33	52.77	123.44	66.55 to 102.82	104,714	91,552
1950 TO 1959	8	92.95	90.55	94.12	10.54	96.21	57.25	103.66	57.25 to 103.66	107,225	100,919
1960 TO 1969	15	93.17	91.12	79.75	20.48	114.26	56.74	140.76	72.81 to 100.97	350,205	279,274
1970 TO 1979	37	95.38	92.42	90.71	15.04	101.88	50.10	137.12	83.67 to 99.15	374,013	339,269
1980 TO 1989	26	94.33	92.90	93.70	15.19	99.15	57.68	145.57	84.44 to 99.68	244,019	228,649
1990 TO 1994	7	100.09	94.87	95.90	9.90	98.93	52.11	112.04	52.11 to 112.04	458,957	440,131
1995 TO 1999	10	95.59	82.50	80.83	17.97	102.07	22.13	102.66	63.25 to 101.26	562,317	454,518
2000 TO Present	9	85.58	92.23	83.25	13.46	110.79	75.43	117.54	79.88 to 110.84	908,449	756,274
ALL	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	104.73	131.07	137.52	36.36	95.32	87.12	201.37	N/A	7,500	10,313
Total \$											
1 TO 9999	3	104.73	131.07	137.52	36.36	95.32	87.12	201.37	N/A	7,500	10,313
10000 TO 29999	6	63.72	78.64	85.42	42.42	92.06	34.85	148.24	34.85 to 148.24	16,500	14,094
30000 TO 59999	17	81.34	87.38	86.05	28.24	101.55	38.59	158.57	60.35 to 102.66	45,632	39,265
60000 TO 99999	35	98.52	95.09	95.23	13.11	99.85	44.85	137.12	95.61 to 100.34	77,289	73,605
100000 TO 149999	36	91.65	91.86	91.61	18.64	100.27	49.17	150.00	82.70 to 98.86	121,141	110,983
150000 TO 249999	32	97.19	91.32	91.60	15.19	99.69	56.21	145.57	77.76 to 99.70	188,090	172,293
250000 TO 499999	29	88.05	82.61	82.32	17.34	100.36	45.75	105.41	73.19 to 96.02	327,609	269,681
500000 +	30	94.16	84.62	84.52	16.06	100.12	20.15	111.18	79.89 to 98.69	1,061,269	897,023
ALL	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:4 of 5

Type: Qualified

State Stat Run

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

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AVG. Assessed Value:	253,188	PRD:	104.12	MIN Sales Ratio:	20.15		

(!: 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	1	34.85	34.85	34.85			34.85	34.85	N/A	10,000	3,485
5000 TO 9999	3	87.12	84.25	80.46	16.77	104.71	60.90	104.73	N/A	7,833	6,302
Total \$											
1 TO 9999	4	74.01	71.90	66.84	32.46	107.56	34.85	104.73	N/A	8,375	5,598
10000 TO 29999	8	62.81	84.22	67.95	50.74	123.94	38.59	201.37	38.59 to 201.37	29,531	20,065
30000 TO 59999	20	78.50	81.16	75.03	24.41	108.18	44.85	148.24	60.87 to 97.33	56,068	42,067
60000 TO 99999	43	97.69	93.57	88.23	16.04	106.06	49.23	158.57	89.18 to 100.22	91,994	81,165
100000 TO 149999	33	92.67	87.89	76.70	17.70	114.59	20.15	140.76	82.21 to 98.86	157,835	121,059
150000 TO 249999	31	97.66	91.78	81.63	19.08	112.44	22.13	150.00	77.62 to 99.70	240,634	196,435
250000 TO 499999	25	95.77	91.57	87.37	13.20	104.81	63.25	145.57	84.44 to 98.71	371,433	324,512
500000 +	24	97.07	91.64	88.82	9.40	103.17	56.74	111.18	84.21 to 99.94	1,167,506	1,036,993
ALL											
	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	84.65	85.56	76.92	32.12	111.23	20.15	201.37	67.82 to 99.17	223,838	172,185
10	12	76.13	80.23	85.04	16.19	94.34	56.20	100.00	66.55 to 96.02	151,231	128,613
15	7	87.54	87.72	94.59	11.97	92.74	60.90	104.13	60.90 to 104.13	104,285	98,640
20	122	96.66	91.33	87.94	15.82	103.86	44.85	158.57	90.63 to 98.55	244,993	215,436
25	5	79.89	87.20	84.40	11.39	103.31	75.43	105.41	N/A	1,649,009	1,391,832
30	11	98.69	92.76	85.36	17.77	108.66	22.13	140.76	65.86 to 113.05	601,540	513,496
40	1	99.94	99.94	99.94			99.94	99.94	N/A	1,310,000	1,309,185
ALL											
	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	84.65	85.56	76.92	32.12	111.23	20.15	201.37	67.82 to 99.17	223,838	172,185
300	1	104.27	104.27	104.27			104.27	104.27	N/A	95,500	99,578
304	1	80.26	80.26	80.26			80.26	80.26	N/A	400,000	321,025
323	1	100.00	100.00	100.00			100.00	100.00	N/A	35,400	35,400
326	8	110.83	112.99	112.25	8.10	100.65	99.21	134.65	99.21 to 134.65	86,375	96,958
336	1	100.73	100.73	100.73			100.73	100.73	N/A	105,000	105,770
341	8	82.74	85.25	84.55	12.07	100.83	65.86	99.94	65.86 to 99.94	1,293,756	1,093,885
343	1	100.09	100.09	100.09			100.09	100.09	N/A	930,000	930,826
344	20	97.82	86.64	85.03	16.29	101.89	22.13	113.05	83.67 to 100.34	343,033	291,686
349	1	105.41	105.41	105.41			105.41	105.41	N/A	250,000	263,524
350	5	94.18	88.27	88.51	18.38	99.73	55.24	117.54	N/A	228,000	201,796
352	33	94.93	91.14	83.60	11.59	109.02	56.74	137.12	84.44 to 98.81	285,326	238,527
353	18	95.28	84.51	90.25	15.15	93.65	52.77	101.28	72.17 to 98.71	232,731	210,029
379	1	158.57	158.57	158.57			158.57	158.57	N/A	40,000	63,426
384	1	62.78	62.78	62.78			62.78	62.78	N/A	95,900	60,210
386	1	103.36	103.36	103.36			103.36	103.36	N/A	380,000	392,786
391	1	58.96	58.96	58.96			58.96	58.96	N/A	50,000	29,481
406	11	95.61	90.81	89.54	10.31	101.41	60.90	106.42	73.96 to 102.66	163,252	146,182
407	2	101.65	101.65	90.60	21.44	112.19	79.86	123.44	N/A	142,668	129,264
412	2	79.34	79.34	70.04	14.85	113.27	67.56	91.12	N/A	712,500	499,061
419	3	93.00	99.00	84.94	27.78	116.56	63.25	140.76	N/A	338,666	287,647
426	1	56.20	56.20	56.20			56.20	56.20	N/A	62,500	35,126
442	4	63.56	67.33	66.46	23.17	101.30	44.85	97.33	N/A	92,867	61,720
444	2	83.00	83.00	80.08	15.53	103.64	70.11	95.88	N/A	516,957	413,984
471	1	95.66	95.66	95.66			95.66	95.66	N/A	75,000	71,744
472	1	100.84	100.84	100.84			100.84	100.84	N/A	2,100,000	2,117,719
494	2	88.54	88.54	90.68	16.13	97.64	74.26	102.82	N/A	152,861	138,608
528	27	94.58	92.19	94.11	18.26	97.96	52.11	145.57	78.50 to 99.70	189,139	178,007
ALL	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	34	95.16	92.87	84.60	12.92	109.78	56.74	150.00	84.44 to 98.86	281,158	237,847
03	154	95.33	88.86	86.34	19.26	102.92	20.15	201.37	87.94 to 97.66	297,153	256,575
04											
ALL	188	95.27	89.59	86.04	18.12	104.12	20.15	201.37	89.18 to 97.38	294,261	253,188





**2009 Correlation Section  
for Hall County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The following tables offer support for the level of value for commercial property in Hall County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussions throughout the past year between the Hall County Assessor and her field liaison have revealed that even though there is an appraisal staff separate from the assessment staff, the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

Hall County is a county experiencing growth throughout its very diverse community. The large city of Grand Island with the multiple market neighborhoods poses many challenges as do the smaller communities in the county. The Hall County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the commercial valuations for Hall County and statistical evidence follows that lends its support to a level of value for commercial property at 95% of the market.

**2009 Correlation Section  
for Hall County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2009</b>	<b>341</b>	<b>188</b>	<b>55.13</b>
<b>2008</b>	<b>388</b>	<b>190</b>	<b>48.97</b>
<b>2007</b>	<b>402</b>	<b>244</b>	<b>60.70</b>
<b>2006</b>	<b>362</b>	<b>206</b>	<b>56.91</b>
<b>2005</b>	<b>330</b>	<b>227</b>	<b>68.79</b>

COMMERCIAL: The total number of commercial sales in Hall County has declined the past two years. Of these total sales, 63 of them were removed for having been substantially changed since the date of the sale. The remaining disqualified sales are a mixture of partial interest sales to partners, sales to exempt entities, family sales, bankruptcies and legal action. Hall County is diligent in their sales review. They send questionnaires to both the buyer and the seller of each real property sale. They receive back information on about 60% to 70% of all questionnaires sent. The in-house appraisal staff physically reviews any sale with a perceived discrepancy.

**2009 Correlation Section**  
**for Hall County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2009 Correlation Section  
for Hall County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>94</b>	<b>2.82</b>	<b>97</b>	<b>95</b>
<b>2008</b>	<b>98.07</b>	<b>0.17</b>	<b>98</b>	<b>98.1</b>
<b>2007</b>	<b>98</b>	<b>1.16</b>	<b>100</b>	<b>98</b>
<b>2006</b>	<b>90</b>	<b>6.91</b>	<b>96</b>	<b>99</b>
<b>2005</b>	<b>94</b>	<b>0.72</b>	<b>95</b>	<b>94</b>

COMMERCIAL: Table 3 illustrates that the commercial values when trended from the previous year arrive at a ratio similar to the R & O Ratio. The conclusion may be drawn that the commercial population and the commercial sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 95% of market and either the calculated ratio or the trended ratio could be used to call a level of value for commercial property in Hall County.

**2009 Correlation Section**  
**for Hall County**

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

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

**Comparison of Average Value Changes**

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

**2009 Correlation Section  
for Hall County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
12	2009	2.82
-0.66	2008	0.17
1.22	2007	1.16
18.10	2006	6.91
1.27	2005	0.72

COMMERCIAL: Table 4 indicates a large disparate movement between the % Change in Total Assessed Value in the Sales File and the % Change in Assessed Value (excl. growth). A comparison of the preliminary sales file to the final sales file reveals one sale that increased over one million dollars. A discussion with the Hall County Assessor revealed that the valuation of this sale (2008 - 667) had been reported erroneously and that only the value of one parcel had been reported. A correction to this caused the one million dollar increase to the sales file but no increase to the base as the value was correct in the county's CAMA system.

**2009 Correlation Section  
for Hall County**

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

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

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

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

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

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



**2009 Correlation Section  
for Hall County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95</b>	<b>86</b>	<b>90</b>

COMMERCIAL:Of the three measures of central tendency, only the median is within the acceptable range. The weighted mean and mean are both low at 86% and 90% respectively. The great diversity of the commercial sales file impacts the weighted mean and mean. Four sales are assessed under \$10,000 while on the other end of the spectrum there are 24 sales with assessments over \$500,000. The median, being less susceptible to either high or low dollar influence, is the most reliable statistic in determining the level of value for commercial property in Hall County.

**2009 Correlation Section  
for Hall County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>18.12</b>	<b>104.12</b>
<b>Difference</b>	<b>0.00</b>	<b>1.12</b>

COMMERCIAL: A review of the qualitative measures indicate good assessment uniformity. The co-efficient of dispersion is within the range and the price-related differential is slightly above the range at 104.12. The qualitative measures indicate that the Hall County Assessor has valued commercial property in Hall County uniformly.

