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2009 Commission Summary

47 Howard

Residential Real Property - Current

Number of Sales	166	COD	33.35
Total Sales Price	\$13,618,175	PRD	110.76
Total Adj. Sales Price	\$13,611,744	COV	117.08
Total Assessed Value	\$13,512,196	STD	128.73
Avg. Adj. Sales Price	\$81,998	Avg. Absolute Deviation	32.84
Avg. Assessed Value	\$81,399	Average Assessed Value of the Base	\$72,435
Median	98	Wgt. Mean	99
Mean	110	Max	1,697
Min	8.24		

Confidence Interval - Current

95% Median C.I	93.10 to 101.55
95% Mean C.I	90.37 to 129.53
95% Wgt. Mean C.I	92.75 to 105.79

% of Value of the Class of all Real Property Value in the County	30.58
% of Records Sold in the Study Period	6.62
% of Value Sold in the Study Period	7.44

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	164	94	20.76	106.97
2007	166	97	13.98	99.94
2006	171	98	11.46	100.81
2005	178	98	12.81	101.79

2009 Commission Summary

47 Howard

Commercial Real Property - Current

Number of Sales	23	COD	49.73
Total Sales Price	\$2,700,770	PRD	138.79
Total Adj. Sales Price	\$2,633,420	COV	107.31
Total Assessed Value	\$2,531,530	STD	143.18
Avg. Adj. Sales Price	\$114,497	Avg. Absolute Deviation	48.69
Avg. Assessed Value	\$110,067	Average Assessed Value of the Base	\$73,280
Median	98	Wgt. Mean	96
Mean	133	Max	748
Min	21		

Confidence Interval - Current

95% Median C.I	96.93 to 99.51
95% Mean C.I	71.50 to 195.34
95% Wgt. Mean C.I	86.84 to 105.42

% of Value of the Class of all Real Property Value in the County 4.93

% of Records Sold in the Study Period 5.75

% of Value Sold in the Study Period 8.64

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	17	95	12.98	99.85
2007	16	95	11.47	104.99
2006	25	99	14.26	98.53
2005	27	99	16.53	97.97

2009 Commission Summary

47 Howard

Agricultural Land - Current

Number of Sales	56	COD	22.18
Total Sales Price	\$11,704,005	PRD	101.18
Total Adj. Sales Price	\$11,492,505	COV	28.49
Total Assessed Value	\$8,424,017	STD	21.13
Avg. Adj. Sales Price	\$205,223	Avg. Absolute Deviation	16.24
Avg. Assessed Value	\$150,429	Average Assessed Value of the Base	\$148,404
Median	73	Wgt. Mean	73
Mean	74	Max	129.04
Min	32.10		

Confidence Interval - Current

95% Median C.I	66.73 to 78.06
95% Mean C.I	68.63 to 79.70
95% Wgt. Mean C.I	67.27 to 79.33

% of Value of the Class of all Real Property Value in the County	64.49
% of Records Sold in the Study Period	2.17
% of Value Sold in the Study Period	3.93

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	56	72	20.22	104.44
2007	57	72	18.78	104.51
2006	90	77	16.8	105.65
2005	73	77	14.66	102.02

2009 Opinions of the Property Tax Administrator for Howard County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Howard County is 98.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Howard County is not in compliance with generally accepted mass appraisal practices.

In order to move the level of value of Assessor Location of Rural (adjustment to improvements only) with-in the acceptable range, I have recommended an adjustment of -16.95%.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Howard County is 98.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Howard 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 Howard County is 73.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Howard County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



A handwritten signature in black ink, reading "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

Addendum to the 2009 Opinions of the Property Tax Administrator For Howard County

It is noted that the abstract of assessment for Howard County was not submitted to the Property Tax Administrator by March 25, 2009, as required by *Neb. Rev. Stat. §77-1514* (Cum. Supp. 2008). An extension for filing the abstract of assessment for Howard County was requested and granted until March 25. However, the Property Tax Administrator has the same confidence in her opinion of this county's level of value and quality of assessment as she has for those counties that have timely filed their abstracts of assessment.

Dated this 7th day of April, 2009.



A handwritten signature in cursive script, reading "Ruth A. Sorensen", positioned above a horizontal line.

Ruth A. Sorensen
Property Tax Administrator

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	180	MEDIAN:	92	COV:	73.32	95% Median C.I.:	88.74 to 95.41	(!/: Derived)
TOTAL Sales Price:	14,243,475	WGT. MEAN:	89	STD:	73.69	95% Wgt. Mean C.I.:	84.11 to 93.97	
TOTAL Adj.Sales Price:	14,237,044	MEAN:	101	AVG.ABS.DEV:	30.35	95% Mean C.I.:	89.75 to 111.28	
TOTAL Assessed Value:	12,676,271							
AVG. Adj. Sales Price:	79,094	COD:	33.09	MAX Sales Ratio:	716.16			
AVG. Assessed Value:	70,423	PRD:	112.89	MIN Sales Ratio:	4.38			