**2009 Correlation Section  
for Hall County**

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

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

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>195</b>	<b>188</b>	<b>-7</b>
<b>Median</b>	<b>94</b>	<b>95</b>	<b>1</b>
<b>Wgt. Mean</b>	<b>82</b>	<b>86</b>	<b>4</b>
<b>Mean</b>	<b>90</b>	<b>90</b>	<b>0</b>
<b>COD</b>	<b>23.95</b>	<b>18.12</b>	<b>-5.83</b>
<b>PRD</b>	<b>110.14</b>	<b>104.12</b>	<b>-6.02</b>
<b>Minimum</b>	<b>0.51</b>	<b>20.15</b>	<b>19.64</b>
<b>Maximum</b>	<b>684.20</b>	<b>201.37</b>	<b>-482.83</b>

COMMERCIAL:Table Seven shows seven sales were removed from the preliminary sales data base. Following sales verification and cyclical physical inspection, the majority of these sales were found to have substantially changed since the date of the sale. The remainder were removed as bankruptcies, corporate name changes, partnership buyouts and other legal actions. The remainder of the statistics are reflective of the commercial actions taken in Hall County.

**Agricultural or  
Special Valuation Reports**

**PAD 2009 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	90	<b>MEDIAN:</b>	<b>61</b>	COV:	39.55	95% Median C.I.:	57.96 to 68.16	(! : Derived)
(AgLand) TOTAL Sales Price:	19,593,115	WGT. MEAN:	54	STD:	22.75	95% Wgt. Mean C.I.:	48.59 to 60.00	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,613,115	MEAN:	58	AVG.ABS.DEV:	17.54	95% Mean C.I.:	52.82 to 62.22	
(AgLand) TOTAL Assessed Value:	10,649,429							
AVG. Adj. Sales Price:	217,923	COD:	28.67	MAX Sales Ratio:	102.54			
AVG. Assessed Value:	118,326	PRD:	105.94	MIN Sales Ratio:	2.32			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	3	76.90	79.06	73.49	9.27	107.58	69.44	90.83	N/A		255,959	188,094
10/01/05 TO 12/31/05	9	73.51	65.91	63.89	19.67	103.16	21.32	86.70	41.02 to 83.21		182,801	116,790
01/01/06 TO 03/31/06	22	68.65	68.34	63.27	16.80	108.03	34.84	102.54	59.06 to 72.75		225,965	142,956
04/01/06 TO 06/30/06	2	56.53	56.53	51.51	36.16	109.74	36.09	76.97	N/A		36,132	18,612
07/01/06 TO 09/30/06	4	65.43	58.88	63.74	29.27	92.38	17.87	86.81	N/A		284,125	181,107
10/01/06 TO 12/31/06	3	64.06	69.50	67.35	9.06	103.19	63.51	80.92	N/A		288,750	194,459
01/01/07 TO 03/31/07	9	61.15	63.32	63.63	10.17	99.51	48.90	79.97	57.39 to 72.25		180,919	115,118
04/01/07 TO 06/30/07	6	38.54	42.51	50.60	41.33	84.00	21.02	72.48	21.02 to 72.48		100,333	50,773
07/01/07 TO 09/30/07	3	40.19	48.48	43.79	67.64	110.70	11.85	93.40	N/A		93,937	41,139
10/01/07 TO 12/31/07	7	61.79	67.43	66.80	16.22	100.94	48.11	85.66	48.11 to 85.66		198,370	132,509
01/01/08 TO 03/31/08	7	16.38	30.50	28.71	116.54	106.24	4.97	70.91	4.97 to 70.91		355,042	101,936
04/01/08 TO 06/30/08	15	39.85	42.01	38.18	38.73	110.02	2.32	75.30	31.48 to 57.55		251,187	95,914
____Study Years____												
07/01/05 TO 06/30/06	36	71.13	67.97	64.34	18.10	105.64	21.32	102.54	60.96 to 73.51		207,127	133,268
07/01/06 TO 06/30/07	22	61.42	57.68	62.57	21.74	92.18	17.87	86.81	48.90 to 69.25		192,410	120,386
07/01/07 TO 06/30/08	32	46.71	45.66	40.43	43.11	112.94	2.32	93.40	33.98 to 60.33		247,609	100,101
____Calendar Yrs____												
01/01/06 TO 12/31/06	31	68.58	66.47	63.72	18.49	104.32	17.87	102.54	60.96 to 72.69		227,298	144,841
01/01/07 TO 12/31/07	25	61.15	57.69	61.31	23.91	94.09	11.85	93.40	48.90 to 68.89		156,027	95,667
____ALL____												
	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16		217,923	118,326

# PAD 2009 Preliminary Statistics

Base Stat

PAGE:2 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	90	<b>MEDIAN:</b>	<b>61</b>	COV:	39.55	95% Median C.I.:	57.96 to 68.16	(!: Derived)
(AgLand) TOTAL Sales Price:	19,593,115	WGT. MEAN:	54	STD:	22.75	95% Wgt. Mean C.I.:	48.59 to 60.00	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,613,115	MEAN:	58	AVG.ABS.DEV:	17.54	95% Mean C.I.:	52.82 to 62.22	
(AgLand) TOTAL Assessed Value:	10,649,429							
AVG. Adj. Sales Price:	217,923	COD:	28.67	MAX Sales Ratio:	102.54			
AVG. Assessed Value:	118,326	PRD:	105.94	MIN Sales Ratio:	2.32			

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GEO CODE / TOWNSHIP #											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
3209	3	71.01	72.04	64.61	17.15	111.50	54.29	90.83	N/A		202,400	130,779
3211	7	72.69	73.36	70.78	20.68	103.64	41.22	95.53	41.22 to 95.53		147,507	104,404
3213	6	60.97	58.35	57.80	6.25	100.94	45.31	63.09	45.31 to 63.09		183,250	105,920
3215	8	76.10	62.29	55.04	30.55	113.17	2.32	95.34	2.32 to 95.34		203,791	112,174
3309	5	71.24	64.69	68.56	15.95	94.35	36.09	80.60	N/A		198,018	135,768
3311	3	43.65	36.05	36.68	24.23	98.26	16.38	48.11	N/A		288,933	105,990
3313	3	60.26	62.90	64.11	5.17	98.11	59.55	68.89	N/A		272,098	174,441
3315	6	30.50	32.92	27.41	67.59	120.10	4.97	71.51	4.97 to 71.51		153,052	41,950
3433	6	40.44	41.40	44.12	26.80	93.83	17.87	63.51	17.87 to 63.51		165,714	73,119
3435	5	22.87	40.03	28.70	93.04	139.51	14.13	73.26	N/A		117,193	33,628
3437	4	70.73	69.05	69.98	5.77	98.68	61.23	73.51	N/A		121,250	84,845
3439	3	68.16	67.05	66.75	5.85	100.45	60.52	72.48	N/A		254,686	170,015
3533	8	66.61	66.56	68.60	26.72	97.02	35.85	102.54	35.85 to 102.54		141,204	96,866
3535	9	60.32	55.06	53.09	28.91	103.71	11.85	80.09	31.48 to 79.97		167,250	88,794
3537	5	50.82	50.07	41.44	38.77	120.81	15.66	80.92	N/A		544,200	225,522
3539	9	64.06	64.10	59.52	14.65	107.69	38.25	86.81	55.05 to 73.13		385,204	229,280
____ALL____												
	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16		217,923	118,326

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	62	61.61	59.08	56.94	28.89	103.77	2.32	102.54	57.96 to 71.01		178,157	101,440
2	28	59.80	54.06	50.89	28.23	106.23	11.85	86.81	39.85 to 68.09		305,977	155,719
____ALL____												
	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16		217,923	118,326

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	1	73.92	73.92	73.92			73.92	73.92	N/A		241,090	178,206
2	89	61.15	57.34	54.05	28.78	106.08	2.32	102.54	57.55 to 68.16		217,663	117,654
____ALL____												
	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16		217,923	118,326

# PAD 2009 Preliminary Statistics

Base Stat

PAGE: 3 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	90	<b>MEDIAN:</b>	<b>61</b>	COV:	39.55	95% Median C.I.:	57.96 to 68.16	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	19,613,115	MEAN:	58	AVG.ABS.DEV:	17.54	95% Mean C.I.:	52.82 to 62.22	
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AVG. Adj. Sales Price:	217,923	COD:	28.67	MAX Sales Ratio:	102.54			
AVG. Assessed Value:	118,326	PRD:	105.94	MIN Sales Ratio:	2.32			

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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)											
01-0003											
01-0090											
10-0019	8	70.21	63.88	68.43	18.46	93.35	35.85	85.66	35.85 to 85.66	163,411	111,828
40-0002	4	15.97	27.11	16.86	119.32	160.77	4.97	71.51	N/A	148,625	25,056
40-0082	22	60.93	59.86	58.92	27.68	101.59	14.13	95.53	48.90 to 72.69	178,451	105,144
40-0083	18	61.10	56.42	54.50	27.82	103.52	11.85	102.54	43.65 to 71.24	174,338	95,022
40-0126	26	60.74	57.08	51.87	24.17	110.05	15.66	86.81	41.02 to 69.25	320,879	166,432
41-0504											
47-0100	12	68.51	61.75	56.58	29.41	109.14	2.32	95.34	45.31 to 83.21	192,035	108,645
NonValid School											
ALL	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16	217,923	118,326

## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	17	39.85	48.33	36.13	59.29	133.76	11.13	90.83	20.81 to 73.26	72,656	26,251
30.01 TO 50.00	16	59.80	55.03	55.23	24.61	99.64	17.87	95.53	40.19 to 72.25	99,545	54,978
50.01 TO 100.00	25	61.61	61.16	56.52	28.81	108.21	4.97	102.54	54.29 to 73.51	179,589	101,502
100.01 TO 180.00	28	68.53	65.56	62.00	15.64	105.73	38.25	86.70	61.15 to 72.69	361,918	224,405
180.01 TO 330.00	3	34.84	36.02	28.92	40.08	124.55	15.66	57.55	N/A	567,000	163,958
330.01 TO 650.00	1	2.32	2.32	2.32			2.32	2.32	N/A	460,776	10,698
ALL	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16	217,923	118,326

## 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	4	49.57	46.29	55.34	41.96	83.64	11.13	74.89	N/A	112,150	62,062
DRY-N/A	9	57.96	52.52	35.44	40.13	148.20	11.85	90.83	15.66 to 80.09	175,215	62,096
GRASS	7	36.09	38.70	41.71	44.05	92.78	17.87	75.30	17.87 to 75.30	88,473	36,901
GRASS-N/A	7	35.85	38.51	27.88	61.24	138.11	2.32	80.60	2.32 to 80.60	180,940	50,450
IRRGTD	42	61.28	59.16	56.27	21.61	105.13	4.97	95.53	57.39 to 68.16	255,518	143,791
IRRGTD-N/A	21	71.01	71.14	64.22	16.92	110.78	34.84	102.54	61.60 to 83.21	236,662	151,981
ALL	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16	217,923	118,326

# PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

NUMBER of Sales:	90	<b>MEDIAN:</b>	<b>61</b>	COV:	39.55	95% Median C.I.:	57.96 to 68.16	(! : Derived)
(AgLand) TOTAL Sales Price:	19,593,115	WGT. MEAN:	54	STD:	22.75	95% Wgt. Mean C.I.:	48.59 to 60.00	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,613,115	MEAN:	58	AVG.ABS.DEV:	17.54	95% Mean C.I.:	52.82 to 62.22	
(AgLand) TOTAL Assessed Value:	10,649,429							
AVG. Adj. Sales Price:	217,923	COD:	28.67	MAX Sales Ratio:	102.54			
AVG. Assessed Value:	118,326	PRD:	105.94	MIN Sales Ratio:	2.32			

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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	5	59.28	53.05	57.03	35.09	93.01	11.13	80.09	N/A	96,308	54,926
DRY-N/A	8	49.59	49.08	34.49	47.19	142.31	11.85	90.83	11.85 to 90.83	193,000	66,560
GRASS	10	29.48	37.51	27.30	69.31	137.43	2.32	80.60	17.87 to 75.30	128,300	35,021
GRASS-N/A	4	37.51	41.33	43.33	40.56	95.38	16.38	73.92	N/A	150,722	65,312
IRRGTD	57	63.51	62.65	59.83	20.20	104.71	4.97	95.53	60.33 to 69.44	248,032	148,407
IRRGTD-N/A	6	67.89	67.93	49.34	31.84	137.67	34.84	102.54	34.84 to 102.54	260,638	128,605
ALL	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16	217,923	118,326

## 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	12	58.62	53.83	41.61	35.03	129.38	11.13	90.83	33.98 to 79.97	158,795	66,074
DRY-N/A	1	11.85	11.85	11.85			11.85	11.85	N/A	120,000	14,217
GRASS	12	35.97	37.51	28.12	48.11	133.42	2.32	80.60	21.02 to 57.55	116,334	32,709
GRASS-N/A	2	45.15	45.15	44.69	63.72	101.02	16.38	73.92	N/A	244,945	109,474
IRRGTD	62	63.79	63.51	59.23	21.20	107.22	4.97	102.54	60.52 to 70.91	247,095	146,358
IRRGTD-N/A	1	41.02	41.02	41.02			41.02	41.02	N/A	381,784	156,625
ALL	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16	217,923	118,326

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	83.90	83.90	83.74	8.26	100.20	76.97	90.83	N/A	26,632	22,301
30000 TO 59999	8	49.36	51.99	49.90	38.41	104.19	21.02	80.09	21.02 to 80.09	47,740	23,824
60000 TO 99999	17	68.58	62.81	62.79	27.57	100.03	11.13	102.54	40.19 to 80.60	75,523	47,422
100000 TO 149999	13	52.19	45.64	45.79	39.28	99.67	11.85	95.34	20.81 to 60.33	120,179	55,029
150000 TO 249999	25	72.25	66.90	65.90	17.20	101.52	16.38	86.81	60.96 to 74.89	212,013	139,726
250000 TO 499999	20	61.60	53.25	54.07	25.35	98.48	2.32	76.90	43.65 to 68.89	382,412	206,779
500000 +	5	38.25	38.92	37.36	28.95	104.19	15.66	55.05	N/A	676,624	252,782
ALL	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16	217,923	118,326



# 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:	90	<b>MEDIAN:</b>	<b>61</b>	COV:	39.55	95% Median C.I.:	57.96 to 68.16	(! : Derived)
(AgLand) TOTAL Sales Price:	19,593,115	WGT. MEAN:	54	STD:	22.75	95% Wgt. Mean C.I.:	48.59 to 60.00	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,613,115	MEAN:	58	AVG.ABS.DEV:	17.54	95% Mean C.I.:	52.82 to 62.22	
(AgLand) TOTAL Assessed Value:	10,649,429							
AVG. Adj. Sales Price:	217,923	COD:	28.67	MAX Sales Ratio:	102.54			
AVG. Assessed Value:	118,326	PRD:	105.94	MIN Sales Ratio:	2.32			

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	11.13	11.13	11.13			11.13	11.13	N/A	85,000	9,463
Total \$											
1 TO 9999	1	11.13	11.13	11.13			11.13	11.13	N/A	85,000	9,463
10000 TO 29999	17	35.85	36.63	19.54	55.91	187.49	2.32	90.83	17.87 to 59.55	106,812	20,866
30000 TO 59999	17	63.09	58.01	46.63	27.39	124.41	14.13	95.53	33.98 to 73.26	96,316	44,911
60000 TO 99999	9	60.33	68.39	65.51	21.94	104.38	48.11	102.54	52.19 to 93.40	115,014	75,351
100000 TO 149999	18	61.38	61.99	53.67	21.18	115.49	15.66	95.34	54.29 to 72.69	246,512	132,311
150000 TO 249999	15	73.13	68.62	65.16	15.30	105.30	41.02	86.70	60.26 to 83.21	281,325	183,324
250000 TO 499999	13	68.09	61.28	58.16	13.47	105.36	34.84	76.90	50.82 to 69.44	490,975	285,546
ALL	90	61.19	57.52	54.30	28.67	105.94	2.32	102.54	57.96 to 68.16	217,923	118,326

# 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:	103	<b>MEDIAN:</b>	<b>61</b>	COV:	39.56	95% Median C.I.:	57.96 to 68.16	(!: Derived)
TOTAL Sales Price:	23,991,570	WGT. MEAN:	54	STD:	22.76	95% Wgt. Mean C.I.:	49.17 to 59.45	(!: land+NAT=0)
TOTAL Adj.Sales Price:	24,011,570	MEAN:	58	AVG.ABS.DEV:	17.65	95% Mean C.I.:	53.13 to 61.92	
TOTAL Assessed Value:	13,041,224							
AVG. Adj. Sales Price:	233,122	COD:	28.86	MAX Sales Ratio:	102.54			
AVG. Assessed Value:	126,613	PRD:	105.91	MIN Sales Ratio:	2.32			

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	3	76.90	79.06	73.49	9.27	107.58	69.44	90.83	N/A	255,959	188,094
10/01/05 TO 12/31/05	11	73.13	64.77	63.56	19.57	101.92	21.32	86.70	41.02 to 83.21	202,266	128,551
01/01/06 TO 03/31/06	24	69.42	68.73	64.05	15.74	107.30	34.84	102.54	60.26 to 72.75	220,780	141,417
04/01/06 TO 06/30/06	2	56.53	56.53	51.51	36.16	109.74	36.09	76.97	N/A	36,132	18,612
07/01/06 TO 09/30/06	6	65.43	61.08	66.00	28.22	92.55	17.87	86.81	17.87 to 86.81	259,173	171,055
10/01/06 TO 12/31/06	3	64.06	69.50	67.35	9.06	103.19	63.51	80.92	N/A	288,750	194,459
01/01/07 TO 03/31/07	12	61.19	61.22	60.24	20.92	101.63	3.02	92.33	57.39 to 72.25	206,661	124,497
04/01/07 TO 06/30/07	7	41.22	47.20	57.25	44.96	82.45	21.02	75.38	21.02 to 75.38	115,894	66,349
07/01/07 TO 09/30/07	3	40.19	48.48	43.79	67.64	110.70	11.85	93.40	N/A	93,937	41,139
10/01/07 TO 12/31/07	7	61.60	65.60	63.87	13.57	102.70	48.11	85.66	48.11 to 85.66	260,374	166,305
01/01/08 TO 03/31/08	9	33.26	32.24	32.47	53.66	99.31	4.97	70.91	11.13 to 50.82	438,605	142,396
04/01/08 TO 06/30/08	16	42.58	42.36	38.48	35.11	110.07	2.32	75.30	31.48 to 57.55	242,712	93,398
<u>Study Years</u>											
07/01/05 TO 06/30/06	40	71.02	67.81	64.68	17.31	104.84	21.32	102.54	68.09 to 73.26	209,095	135,239
07/01/06 TO 06/30/07	28	61.61	58.57	62.46	25.45	93.78	3.02	92.33	57.39 to 69.47	204,017	127,433
07/01/07 TO 06/30/08	35	45.31	44.93	40.90	40.84	109.85	2.32	93.40	38.25 to 57.55	283,865	116,100
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	35	68.71	66.79	64.69	18.13	103.24	17.87	102.54	61.60 to 72.69	222,636	144,027
01/01/07 TO 12/31/07	29	61.15	57.58	60.16	26.21	95.71	3.02	93.40	48.90 to 69.47	186,056	111,930
<u>ALL</u>											
	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Sales Price:	23,991,570	WGT. MEAN:	54	STD:	22.76	95% Wgt. Mean C.I.:	49.17 to 59.45	(!: land+NAT=0)
TOTAL Adj.Sales Price:	24,011,570	MEAN:	58	AVG.ABS.DEV:	17.65	95% Mean C.I.:	53.13 to 61.92	
TOTAL Assessed Value:	13,041,224							
AVG. Adj. Sales Price:	233,122	COD:	28.86	MAX Sales Ratio:	102.54			
AVG. Assessed Value:	126,613	PRD:	105.91	MIN Sales Ratio:	2.32			

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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
3209	4	62.65	64.88	54.47	25.60	119.12	43.39	90.83	N/A	316,136	172,191
3211	8	78.38	75.73	72.57	19.91	104.35	41.22	95.53	41.22 to 95.53	140,520	101,975
3213	7	61.09	58.74	59.18	5.35	99.25	45.31	63.09	45.31 to 63.09	253,517	150,044
3215	8	76.10	62.29	55.04	30.55	113.17	2.32	95.34	2.32 to 95.34	203,791	112,174
3309	5	71.24	66.42	71.23	18.38	93.25	36.09	82.58	N/A	206,986	147,444
3311	3	43.65	36.05	36.68	24.23	98.26	16.38	48.11	N/A	288,933	105,990
3313	3	60.26	62.90	64.11	5.17	98.11	59.55	68.89	N/A	272,098	174,441
3315	8	43.86	36.68	31.95	39.68	114.80	4.97	71.51	4.97 to 71.51	145,814	46,585
3433	6	40.44	41.40	44.12	26.80	93.83	17.87	63.51	17.87 to 63.51	165,714	73,119
3435	6	45.73	45.05	31.96	56.01	140.96	14.13	73.26	14.13 to 73.26	106,007	33,877
3437	6	70.73	66.72	67.09	10.31	99.45	48.33	75.78	48.33 to 75.78	165,060	110,731
3439	5	68.16	54.73	57.93	23.01	94.47	3.02	72.48	N/A	304,821	176,596
3533	9	72.25	67.54	69.81	22.38	96.74	35.85	102.54	39.17 to 85.66	148,765	103,859
3535	9	60.32	55.06	53.09	28.91	103.71	11.85	80.09	31.48 to 79.97	167,250	88,794
3537	6	42.83	47.27	39.68	45.17	119.10	15.66	80.92	15.66 to 80.92	587,634	233,199
3539	10	66.66	64.79	60.63	13.72	106.86	38.25	86.81	55.05 to 73.13	381,861	231,531
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	73	61.60	59.00	57.10	29.03	103.33	2.32	102.54	57.96 to 70.13	195,720	111,749
2	30	59.80	53.94	50.22	28.45	107.40	11.85	86.81	39.85 to 68.09	324,131	162,783
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

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	9	48.38	58.23	54.93	30.02	106.01	33.26	82.58	43.39 to 75.78	359,179	197,308
2	94	61.19	57.45	54.22	29.11	105.97	2.32	102.54	57.96 to 68.58	221,052	119,845
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

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Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	24,011,570	MEAN:	58	AVG.ABS.DEV:	17.65	95% Mean C.I.:	53.13 to 61.92	
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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)											
01-0003											
01-0090											
10-0019	9	72.25	65.16	69.53	16.42	93.72	35.85	85.66	39.17 to 76.97	168,505	117,159
40-0002	4	15.97	27.11	16.86	119.32	160.77	4.97	71.51	N/A	148,625	25,056
40-0082	27	60.26	59.61	57.70	27.38	103.31	14.13	95.53	48.38 to 71.01	207,341	119,642
40-0083	23	61.23	55.75	54.87	29.03	101.62	3.02	102.54	48.11 to 70.13	193,634	106,237
40-0126	28	60.74	56.73	51.06	24.67	111.10	15.66	86.81	41.02 to 69.25	339,266	173,236
41-0504											
47-0100	12	69.19	62.47	57.98	30.16	107.74	2.32	95.34	45.31 to 83.21	195,772	113,510
NonValid School											
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	19	39.85	47.09	32.09	61.91	146.74	3.02	90.83	20.81 to 71.51	80,188	25,734
30.01 TO 50.00	18	58.34	54.24	54.35	24.59	99.79	17.87	95.53	41.22 to 63.09	102,273	55,590
50.01 TO 100.00	28	61.70	62.32	57.66	29.03	108.09	4.97	102.54	54.29 to 75.30	179,233	103,339
100.01 TO 180.00	31	68.16	64.04	59.57	17.25	107.50	33.26	86.70	60.26 to 71.24	386,580	230,284
180.01 TO 330.00	6	59.32	53.53	47.39	29.53	112.97	15.66	82.58	15.66 to 82.58	530,627	251,439
330.01 TO 650.00	1	2.32	2.32	2.32			2.32	2.32	N/A	460,776	10,698
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

## 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	4	49.57	46.29	55.34	41.96	83.64	11.13	74.89	N/A	112,150	62,062
DRY-N/A	9	57.96	52.52	35.44	40.13	148.20	11.85	90.83	15.66 to 80.09	175,215	62,096
GRASS	7	36.09	38.70	41.71	44.05	92.78	17.87	75.30	17.87 to 75.30	88,473	36,901
GRASS-N/A	6	28.59	32.61	17.06	67.40	191.13	2.32	80.60	2.32 to 80.60	170,916	29,157
IRRGTD	47	61.61	60.55	57.41	22.01	105.46	4.97	95.53	59.06 to 68.89	244,164	140,183
IRRGTD-N/A	30	69.35	65.15	58.79	21.52	110.82	3.02	102.54	61.09 to 72.75	295,516	173,740
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>61</b>	COV:	39.56	95% Median C.I.:	57.96 to 68.16	(! : Derived)
TOTAL Sales Price:	23,991,570	WGT. MEAN:	54	STD:	22.76	95% Wgt. Mean C.I.:	49.17 to 59.45	(! : land+NAT=0)
TOTAL Adj.Sales Price:	24,011,570	MEAN:	58	AVG.ABS.DEV:	17.65	95% Mean C.I.:	53.13 to 61.92	
TOTAL Assessed Value:	13,041,224							
AVG. Adj. Sales Price:	233,122	COD:	28.86	MAX Sales Ratio:	102.54			
AVG. Assessed Value:	126,613	PRD:	105.91	MIN Sales Ratio:	2.32			