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	28	91.92	89.13	87.88	18.58	101.42	13.33	160.92	82.62 to 99.98	95,826	84,210
10/01/06 TO 12/31/06	13	86.08	89.92	81.07	25.49	110.92	57.64	176.52	59.26 to 110.67	68,158	55,255
01/01/07 TO 03/31/07	20	95.74	129.25	93.38	52.01	138.41	33.77	716.16	84.26 to 108.02	109,195	101,968
04/01/07 TO 06/30/07	23	98.29	123.17	92.22	51.23	133.56	15.66	664.16	78.44 to 110.16	51,630	47,613
07/01/07 TO 09/30/07	28	92.66	92.67	89.21	23.21	103.87	21.67	209.33	83.60 to 100.00	81,275	72,507
10/01/07 TO 12/31/07	25	80.79	80.03	82.77	25.57	96.69	14.00	194.79	68.70 to 86.21	81,092	67,122
01/01/08 TO 03/31/08	21	101.55	102.05	103.60	16.45	98.51	46.22	160.23	91.70 to 107.71	66,357	68,744
04/01/08 TO 06/30/08	22	95.69	103.24	82.11	41.37	125.73	4.38	314.24	76.80 to 109.99	72,722	59,711
____Study Years____											
07/01/06 TO 06/30/07	84	91.62	108.12	89.48	38.56	120.83	13.33	716.16	88.00 to 98.29	82,626	73,936
07/01/07 TO 06/30/08	96	92.08	93.85	88.61	28.24	105.91	4.38	314.24	85.13 to 96.89	76,004	67,349
____Calendar Yrs____											
01/01/07 TO 12/31/07	96	91.02	104.31	89.16	38.80	116.98	14.00	716.16	84.26 to 96.07	79,941	71,278
____ALL____											
	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423
ASSESSOR LOCATION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
RURAL	53	89.37	108.26	83.96	55.59	128.94	4.38	716.16	76.85 to 95.41	96,898	81,356
SMALL TOWN	32	95.19	103.16	91.76	27.09	112.42	54.17	314.24	82.21 to 103.97	60,124	55,172
ST PAUL	95	92.37	95.30	91.94	22.67	103.65	13.33	270.40	88.00 to 96.99	75,552	69,461
____ALL____											
	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423
LOCATIONS: URBAN, SUBURBAN & RURAL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	121	92.37	97.41	91.51	23.61	106.44	15.66	314.24	88.28 to 96.44	71,092	65,059
3	59	90.92	106.88	85.25	52.62	125.36	4.38	716.16	80.01 to 98.60	95,506	81,424
____ALL____											
	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423
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	156	93.03	100.69	91.62	25.02	109.90	15.66	664.16	89.58 to 96.07	84,739	77,637
2	24	56.82	99.36	55.49	122.64	179.05	4.38	716.16	33.77 to 100.00	42,406	23,532
____ALL____											
	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	12,676,271							
AVG. Adj. Sales Price:	79,094	COD:	33.09	MAX Sales Ratio:	716.16			
AVG. Assessed Value:	70,423	PRD:	112.89	MIN Sales Ratio:	4.38			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	175	92.37	100.05	90.13	31.81	111.01	4.38	716.16	88.81 to 95.46	79,117	71,310
06	1	33.77	33.77	33.77			33.77	33.77	N/A	307,500	103,840
07	4	85.48	137.22	110.90	75.56	123.74	63.68	314.24	N/A	21,000	23,288
ALL	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010											
39-0501	1	73.86	73.86	73.86			73.86	73.86	N/A	155,000	114,489
40-0082	7	99.40	107.41	98.96	16.56	108.54	73.94	160.23	73.94 to 160.23	83,214	82,346
47-0001	130	92.07	97.36	88.44	30.08	110.09	4.38	664.16	87.88 to 96.44	77,175	68,257
47-0100	31	89.37	108.36	87.54	48.60	123.78	14.00	716.16	71.89 to 98.29	82,025	71,803
47-0103	10	92.83	116.43	98.05	36.63	118.74	63.68	314.24	82.21 to 139.24	76,390	74,898
61-0049											
82-0001	1	85.59	85.59	85.59			85.59	85.59	N/A	160,000	136,945
NonValid School											
ALL	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423

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	36	84.09	116.00	76.03	90.48	152.57	4.38	716.16	47.50 to 100.00	49,487	37,626
Prior TO 1860											
1860 TO 1899	24	78.60	84.75	74.96	29.95	113.07	46.58	209.33	60.63 to 92.45	44,593	33,426
1900 TO 1919	23	91.47	102.19	91.89	27.70	111.21	54.17	237.78	81.68 to 106.74	54,563	50,135
1920 TO 1939	15	96.58	102.56	97.46	18.75	105.23	66.70	160.92	86.08 to 109.99	60,826	59,282
1940 TO 1949	3	111.49	112.82	101.19	15.96	111.50	86.79	140.18	N/A	52,166	52,785
1950 TO 1959	11	88.85	85.68	84.47	10.11	101.43	71.74	103.49	71.89 to 98.35	94,036	79,434
1960 TO 1969	13	100.15	105.06	97.31	14.15	107.96	76.85	139.24	89.37 to 118.32	86,269	83,947
1970 TO 1979	18	92.03	103.09	93.93	25.61	109.75	63.68	314.24	81.59 to 101.68	86,450	81,200
1980 TO 1989	9	103.58	104.15	104.45	3.62	99.72	95.88	110.50	100.04 to 108.02	101,222	105,724
1990 TO 1994	6	90.75	91.00	90.49	5.35	100.55	85.13	99.98	85.13 to 99.98	159,416	144,261
1995 TO 1999	12	93.46	93.63	91.14	12.44	102.72	65.45	124.32	81.77 to 102.87	162,125	147,766
2000 TO Present	10	90.97	88.41	84.73	10.05	104.34	68.78	103.97	69.