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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	5	59.28	53.05	57.03	35.09	93.01	11.13	80.09	N/A	96,308	54,926
DRY-N/A	8	49.59	49.08	34.49	47.19	142.31	11.85	90.83	11.85 to 90.83	193,000	66,560
GRASS	10	29.48	37.51	27.30	69.31	137.43	2.32	80.60	17.87 to 75.30	128,300	35,021
GRASS-N/A	3	35.85	30.47	22.95	21.19	132.74	16.38	39.17	N/A	120,600	27,681
IRRGTD	68	63.79	61.78	58.37	21.81	105.83	3.02	95.53	60.33 to 69.47	258,652	150,980
IRRGTD-N/A	9	63.09	66.62	55.73	29.22	119.54	34.84	102.54	41.02 to 93.40	305,868	170,462
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

## 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	12	58.62	53.83	41.61	35.03	129.38	11.13	90.83	33.98 to 79.97	158,795	66,074
DRY-N/A	1	11.85	11.85	11.85			11.85	11.85	N/A	120,000	14,217
GRASS	12	35.97	37.51	28.12	48.11	133.42	2.32	80.60	21.02 to 57.55	116,334	32,709
GRASS-N/A	1	16.38	16.38	16.38			16.38	16.38	N/A	248,800	40,743
IRRGTD	75	63.51	62.36	57.98	22.48	107.54	3.02	102.54	60.52 to 69.47	262,313	152,101
IRRGTD-N/A	2	61.80	61.80	58.89	33.62	104.94	41.02	82.58	N/A	333,858	196,607
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	83.90	83.90	83.74	8.26	100.20	76.97	90.83	N/A	26,632	22,301
30000 TO 59999	9	59.55	54.01	52.25	30.28	103.37	21.02	80.09	35.85 to 73.26	48,000	25,079
60000 TO 99999	18	68.65	64.45	64.79	27.94	99.48	11.13	102.54	41.22 to 80.60	76,417	49,508
100000 TO 149999	15	48.38	45.95	46.19	37.37	99.47	11.85	95.34	21.32 to 60.32	120,702	55,757
150000 TO 249999	26	67.88	66.25	65.24	19.04	101.54	16.38	86.81	60.52 to 75.38	211,401	137,919
250000 TO 499999	24	62.83	54.06	55.05	27.55	98.20	2.32	82.58	43.65 to 69.44	366,738	201,890
500000 +	9	43.39	44.65	43.23	29.30	103.28	15.66	69.47	33.26 to 61.09	671,344	290,233
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	103	<b>MEDIAN:</b>	<b>61</b>	COV:	39.56	95% Median C.I.:	57.96 to 68.16	(! : Derived)
TOTAL Sales Price:	23,991,570	WGT. MEAN:	54	STD:	22.76	95% Wgt. Mean C.I.:	49.17 to 59.45	(! : land+NAT=0)
TOTAL Adj.Sales Price:	24,011,570	MEAN:	58	AVG.ABS.DEV:	17.65	95% Mean C.I.:	53.13 to 61.92	
TOTAL Assessed Value:	13,041,224							
AVG. Adj. Sales Price:	233,122	COD:	28.86	MAX Sales Ratio:	102.54			
AVG. Assessed Value:	126,613	PRD:	105.91	MIN Sales Ratio:	2.32			

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	7.08	7.08	5.26	57.31	134.45	3.02	11.13	N/A	161,669	8,507
Total \$											
1 TO 9999	2	7.08	7.08	5.26	57.31	134.45	3.02	11.13	N/A	161,669	8,507
10000 TO 29999	16	37.63	40.97	31.93	46.54	128.33	11.85	90.83	21.02 to 59.55	70,584	22,534
30000 TO 59999	17	68.58	60.71	48.97	21.99	123.99	14.13	95.53	47.52 to 73.26	94,131	46,092
60000 TO 99999	12	60.33	65.64	62.71	26.51	104.67	31.48	102.54	48.38 to 92.33	115,279	72,290
100000 TO 149999	17	61.61	65.29	63.21	17.01	103.30	45.31	95.34	54.29 to 79.97	207,246	130,996
150000 TO 249999	19	73.13	62.97	58.15	23.05	108.29	2.32	86.70	55.66 to 82.58	290,351	168,829
250000 TO 499999	20	62.83	56.45	52.94	21.02	106.61	15.66	76.90	43.39 to 69.25	526,771	278,895
ALL	103	61.15	57.52	54.31	28.86	105.91	2.32	102.54	57.96 to 68.16	233,122	126,613

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

### **Agricultural**

The north half of Hall County was driven parcel by parcel by the office appraisal staff. Each parcel was reviewed for land usage, irrigation type, any improvements and any changes to improvements.

GIS maps, NRD certifications and FSA maps were reviewed for additional land use changes.

Following market analysis all agricultural land was increased 15% for all usages in all three market areas.

Preliminary work was done on the new soil conversion to be implemented for assessment year 2010.

## 2009 Assessment Survey for Hall County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Office staff
2.	<b>Valuation done by:</b>
	The staff appraisers along with the assessor determines the value with the assessor being responsible for the final value of the property.
3.	<b>Pickup work done by whom:</b>
	Staff appraisers
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Yes
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359, by usage.
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The income approach has never been utilized by this assessor.
6.	<b>If the income approach was used, what Capitalization Rate was used?</b>
7.	<b>What is the date of the soil survey currently used?</b>
	The new soil survey and conversion are currently being implemented in Hall County for completion in 2010.
8.	<b>What date was the last countywide land use study completed?</b>
	Countywide land use is part of the cyclical review work done in Hall County. For the 2009 assessment year the north half of the county was driven, parcel by parcel. GIS maps are reviewed annually, NRD & FSA certifications are also reviewed for accuracy.
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	As stated above, physical inspection, FSA maps, GIS, and NRD certifications.
b.	<b>By whom?</b>
	Office staff
c.	<b>What proportion is complete / implemented at this time?</b>
	Land use studies are part of the cyclical review, 50% was completed this year.
9.	<b>Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:</b>
	3
10.	<b>How are Market Areas/Neighborhoods/Assessor Locations developed?</b>
	These market areas are defined by location using geographical boundaries, land capabilities and analysis of the sales in the county.
11.	<b>In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?</b>



	<b>Yes or No</b>
	<b>No, the assessor feels that LCGs are sufficient although there could be fewer breakdowns, such as high, middle, and low grass, for example. Soil production capability drives the market in Hall County.</b>
a.	<b>If yes, list.</b>
12.	<b>In your opinion, what is the level of value of these groupings?</b>
	<b>The assessed value of agricultural land in Hall County regardless of groupings is in the range of 69% to 75% of market value.</b>
13.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	<b>No</b>

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>83</b>	<b>0</b>	<b>55</b>	<b>138</b>

**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	88	<b>MEDIAN:</b>	<b>72</b>	COV:	31.12	95% Median C.I.:	69.36 to 79.02	(! : Derived)
(AgLand) TOTAL Sales Price:	19,458,153	WGT. MEAN:	68	STD:	22.00	95% Wgt. Mean C.I.:	63.64 to 72.79	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,478,153	MEAN:	71	AVG.ABS.DEV:	16.70	95% Mean C.I.:	66.10 to 75.29	
(AgLand) TOTAL Assessed Value:	13,286,908							
AVG. Adj. Sales Price:	221,342	COD:	23.27	MAX Sales Ratio:	117.88			
AVG. Assessed Value:	150,987	PRD:	103.64	MIN Sales Ratio:	13.61			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
_____Qrtrs_____												
07/01/05 TO 09/30/05	3	88.41	90.90	84.49	9.27	107.58	79.85	104.43	N/A		255,959	216,264
10/01/05 TO 12/31/05	9	84.52	75.78	73.46	19.68	103.16	24.49	99.72	47.16 to 95.70		182,801	134,292
01/01/06 TO 03/31/06	22	78.93	78.58	72.74	16.80	108.03	40.07	117.88	67.90 to 83.64		225,965	164,375
04/01/06 TO 06/30/06	2	64.99	64.99	59.21	36.17	109.75	41.48	88.49	N/A		36,132	21,395
07/01/06 TO 09/30/06	4	75.22	67.70	73.29	29.27	92.37	20.53	99.81	N/A		284,125	208,234
10/01/06 TO 12/31/06	3	73.66	79.91	77.44	9.06	103.20	73.03	93.04	N/A		288,750	223,594
01/01/07 TO 03/31/07	9	70.30	72.34	72.86	10.82	99.29	56.23	91.94	61.85 to 83.07		180,919	131,811
04/01/07 TO 06/30/07	6	44.30	48.87	58.18	41.34	84.00	24.17	83.34	24.17 to 83.34		100,333	58,375
07/01/07 TO 09/30/07	2	60.48	60.48	51.93	77.50	116.45	13.61	107.35	N/A		101,500	52,713
10/01/07 TO 12/31/07	7	70.83	74.69	72.89	14.60	102.47	55.32	98.50	55.32 to 98.50		210,348	153,316
01/01/08 TO 03/31/08	7	60.78	63.99	58.53	23.32	109.32	35.34	89.21	35.34 to 89.21		355,042	207,813
04/01/08 TO 06/30/08	14	62.86	61.50	57.80	22.66	106.41	16.25	90.33	43.77 to 75.63		259,129	149,772
_____Study Years_____												
07/01/05 TO 06/30/06	36	81.78	78.15	73.98	18.10	105.64	24.49	117.88	70.09 to 84.52		207,127	153,235
07/01/06 TO 06/30/07	22	70.61	66.13	71.82	22.01	92.07	20.53	99.81	56.23 to 79.62		192,410	138,194
07/01/07 TO 06/30/08	30	67.24	65.09	60.73	24.14	107.18	13.61	107.35	58.43 to 72.54		259,618	157,671
_____Calendar Yrs_____												
01/01/06 TO 12/31/06	31	78.84	76.43	73.27	18.49	104.31	20.53	117.88	70.09 to 83.58		227,298	166,541
01/01/07 TO 12/31/07	24	69.94	66.17	69.52	23.28	95.18	13.61	107.35	56.23 to 79.21		162,738	113,133
_____ALL_____												
	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02		221,342	150,987

# 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:	88	<b>MEDIAN:</b>	<b>72</b>	COV:	31.12	95% Median C.I.:	69.36 to 79.02	(!: Derived)
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(AgLand) TOTAL Assessed Value:	13,286,908							
AVG. Adj. Sales Price:	221,342	COD:	23.27	MAX Sales Ratio:	117.88			
AVG. Assessed Value:	150,987	PRD:	103.64	MIN Sales Ratio:	13.61			

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GEO CODE / TOWNSHIP #											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
3209	3	81.66	82.84	74.30	17.15	111.49	62.42	104.43	N/A		202,400	150,376
3211	7	83.58	84.34	81.38	20.67	103.63	47.38	109.83	47.38 to 109.83		147,507	120,039
3213	6	70.10	67.09	66.46	6.26	100.94	52.10	72.54	52.10 to 72.54		183,250	121,788
3215	8	87.47	77.68	77.78	23.65	99.87	24.17	109.63	24.17 to 109.63		203,791	158,509
3309	5	70.83	70.39	73.29	19.19	96.04	41.48	92.64	N/A		214,788	157,428
3311	3	50.19	46.95	46.92	13.27	100.06	35.34	55.32	N/A		288,933	135,576
3313	3	69.29	72.32	73.72	5.17	98.11	68.47	79.21	N/A		272,098	200,578
3315	4	77.34	75.03	69.71	13.83	107.63	56.23	89.21	N/A		174,875	121,899
3433	6	53.61	52.57	52.77	31.71	99.63	20.53	75.63	20.53 to 75.63		165,714	87,443
3435	5	26.28	46.02	32.98	93.09	139.51	16.25	84.22	N/A		117,193	38,654
3437	4	81.33	79.39	80.46	5.76	98.68	70.39	84.52	N/A		121,250	97,553
3439	3	78.37	77.10	76.76	5.85	100.45	69.59	83.34	N/A		254,686	195,486
3533	8	76.58	76.52	78.88	26.72	97.01	41.22	117.88	41.22 to 117.88		141,204	111,378
3535	9	72.54	72.02	75.42	22.27	95.49	13.61	92.10	61.85 to 91.94		167,250	126,132
3537	5	60.78	66.12	59.60	23.97	110.95	40.07	93.04	N/A		544,200	324,321
3539	9	73.66	73.68	68.39	14.68	107.73	43.77	99.81	63.30 to 84.09		385,204	263,450
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02		221,342	150,987

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	60	71.74	72.09	70.65	23.80	102.04	16.25	117.88	68.47 to 81.90		181,846	128,476
2	28	71.69	67.69	65.11	22.15	103.97	13.61	99.81	60.78 to 79.62		305,977	199,224
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02		221,342	150,987

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
2	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02		221,342	150,987
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02		221,342	150,987

**PAD 2009 R&O Statistics**

Base Stat

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AVG. Assessed Value:	150,987	PRD:	103.64	MIN Sales Ratio:	13.61			

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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)											
01-0003											
01-0090											
10-0019	8	80.72	73.45	78.69	18.46	93.34	41.22	98.50	41.22 to 98.50	163,411	128,586
40-0002	3	82.24	81.29	76.97	6.80	105.62	72.43	89.21	N/A	151,500	116,609
40-0082	21	70.83	69.90	68.19	27.03	102.51	16.25	109.83	62.42 to 83.58	183,196	124,918
40-0083	18	70.24	65.55	63.82	26.84	102.72	13.61	117.88	50.19 to 81.90	174,338	111,256
40-0126	26	72.79	71.59	66.41	17.63	107.80	39.03	99.81	63.30 to 79.85	320,879	213,096
41-0504											
47-0100	12	70.95	73.38	72.94	26.37	100.60	24.17	109.63	56.07 to 95.70	199,022	145,164
NonValid School											
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02	221,342	150,987

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	16	77.24	64.18	51.57	30.36	124.45	13.61	104.43	41.22 to 88.49	68,447	35,300
30.01 TO 50.00	15	69.36	66.55	67.05	21.31	99.26	20.53	109.83	60.05 to 83.07	100,927	67,673
50.01 TO 100.00	25	71.05	73.64	70.42	24.21	104.57	24.49	117.88	66.64 to 84.52	179,589	126,470
100.01 TO 180.00	28	78.79	76.31	72.48	14.94	105.28	43.77	99.72	70.30 to 83.58	364,913	264,504
180.01 TO 330.00	3	60.78	54.01	51.78	11.58	104.31	40.07	61.18	N/A	567,000	293,585
330.01 TO 650.00	1	56.07	56.07	56.07			56.07	56.07	N/A	460,776	258,356
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02	221,342	150,987

**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	4	80.87	79.78	82.63	9.75	96.55	68.16	89.21	N/A	112,150	92,665
DRY-N/A	9	66.64	65.13	61.36	33.01	106.16	13.61	104.43	39.03 to 92.10	175,215	107,506
GRASS	6	33.88	43.36	46.37	58.15	93.51	20.53	86.53	20.53 to 86.53	90,083	41,773
GRASS-N/A	7	45.03	51.41	51.82	35.78	99.22	24.49	92.64	24.49 to 92.64	192,919	99,971
IRRGTD	41	72.43	72.63	69.19	16.54	104.97	16.25	109.83	69.29 to 79.21	258,335	178,741
IRRGTD-N/A	21	81.66	81.80	73.84	16.91	110.78	40.07	117.88	70.83 to 95.70	236,662	174,753
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02	221,342	150,987

**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:	88	<b>MEDIAN:</b>	<b>72</b>	COV:	31.12	95% Median C.I.:	69.36 to 79.02	(! : Derived)
(AgLand) TOTAL Sales Price:	19,458,153	WGT. MEAN:	68	STD:	22.00	95% Wgt. Mean C.I.:	63.64 to 72.79	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,478,153	MEAN:	71	AVG.ABS.DEV:	16.70	95% Mean C.I.:	66.10 to 75.29	
(AgLand) TOTAL Assessed Value:	13,286,908							
AVG. Adj. Sales Price:	221,342	COD:	23.27	MAX Sales Ratio:	117.88			
AVG. Assessed Value:	150,987	PRD:	103.64	MIN Sales Ratio:	13.61			

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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	5	86.11	82.24	83.27	8.71	98.76	68.16	92.10	N/A	96,308	80,200
DRY-N/A	8	63.71	61.76	60.70	33.85	101.75	13.61	104.43	13.61 to 104.43	193,000	117,152
GRASS	9	41.48	48.15	50.02	53.83	96.27	20.53	92.64	24.17 to 86.53	133,799	66,923
GRASS-N/A	4	43.13	46.68	50.69	19.47	92.07	35.34	65.11	N/A	171,685	87,031
IRRGTD	56	75.97	75.48	72.23	15.98	104.50	16.25	109.83	70.83 to 81.53	249,961	180,555
IRRGTD-N/A	6	78.06	78.10	56.73	31.82	137.67	40.07	117.88	40.07 to 117.88	260,638	147,857
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02	221,342	150,987

**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	12	72.97	74.31	69.37	21.37	107.12	39.03	104.43	60.78 to 91.94	158,795	110,157
DRY-N/A	1	13.61	13.61	13.61			13.61	13.61	N/A	120,000	16,328
GRASS	11	41.48	47.24	49.42	44.88	95.59	20.53	92.64	24.17 to 86.53	119,745	59,176
GRASS-N/A	2	50.23	50.23	52.20	29.64	96.22	35.34	65.11	N/A	286,870	149,746
IRRGTD	61	78.29	76.21	71.27	16.71	106.93	16.25	117.88	70.83 to 81.66	248,850	177,347
IRRGTD-N/A	1	47.16	47.16	47.16			47.16	47.16	N/A	381,784	180,041
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02	221,342	150,987

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	96.46	96.46	96.27	8.26	100.20	88.49	104.43	N/A	26,632	25,639
30000 TO 59999	8	56.75	59.78	57.37	38.42	104.19	24.17	92.10	24.17 to 92.10	47,740	27,391
60000 TO 99999	16	80.63	80.47	80.96	19.46	99.40	26.28	117.88	70.39 to 92.64	75,318	60,976
100000 TO 149999	12	64.25	57.54	58.29	32.60	98.71	13.61	109.63	24.49 to 72.54	118,527	69,090
150000 TO 249999	24	78.05	77.07	75.96	18.35	101.47	35.34	99.81	69.59 to 91.94	210,801	160,121
250000 TO 499999	21	72.43	69.33	70.14	15.72	98.85	16.25	90.33	64.00 to 79.62	379,675	266,292
500000 +	5	58.43	53.27	52.52	13.77	101.43	40.07	63.30	N/A	676,624	355,347
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02	221,342	150,987

**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:	88	<b>MEDIAN:</b>	<b>72</b>	COV:	31.12	95% Median C.I.:	69.36 to 79.02	(! : Derived)
(AgLand) TOTAL Sales Price:	19,458,153	WGT. MEAN:	68	STD:	22.00	95% Wgt. Mean C.I.:	63.64 to 72.79	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,478,153	MEAN:	71	AVG.ABS.DEV:	16.70	95% Mean C.I.:	66.10 to 75.29	
(AgLand) TOTAL Assessed Value:	13,286,908							
AVG. Adj. Sales Price:	221,342	COD:	23.27	MAX Sales Ratio:	117.88			
AVG. Assessed Value:	150,987	PRD:	103.64	MIN Sales Ratio:	13.61			

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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	9	41.22	45.03	33.52	52.52	134.33	13.61	104.43	20.53 to 88.49	62,529	20,959
30000 TO 59999	15	75.63	67.34	54.98	23.08	122.48	16.25	92.64	47.38 to 84.22	79,787	43,863
60000 TO 99999	15	70.39	74.22	68.41	19.61	108.49	35.34	109.83	61.85 to 83.64	115,950	79,316
100000 TO 149999	7	69.59	76.00	70.46	25.33	107.86	52.10	117.88	52.10 to 117.88	185,875	130,965
150000 TO 249999	24	72.73	78.61	74.74	18.45	105.19	47.16	109.63	70.09 to 93.04	248,750	185,907
250000 TO 499999	18	75.97	70.77	67.43	14.73	104.95	40.07	90.33	60.78 to 79.85	483,788	326,223
ALL	88	71.74	70.69	68.21	23.27	103.64	13.61	117.88	69.36 to 79.02	221,342	150,987

**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:	99	<b>MEDIAN:</b>	<b>72</b>	COV:	30.76	95% Median C.I.:	69.36 to 79.21	(! : Derived)
TOTAL Sales Price:	23,737,286	WGT. MEAN:	68	STD:	21.83	95% Wgt. Mean C.I.:	63.29 to 72.32	(! : land+NAT=0)
TOTAL Adj.Sales Price:	23,757,286	MEAN:	71	AVG.ABS.DEV:	16.83	95% Mean C.I.:	66.65 to 75.25	
TOTAL Assessed Value:	16,108,737							
AVG. Adj. Sales Price:	239,972	COD:	23.24	MAX Sales Ratio:	117.88			
AVG. Assessed Value:	162,714	PRD:	104.64	MIN Sales Ratio:	13.61			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	3	88.41	90.90	84.49	9.27	107.58	79.85	104.43	N/A		255,959	216,264
10/01/05 TO 12/31/05	11	84.09	74.48	72.92	19.58	102.14	24.49	99.72	47.16 to 95.70		202,701	147,809
01/01/06 TO 03/31/06	23	79.02	78.96	73.52	16.50	107.40	40.07	117.88	69.29 to 83.64		228,409	167,918
04/01/06 TO 06/30/06	2	64.99	64.99	59.21	36.17	109.75	41.48	88.49	N/A		36,132	21,395
07/01/06 TO 09/30/06	5	79.62	73.15	77.65	25.97	94.20	20.53	99.81	N/A		284,600	220,988
10/01/06 TO 12/31/06	3	73.66	79.91	77.44	9.06	103.20	73.03	93.04	N/A		288,750	223,594
01/01/07 TO 03/31/07	11	70.39	76.10	75.86	14.70	100.31	56.23	106.17	61.85 to 91.94		204,209	154,921
04/01/07 TO 06/30/07	7	47.38	54.27	65.60	44.98	82.73	24.17	86.68	24.17 to 86.68		116,285	76,288
07/01/07 TO 09/30/07	2	60.48	60.48	51.93	77.50	116.45	13.61	107.35	N/A		101,500	52,713
10/01/07 TO 12/31/07	8	70.21	74.05	71.84	13.11	103.07	55.32	98.50	55.32 to 98.50		268,930	193,212
01/01/08 TO 03/31/08	9	58.43	59.51	52.80	24.87	112.69	35.34	89.21	38.11 to 81.53		442,785	233,804
04/01/08 TO 06/30/08	15	62.42	60.99	57.67	22.22	105.75	16.25	90.33	52.10 to 72.54		249,662	143,991
____Study Years____												
07/01/05 TO 06/30/06	39	81.66	77.90	74.25	17.72	104.92	24.49	117.88	70.09 to 84.52		213,417	158,451
07/01/06 TO 06/30/07	26	71.93	70.09	75.03	22.80	93.42	20.53	106.17	68.47 to 83.07		205,752	154,379
07/01/07 TO 06/30/08	34	64.21	63.64	58.66	24.98	108.50	13.61	107.35	55.32 to 72.43		296,601	173,977
____Calendar Yrs____												
01/01/06 TO 12/31/06	33	79.02	77.32	74.60	18.26	103.64	20.53	117.88	70.83 to 83.64		230,755	172,140
01/01/07 TO 12/31/07	28	70.35	68.94	71.83	23.02	95.98	13.61	107.35	65.11 to 79.87		193,383	138,902
____ALL____												
	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21		239,972	162,714

# 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:	99	<b>MEDIAN:</b>	<b>72</b>	COV:	30.76	95% Median C.I.:	69.36 to 79.21	(!: Derived)
TOTAL Sales Price:	23,737,286	WGT. MEAN:	68	STD:	21.83	95% Wgt. Mean C.I.:	63.29 to 72.32	(!: land+NAT=0)
TOTAL Adj.Sales Price:	23,757,286	MEAN:	71	AVG.ABS.DEV:	16.83	95% Mean C.I.:	66.65 to 75.25	
TOTAL Assessed Value:	16,108,737							
AVG. Adj. Sales Price:	239,972	COD:	23.24	MAX Sales Ratio:	117.88			
AVG. Assessed Value:	162,714	PRD:	104.64	MIN Sales Ratio:	13.61			

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GEO CODE / TOWNSHIP #											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
3209	4	72.04	74.51	61.18	25.73	121.78	49.53	104.43	N/A		322,592	197,373
3211	8	90.13	87.07	83.41	19.91	104.39	47.38	109.83	47.38 to 109.83		140,573	117,248
3213	7	69.59	67.44	67.65	5.40	99.69	52.10	72.54	52.10 to 72.54		254,071	171,887
3215	8	87.47	77.68	77.78	23.65	99.87	24.17	109.63	24.17 to 109.63		203,791	158,509
3309	6	76.37	74.48	77.85	20.09	95.67	41.48	94.94	41.48 to 94.94		226,740	176,524
3311	3	50.19	46.95	46.92	13.27	100.06	35.34	55.32	N/A		288,933	135,576
3313	3	69.29	72.32	73.72	5.17	98.11	68.47	79.21	N/A		272,098	200,578
3315	5	72.43	70.79	67.43	16.95	104.98	53.83	89.21	N/A		163,327	110,130
3433	6	53.61	52.57	52.77	31.71	99.63	20.53	75.63	20.53 to 75.63		165,714	87,443
3435	5	26.28	46.02	32.98	93.09	139.51	16.25	84.22	N/A		117,193	38,654
3437	6	81.33	76.71	76.60	10.31	100.14	55.56	87.13	55.56 to 87.13		166,199	127,310
3439	4	79.12	77.79	78.03	4.82	99.70	69.59	83.34	N/A		322,515	251,645
3533	9	83.07	77.65	80.11	22.38	96.93	41.22	117.88	45.03 to 98.50		149,070	119,421
3535	9	72.54	72.02	75.42	22.27	95.49	13.61	92.10	61.85 to 91.94		167,250	126,132
3537	6	59.61	61.45	54.64	26.70	112.48	38.11	93.04	38.11 to 93.04		589,600	322,130
3539	10	76.64	74.47	69.62	13.74	106.97	43.77	99.81	63.30 to 84.09		382,133	266,054
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21		239,972	162,714

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	69	72.43	72.59	70.83	23.58	102.49	16.25	117.88	69.29 to 81.90		203,171	143,909
2	30	71.69	67.17	63.45	22.70	105.87	13.61	99.81	60.78 to 79.62		324,615	205,965
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21		239,972	162,714

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	8	67.72	68.21	62.22	27.98	109.62	38.11	94.94	38.11 to 94.94		394,200	245,267
2	91	72.43	71.19	68.66	22.99	103.69	13.61	117.88	69.36 to 79.21		226,414	155,457
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21		239,972	162,714



**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Sales Price:	23,737,286	WGT. MEAN:	68	STD:	21.83	95% Wgt. Mean C.I.:	63.29 to 72.32	(! : land+NAT=0)
TOTAL Adj.Sales Price:	23,757,286	MEAN:	71	AVG.ABS.DEV:	16.83	95% Mean C.I.:	66.65 to 75.25	
TOTAL Assessed Value:	16,108,737							
AVG. Adj. Sales Price:	239,972	COD:	23.24	MAX Sales Ratio:	117.88			
AVG. Assessed Value:	162,714	PRD:	104.64	MIN Sales Ratio:	13.61			

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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)											
01-0003											
01-0090											
10-0019	9	83.07	74.92	79.80	16.43	93.88	41.22	98.50	45.03 to 88.49	168,810	134,717
40-0002	3	82.24	81.29	76.97	6.80	105.62	72.43	89.21	N/A	151,500	116,609
40-0082	25	69.59	69.88	66.35	27.34	105.33	16.25	109.83	62.42 to 81.66	216,738	143,795
40-0083	21	70.39	66.79	66.96	25.74	99.74	13.61	117.88	55.32 to 81.90	198,870	133,161
40-0126	28	72.79	70.75	64.55	18.51	109.61	38.11	99.81	63.30 to 79.85	339,784	219,327
41-0504											
47-0100	13	72.54	75.04	75.30	26.19	99.65	24.17	109.63	56.07 to 95.70	205,751	154,921
NonValid School											
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21	239,972	162,714

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	16	77.24	64.18	51.57	30.36	124.45	13.61	104.43	41.22 to 88.49	68,447	35,300
30.01 TO 50.00	16	69.36	65.76	66.10	21.38	99.48	20.53	109.83	53.83 to 83.07	101,940	67,385
50.01 TO 100.00	28	71.74	74.62	71.08	24.70	104.98	24.49	117.88	66.64 to 86.53	179,419	127,536
100.01 TO 180.00	32	78.79	74.79	69.54	16.29	107.54	38.11	99.72	69.29 to 83.58	386,063	268,469
180.01 TO 330.00	6	65.39	67.74	64.07	21.00	105.73	40.07	94.94	40.07 to 94.94	532,083	340,894
330.01 TO 650.00	1	56.07	56.07	56.07			56.07	56.07	N/A	460,776	258,356
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21	239,972	162,714

**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	4	80.87	79.78	82.63	9.75	96.55	68.16	89.21	N/A	112,150	92,665
DRY-N/A	9	66.64	65.13	61.36	33.01	106.16	13.61	104.43	39.03 to 92.10	175,215	107,506
GRASS	6	33.88	43.36	46.37	58.15	93.51	20.53	86.53	20.53 to 86.53	90,083	41,773
GRASS-N/A	7	45.03	51.41	51.82	35.78	99.22	24.49	92.64	24.49 to 92.64	192,919	99,971
IRRGTD	45	72.54	73.59	70.11	17.54	104.97	16.25	109.83	69.36 to 81.53	251,002	175,973
IRRGTD-N/A	28	79.86	78.11	69.06	18.57	113.11	38.11	117.88	70.39 to 88.41	305,203	210,759
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21	239,972	162,714

## PAD 2009 R&amp;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:	99	<b>MEDIAN:</b>	<b>72</b>	COV:	30.76	95% Median C.I.:	69.36 to 79.21	(! : Derived)
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TOTAL Assessed Value:	16,108,737							
AVG. Adj. Sales Price:	239,972	COD:	23.24	MAX Sales Ratio:	117.88			
AVG. Assessed Value:	162,714	PRD:	104.64	MIN Sales Ratio:	13.61			

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## MAJORITY LAND USE &gt; 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	86.11	82.24	83.27	8.71	98.76	68.16	92.10	N/A	96,308	80,200
DRY-N/A	8	63.71	61.76	60.70	33.85	101.75	13.61	104.43	13.61 to 104.43	193,000	117,152
GRASS	9	41.48	48.15	50.02	53.83	96.27	20.53	92.64	24.17 to 86.53	133,799	66,923
GRASS-N/A	4	43.13	46.68	50.69	19.47	92.07	35.34	65.11	N/A	171,685	87,031
IRRGTD	64	78.33	75.16	70.61	16.43	106.45	16.25	109.83	70.83 to 81.66	266,898	188,447
IRRGTD-N/A	9	72.54	76.52	63.76	29.31	120.01	40.07	117.88	47.16 to 107.35	306,592	195,491
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21	239,972	162,714

## MAJORITY LAND USE &gt; 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	72.97	74.31	69.37	21.37	107.12	39.03	104.43	60.78 to 91.94	158,795	110,157
DRY-N/A	1	13.61	13.61	13.61			13.61	13.61	N/A	120,000	16,328
GRASS	11	41.48	47.24	49.42	44.88	95.59	20.53	92.64	24.17 to 86.53	119,745	59,176
GRASS-N/A	2	50.23	50.23	52.20	29.64	96.22	35.34	65.11	N/A	286,870	149,746
IRRGTD	71	78.29	75.45	69.72	17.50	108.21	16.25	117.88	70.83 to 81.66	270,035	188,282
IRRGTD-N/A	2	71.05	71.05	67.64	33.62	105.04	47.16	94.94	N/A	334,142	226,022
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21	239,972	162,714

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	96.46	96.46	96.27	8.26	100.20	88.49	104.43	N/A	26,632	25,639
30000 TO 59999	8	56.75	59.78	57.37	38.42	104.19	24.17	92.10	24.17 to 92.10	47,740	27,391
60000 TO 99999	17	82.24	81.98	82.75	19.67	99.08	26.28	117.88	70.39 to 106.17	76,301	63,137
100000 TO 149999	13	61.85	57.25	57.95	32.25	98.79	13.61	109.63	24.49 to 72.54	118,420	68,625
150000 TO 249999	26	78.05	76.61	75.52	18.48	101.45	35.34	99.81	69.59 to 86.68	211,586	159,787
250000 TO 499999	24	75.97	71.65	71.93	15.53	99.61	16.25	94.94	65.11 to 81.66	370,682	266,645
500000 +	9	58.43	55.94	54.52	19.41	102.61	38.11	79.87	40.07 to 69.59	676,432	368,765
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21	239,972	162,714

# 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:	99	<b>MEDIAN:</b>	<b>72</b>	COV:	30.76	95% Median C.I.:	69.36 to 79.21	(!: Derived)
TOTAL Sales Price:	23,737,286	WGT. MEAN:	68	STD:	21.83	95% Wgt. Mean C.I.:	63.29 to 72.32	(!: land+NAT=0)
TOTAL Adj.Sales Price:	23,757,286	MEAN:	71	AVG.ABS.DEV:	16.83	95% Mean C.I.:	66.65 to 75.25	
TOTAL Assessed Value:	16,108,737							
AVG. Adj. Sales Price:	239,972	COD:	23.24	MAX Sales Ratio:	117.88			
AVG. Assessed Value:	162,714	PRD:	104.64	MIN Sales Ratio:	13.61			

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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	9	41.22	45.03	33.52	52.52	134.33	13.61	104.43	20.53 to 88.49	62,529	20,959
30000 TO 59999	15	75.63	67.34	54.98	23.08	122.48	16.25	92.64	47.38 to 84.22	79,787	43,863
60000 TO 99999	17	70.39	74.90	69.31	21.67	108.05	35.34	109.83	60.05 to 89.21	114,612	79,442
100000 TO 149999	8	65.39	73.44	68.22	26.27	107.66	52.10	117.88	52.10 to 117.88	191,391	130,568
150000 TO 249999	25	73.03	78.94	75.15	18.39	105.04	47.16	109.63	70.30 to 86.68	247,280	185,821
250000 TO 499999	25	78.29	70.99	66.65	15.81	106.51	38.11	94.94	63.30 to 79.87	493,446	328,861
ALL	99	72.43	70.95	67.81	23.24	104.64	13.61	117.88	69.36 to 79.21	239,972	162,714

## Agricultural Correlation

**2009 Correlation Section**  
**for Hall County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: The following tables offer support for the level of value for agricultural unimproved property in Hall County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussions throughout the past year between the Hall County Assessor and her field liaison have revealed that even though there is an appraisal staff separate from the assessment staff, the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

Although there is a question of representativeness raised due to a lack of sales in market area 3, the agricultural assessment actions and the movement in the base of agricultural property support each other.

Hall County is a county experiencing growth throughout its very diverse community. The large city of Grand Island with the many market neighborhoods poses many challenges as do the smaller communities in the county. The Hall County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the agricultural valuations for Hall County and statistical evidence follows that lends its support to a level of value for agricultural unimproved property at 72% of the market.

**2009 Correlation Section  
for Hall County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2009</b>	<b>189</b>	<b>88</b>	<b>46.56</b>
<b>2008</b>	<b>181</b>	<b>77</b>	<b>42.54</b>
<b>2007</b>	<b>203</b>	<b>90</b>	<b>44.33</b>
<b>2006</b>	<b>189</b>	<b>69</b>	<b>36.51</b>
<b>2005</b>	<b>211</b>	<b>96</b>	<b>45.50</b>

**AGRICULTURAL UNIMPROVED:**The total number of agricultural unimproved sales in Hall County increased this past year. Of these total sales, 12 of them were removed for having been substantially changed since the date of the sale. The remaining disqualified sales are a mixture of family sales, foreclosure and other legal actions, estate planning and estate settlements. Hall County is diligent in their sales review. They send questionnaires to both the buyer and the seller of each real property sale. They receive back information on about 60% to 70% of all questionnaires sent. The in-house appraisal staff physically reviews any sale with a perceived discrepancy.

**2009 Correlation Section**  
**for Hall County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2009 Correlation Section  
for Hall County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>61</b>	<b>15.32</b>	<b>70</b>	<b>72</b>
<b>2008</b>	<b>68.35</b>	<b>1.61</b>	<b>69</b>	<b>69.25</b>
<b>2007</b>	<b>70</b>	<b>2.08</b>	<b>71</b>	<b>72</b>
<b>2006</b>	<b>75</b>	<b>0.31</b>	<b>75</b>	<b>75</b>
<b>2005</b>	<b>72</b>	<b>7.29</b>	<b>77</b>	<b>75</b>

AGRICULTURAL UNIMPROVED: Table 3 illustrates that the agricultural unimproved values when trended from the previous year arrive at a ratio very similar to the R & O Ratio. The conclusion may be drawn that the agricultural unimproved population and the agricultural unimproved sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 72% of market and either the calculated ratio or the trended ratio could be used to call a level of value for agricultural unimproved property in Hall County.



**2009 Correlation Section**  
**for Hall County**

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

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

**Comparison of Average Value Changes**

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

**2009 Correlation Section  
for Hall County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Total Assessed Value (excl. growth)</b>
<b>52.5</b>	<b>2009</b>	<b>15.32</b>
<b>2.35</b>	<b>2008</b>	<b>1.61</b>
<b>2.22</b>	<b>2007</b>	<b>2.08</b>
<b>0.00</b>	<b>2006</b>	<b>0.31</b>
<b>7.35</b>	<b>2005</b>	<b>7.29</b>

AGRICULTURAL UNIMPROVED: Table 4 indicates a large disparate movement between the % Change in Total Assessed Value in the Sales File and the % Change in Assessed Value (excl.growth). According to the 2009 assessment actions, all agricultural land in all three market areas was increased 15%. The comparison of the 2008 CTL to the 2009 shows an increase of 15%. A review of the assessed value from the preliminary draft statistics to the final R & O statistics shows an increase of 15%. There are no sales in market area 3 so there is a question of representativeness in the sales file for that area. Knowing the assessment practices in the county and the information just discussed it is my opinion that the sales file and the population base have received similar treatment and the class of property has been valued uniformly.

**2009 Correlation Section**  
**for Hall County**

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

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

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

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

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

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

**2009 Correlation Section  
for Hall County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72	68	71

AGRICULTURAL UNIMPROVED: Table 5 indicates that two of the measures of central tendency are within the acceptable range while the weighted mean is just slightly under the range at 68%. It is the policy of the Hall County Assessor to use every possible sale and she is diligent in her sales verification. These three measures are sufficiently close to give credibility to the calculated level of value.

**2009 Correlation Section  
for Hall County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>23.27</b>	<b>103.64</b>
<b>Difference</b>	<b>3.27</b>	<b>0.64</b>

AGRICULTURAL UNIMPROVED: Table 6 accurately reflects that the COD and PRD are both above the acceptable range for qualitative measures, but not excessively. Removal of the four most extreme outliers does bring the PRD rounding to within the range at 103.08 and the COD closer to the range at 21.10. Knowing the assessment practices it is believed that Hall County has achieved good uniformity within the agricultural unimproved class of property.

**2009 Correlation Section  
for Hall County**

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

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

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>90</b>	<b>88</b>	<b>-2</b>
<b>Median</b>	<b>61</b>	<b>72</b>	<b>11</b>
<b>Wgt. Mean</b>	<b>54</b>	<b>68</b>	<b>14</b>
<b>Mean</b>	<b>58</b>	<b>71</b>	<b>13</b>
<b>COD</b>	<b>28.67</b>	<b>23.27</b>	<b>-5.40</b>
<b>PRD</b>	<b>105.94</b>	<b>103.64</b>	<b>-2.30</b>
<b>Minimum</b>	<b>2.32</b>	<b>13.61</b>	<b>11.29</b>
<b>Maximum</b>	<b>102.54</b>	<b>117.88</b>	<b>15.34</b>

AGRICULTURAL UNIMPROVED:Table Seven shows two sales were removed from the preliminary sales data base. Following sales verification and cyclical physical inspection, two sales were determined to have been substantially changed since the date of the sale. The remainder of the statistics are reflective of the 15% across the board increase to production land as noted in the agricultural assessment actions taken in Hall County.



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

Records : 25,472

Value : 3,278,554,293

Growth 57,145,118

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	1,469	18,840,077	189	2,293,331	82	964,251	1,740	22,097,659	
<b>02. Res Improve Land</b>	14,682	191,170,902	1,064	26,869,737	644	14,714,084	16,390	232,754,723	
<b>03. Res Improvements</b>	15,495	1,294,498,246	1,229	155,272,569	670	76,021,988	17,394	1,525,792,803	
<b>04. Res Total</b>	16,964	1,504,509,225	1,418	184,435,637	752	91,700,323	19,134	1,780,645,185	28,472,503
<b>% of Res Total</b>	88.66	84.49	7.41	10.36	3.93	5.15	75.12	54.31	49.82
<b>05. Com UnImp Land</b>	492	35,894,302	15	198,993	49	1,740,497	556	37,833,792	
<b>06. Com Improve Land</b>	1,900	139,268,967	22	327,733	87	5,804,043	2,009	145,400,743	
<b>07. Com Improvements</b>	1,992	565,244,443	31	5,040,795	160	44,490,693	2,183	614,775,931	
<b>08. Com Total</b>	2,484	740,407,712	46	5,567,521	209	52,035,233	2,739	798,010,466	22,073,798
<b>% of Com Total</b>	90.69	92.78	1.68	0.70	7.63	6.52	10.75	24.34	38.63
<b>09. Ind UnImp Land</b>	4	340,734	0	0	0	0	4	340,734	
<b>10. Ind Improve Land</b>	23	4,048,697	0	0	1	10,530	24	4,059,227	
<b>11. Ind Improvements</b>	24	69,593,130	0	0	1	1,153,177	25	70,746,307	
<b>12. Ind Total</b>	28	73,982,561	0	0	1	1,163,707	29	75,146,268	5,210,544
<b>% of Ind Total</b>	96.55	98.45	0.00	0.00	3.45	1.55	0.11	2.29	9.12
<b>13. Rec UnImp Land</b>	0	0	0	0	1	58,915	1	58,915	
<b>14. Rec Improve Land</b>	0	0	0	0	2	30,973	2	30,973	
<b>15. Rec Improvements</b>	0	0	0	0	22	304,605	22	304,605	
<b>16. Rec Total</b>	0	0	0	0	23	394,493	23	394,493	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.09	0.01	0.00
<b>Res &amp; Rec Total</b>	16,964	1,504,509,225	1,418	184,435,637	775	92,094,816	19,157	1,781,039,678	28,472,503
<b>% of Res &amp; Rec Total</b>	88.55	84.47	7.40	10.36	4.05	5.17	75.21	54.32	49.82
<b>Com &amp; Ind Total</b>	2,512	814,390,273	46	5,567,521	210	53,198,940	2,768	873,156,734	27,284,342
<b>% of Com &amp; Ind Total</b>	90.75	93.27	1.66	0.64	7.59	6.09	10.87	26.63	47.75
<b>17. Taxable Total</b>	19,476	2,318,899,498	1,464	190,003,158	985	145,293,756	21,925	2,654,196,412	55,756,845
<b>% of Taxable Total</b>	88.83	87.37	6.68	7.16	4.49	5.47	86.07	80.96	97.57



## Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	32	53,658	1,578,960		0	0	0
19. Commercial	21	991,360	14,114,585		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		32	53,658	1,578,960
19. Commercial	1	238,679	30,638,677		22	1,230,039	44,753,262
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					54	1,283,697	46,332,222

## 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	826	18	182	1,026

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	35	2,099,684	14	1,704,722	2,398	343,975,813	2,447	347,780,219
28. Ag-Improved Land	8	847,386	0	0	1,026	175,630,388	1,034	176,477,774
29. Ag Improvements	8	465,046	20	158,764	1,072	99,476,078	1,100	100,099,888
30. Ag Total							3,547	624,357,881

## 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	5	6.00	91,240	0	0.00	0	
33. HomeSite Improvements	6	6.00	449,325	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.34	8,680	0	0.00	0	
36. FarmSite Improv Land	5	7.96	15,920	0	0.00	0	
37. FarmSite Improvements	3	0.00	15,721	20	0.00	158,764	
38. FarmSite Total							
39. Road & Ditches	0	33.51	0	0	19.01	0	
40. Other- Non Ag Use	0	1.74	34	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	14	13.85	230,741	14	13.85	230,741	
32. HomeSite Improv Land	752	835.59	13,136,932	757	841.59	13,228,172	
33. HomeSite Improvements	760	818.85	77,364,759	766	824.85	77,814,084	
34. HomeSite Total				780	855.44	91,272,997	
35. FarmSite UnImp Land	43	155.95	200,125	44	160.29	208,805	
36. FarmSite Improv Land	761	2,127.63	3,869,717	766	2,135.59	3,885,637	
37. FarmSite Improvements	931	0.00	22,111,319	954	0.00	22,285,804	
38. FarmSite Total				998	2,295.88	26,380,246	
39. Road & Ditches	0	6,991.54	0	0	7,044.06	0	
40. Other- Non Ag Use	0	168.93	3,288	0	170.67	3,322	
41. Total Section VI				1,778	10,366.05	117,656,565	1,388,273

## Schedule VII : Agricultural Records :Ag Land Detail - Game &amp; 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	2	117.38	59,063	2	117.38	59,063

## 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	8,309.64	5.44%	21,415,165	6.67%	2,577.15
46. 1A	55,565.64	36.40%	130,944,354	40.77%	2,356.57
47. 2A1	16,691.63	10.93%	37,025,103	11.53%	2,218.18
48. 2A	41,924.24	27.46%	86,797,229	27.03%	2,070.34
49. 3A1	5,464.05	3.58%	8,493,820	2.64%	1,554.49
50. 3A	5,101.30	3.34%	7,841,938	2.44%	1,537.24
51. 4A1	6,216.35	4.07%	9,101,054	2.83%	1,464.05
52. 4A	13,386.96	8.77%	19,541,243	6.08%	1,459.72
53. Total	152,659.81	100.00%	321,159,906	100.00%	2,103.76
Dry					
54. 1D1	467.62	3.07%	612,597	4.00%	1,310.03
55. 1D	3,965.50	26.00%	5,177,562	33.77%	1,305.65
56. 2D1	1,652.50	10.83%	1,923,891	12.55%	1,164.23
57. 2D	3,708.47	24.31%	3,627,104	23.65%	978.06
58. 3D1	1,060.96	6.96%	927,388	6.05%	874.10
59. 3D	1,159.18	7.60%	871,894	5.69%	752.16
60. 4D1	1,256.24	8.24%	960,409	6.26%	764.51
61. 4D	1,982.61	13.00%	1,232,633	8.04%	621.72
62. Total	15,253.08	100.00%	15,333,478	100.00%	1,005.27
Grass					
63. 1G1	625.34	0.00%	734,397	3.09%	1,174.40
64. 1G	1,713.69	4.33%	1,848,767	7.78%	1,078.82
65. 2G1	1,761.23	4.45%	1,634,173	6.88%	927.86
66. 2G	6,027.77	15.23%	4,684,783	19.71%	777.20
67. 3G1	986.21	2.49%	580,817	2.44%	588.94
68. 3G	3,495.65	8.83%	2,039,558	8.58%	583.46
69. 4G1	1,895.84	4.79%	934,236	3.93%	492.78
70. 4G	23,076.96	58.30%	11,308,398	47.58%	490.03
71. Total	39,582.69	100.00%	23,765,129	100.00%	600.39
Irrigated Total	152,659.81	71.95%	321,159,906	89.01%	2,103.76
Dry Total	15,253.08	7.19%	15,333,478	4.25%	1,005.27
Grass Total	39,582.69	18.65%	23,765,129	6.59%	600.39
Waste	3,077.53	1.45%	61,523	0.02%	19.99
Other	1,609.84	0.76%	498,251	0.14%	309.50
Exempt	2,019.38	0.95%	0	0.00%	0.00
Market Area Total	212,182.95	100.00%	360,818,287	100.00%	1,700.51

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

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,155.64	4.22%	5,046,123	4.60%	2,340.89
46. 1A	23,416.01	45.83%	54,582,337	49.77%	2,330.98
47. 2A1	11,975.64	23.44%	26,937,686	24.56%	2,249.37
48. 2A	5,452.55	10.67%	11,042,608	10.07%	2,025.22
49. 3A1	3,721.66	7.28%	5,803,471	5.29%	1,559.38
50. 3A	667.09	1.31%	1,039,267	0.95%	1,557.91
51. 4A1	586.11	1.15%	823,488	0.75%	1,405.01
52. 4A	3,123.28	6.11%	4,388,215	4.00%	1,405.00
53. Total	51,097.98	100.00%	109,663,195	100.00%	2,146.14
Dry					
54. 1D1	104.61	1.13%	137,249	1.31%	1,312.01
55. 1D	4,255.79	45.91%	5,582,780	53.27%	1,311.81
56. 2D1	1,612.76	17.40%	1,872,210	17.87%	1,160.87
57. 2D	1,658.84	17.89%	1,630,404	15.56%	982.86
58. 3D1	761.16	8.21%	666,032	6.36%	875.02
59. 3D	189.86	2.05%	146,423	1.40%	771.22
60. 4D1	118.04	1.27%	91,244	0.87%	772.99
61. 4D	569.62	6.14%	353,165	3.37%	620.00
62. Total	9,270.68	100.00%	10,479,507	100.00%	1,130.39
Grass					
63. 1G1	106.94	0.00%	126,189	1.27%	1,180.00
64. 1G	539.20	3.39%	568,574	5.72%	1,054.48
65. 2G1	594.28	3.73%	543,738	5.47%	914.95
66. 2G	4,974.99	31.26%	3,893,242	39.18%	782.56
67. 3G1	368.04	2.31%	215,697	2.17%	586.07
68. 3G	159.41	1.00%	88,942	0.90%	557.94
69. 4G1	1,159.17	7.28%	569,110	5.73%	490.96
70. 4G	8,012.27	50.35%	3,930,677	39.56%	490.58
71. Total	15,914.30	100.00%	9,936,169	100.00%	624.35
Irrigated Total	51,097.98	61.44%	109,663,195	83.29%	2,146.14
Dry Total	9,270.68	11.15%	10,479,507	7.96%	1,130.39
Grass Total	15,914.30	19.13%	9,936,169	7.55%	624.35
Waste	796.86	0.96%	15,935	0.01%	20.00
Other	6,088.78	7.32%	1,564,244	1.19%	256.91
Exempt	334.37	0.40%	0	0.00%	0.00
Market Area Total	83,168.60	100.00%	131,659,050	100.00%	1,583.04

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

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	32.13	0.59%	64,559	0.57%	2,009.31
46. 1A	3,410.08	62.26%	8,005,367	71.24%	2,347.56
47. 2A1	227.08	4.15%	521,760	4.64%	2,297.69
48. 2A	579.24	10.58%	1,133,435	10.09%	1,956.76
49. 3A1	215.81	3.94%	316,709	2.82%	1,467.54
50. 3A	21.67	0.40%	33,761	0.30%	1,557.96
51. 4A1	531.97	9.71%	641,298	5.71%	1,205.52
52. 4A	458.90	8.38%	519,808	4.63%	1,132.73
53. Total	5,476.88	100.00%	11,236,697	100.00%	2,051.66
Dry					
54. 1D1	32.87	1.38%	37,467	1.59%	1,139.85
55. 1D	1,456.12	61.32%	1,654,381	70.40%	1,136.16
56. 2D1	176.71	7.44%	176,761	7.52%	1,000.29
57. 2D	210.92	8.88%	189,987	8.08%	900.75
58. 3D1	80.87	3.41%	65,010	2.77%	803.88
59. 3D	21.62	0.91%	15,119	0.64%	699.31
60. 4D1	233.87	9.85%	135,310	5.76%	578.57
61. 4D	161.54	6.80%	76,009	3.23%	470.53
62. Total	2,374.52	100.00%	2,350,044	100.00%	989.69
Grass					
63. 1G1	2.89	0.00%	3,410	0.54%	1,179.93
64. 1G	480.57	75.36%	515,652	82.33%	1,073.00
65. 2G1	0.25	0.04%	234	0.04%	936.00
66. 2G	100.95	15.83%	79,140	12.64%	783.95
67. 3G1	29.85	4.68%	17,641	2.82%	590.99
68. 3G	0.78	0.12%	461	0.07%	591.03
69. 4G1	19.58	3.07%	8,808	1.41%	449.85
70. 4G	2.84	0.45%	975	0.16%	343.31
71. Total	637.71	100.00%	626,321	100.00%	982.14
Irrigated Total	5,476.88	60.50%	11,236,697	79.00%	2,051.66
Dry Total	2,374.52	26.23%	2,350,044	16.52%	989.69
Grass Total	637.71	7.04%	626,321	4.40%	982.14
Waste	456.69	5.04%	8,785	0.06%	19.24
Other	106.60	1.18%	2,131	0.01%	19.99
Exempt	730.58	8.07%	0	0.00%	0.00
Market Area Total	9,052.40	100.00%	14,223,978	100.00%	1,571.29

## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	1,146.42	2,429,619	752.58	1,615,070	207,335.67	438,015,109	209,234.67	442,059,798
<b>77. Dry Land</b>	127.21	141,536	41.79	44,245	26,729.28	27,977,248	26,898.28	28,163,029
<b>78. Grass</b>	335.56	258,510	75.98	45,110	55,723.16	34,023,999	56,134.70	34,327,619
<b>79. Waste</b>	15.04	301	14.82	297	4,301.22	85,645	4,331.08	86,243
<b>80. Other</b>	5.00	1,230	0.00	0	7,800.22	2,063,396	7,805.22	2,064,626
<b>81. Exempt</b>	269.12	0	53.07	0	2,762.14	0	3,084.33	0
<b>82. Total</b>	<b>1,629.23</b>	<b>2,831,196</b>	<b>885.17</b>	<b>1,704,722</b>	<b>301,889.55</b>	<b>502,165,397</b>	<b>304,403.95</b>	<b>506,701,315</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	209,234.67	68.74%	442,059,798	87.24%	2,112.75
<b>Dry Land</b>	26,898.28	8.84%	28,163,029	5.56%	1,047.02
<b>Grass</b>	56,134.70	18.44%	34,327,619	6.77%	611.52
<b>Waste</b>	4,331.08	1.42%	86,243	0.02%	19.91
<b>Other</b>	7,805.22	2.56%	2,064,626	0.41%	264.52
<b>Exempt</b>	3,084.33	1.01%	0	0.00%	0.00
<b>Total</b>	<b>304,403.95</b>	<b>100.00%</b>	<b>506,701,315</b>	<b>100.00%</b>	<b>1,664.57</b>

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

40 Hall

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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	1,733,608,766	1,780,645,185	47,036,419	2.71%	28,472,503	1.07%
02. Recreational	394,493	394,493	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	91,831,885	91,272,997	-558,888	-0.61%	1,388,273	-2.12%
<b>04. Total Residential (sum lines 1-3)</b>	<b>1,825,835,144</b>	<b>1,872,312,675</b>	<b>46,477,531</b>	<b>2.55%</b>	<b>29,860,776</b>	<b>0.91%</b>
05. Commercial	759,232,548	798,010,466	38,777,918	5.11%	22,073,798	2.20%
06. Industrial	63,435,835	75,146,268	11,710,433	18.46%	5,210,544	10.25%
07. Ag-Farmsite Land, Outbuildings	25,431,841	26,380,246	948,405	3.73%	0	3.73%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>848,100,224</b>	<b>899,536,980</b>	<b>51,436,756</b>	<b>6.06%</b>	<b>27,284,342</b>	<b>2.85%</b>
<b>10. Total Non-Agland Real Property</b>	<b>2,673,935,368</b>	<b>2,771,852,977</b>	<b>97,917,609</b>	<b>3.66%</b>	<b>57,145,118</b>	<b>1.52%</b>
11. Irrigated	383,906,169	442,059,798	58,153,629	15.15%		
12. Dryland	23,969,620	28,163,029	4,193,409	17.49%		
13. Grassland	29,613,466	34,327,619	4,714,153	15.92%		
14. Wasteland	85,249	86,243	994	1.17%		
15. Other Agland	1,815,188	2,064,626	249,438	13.74%		
<b>16. Total Agricultural Land</b>	<b>439,389,692</b>	<b>506,701,315</b>	<b>67,311,623</b>	<b>15.32%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>3,113,325,060</b>	<b>3,278,554,293</b>	<b>165,229,233</b>	<b>5.31%</b>	<b>57,145,118</b>	<b>3.47%</b>



2008 PLAN OF ASSESSMENT FOR HALL COUNTY  
ASSESSMENT YEARS 2009, 2010 AND 2011

REAL PROPERTY

There are several areas that are addressed on an annual basis and I do not foresee changing. These include conducting an unimproved ag land market analysis (plotting all vacant ag land sales and color coding them for level of assessment) and creating a color map to use as a visual aid, review statistical analysis of property types for problem areas, sending questionnaires to buyer/seller on recently sold properties, compiling sales books based on current sales, monitoring ag land sales to determine need for additional market areas and conducting pick-up work.

2009

During calendar year 2008, the Assessor's Office plans to accomplish the following:

- 1) Implement new soil survey and corresponding conversion from DPAT
- 2) Compare data from TerraScan records with verified data provided by GIS operator after survey and field review
- 3) Coordinate agland data received from Central Platte NRD after their irrigated land certification program
- 4) Complete driving sections in the North half of Hall County to verify land use
- 5) Determine if new aerial photos of rural sites are economically possible for partial areas of the county
- 6) Review valuations and assessment levels for problem areas and any necessary adjustments
- 7) Break out areas to be inspected for second year of six year cycle by neighborhood beginning in City of Grand Island (these will be in addition to the areas reviewed for ag use)
- 8) Begin conversion for new T2 TerraScan program (we will go live on the new system once tax roll and CTL have been completed for 2008)

2010

During calendar year 2009, the Assessor's Office plans to accomplish the following:

- 1) Address any problems discovered with new soil survey
- 2) Finish driving South half of Hall County for land use study
- 3) Implement rectified acres on parcels after GPS program completed (determined by GIS Department)
- 4) Review rural outbuildings
- 4) Attempt to establish correlation process for the three approaches to value
- 5) Plan, design and implement new property record cards (if funds are available)
- 5) Inspect Village properties in Hall County for third year of six year cycle
- 6) Continue reviewing neighborhoods in City of Grand Island for third year of six year cycle

## 2011

During calendar year 2010, the Assessor's Office plans to accomplish the following:

- 1) Establish valuation models for residential properties
- 2) Inspect rural sub, rural residential properties and mobile homes for fourth year of six year cycle
- 3) Continue reviewing neighborhoods in City of Grand Island for fourth year of six year cycle
- 4) Complete verification work with GIS Department after survey and field review

The breakdown of value in Hall County for 2008 is approximately as follows:

Real Estate	91.50%
Personal Property	5.00%
Centrally Assessed	<u>3.50%</u>
	100.00%

This breakdown supports the need to allocate the majority of resources (man-hours, technology and budgetary) on the real estate portion of the Assessor's office statutory duties.

## 2009 Assessment Survey for Hall County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	2
3.	<b>Other full-time employees</b>
	4
4.	<b>Other part-time employees</b>
	1
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$405,068.31
7.	<b>Part of the budget that is dedicated to the computer system</b>
	0, Hall County has a separate IT department, \$34,775.90 is the contracted amount for Terra Scan
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$403,068.31
9.	<b>Amount of the total budget set aside for appraisal work</b>
	Separate appraisal budget
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$1,500
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$58,424.05
12.	<b>Other miscellaneous funds</b>
	\$300 safety, \$150 misc
13.	<b>Total budget</b>
	\$461,492.36 for assessment and appraisal budgets
a.	<b>Was any of last year's budget not used:</b>
	The assessor has been putting \$3000 per year in her equipment reserve fund to accumulate enough funds for flat screen monitors.

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

1.	<b>Administrative software</b>
	Terra Scan

2.	<b>CAMA software</b>
	Terra Scan
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Office staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Who maintains the GIS software and maps?</b>
	GIS Department
7.	<b>Personal Property software:</b>
	Terra Scan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Alda, Cairo, Doniphan, Grand Island and Wood River
4.	<b>When was zoning implemented?</b>
	May 1942, updated in 1967

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Stanard Appraisal Service, Inc. for commercial pick-up work or special projects, also the county board contracts with Stanard for protest hearings.
2.	<b>Other services</b>
	None



## Certification

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

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

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

Dated this 7th day of April, 2009.



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

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts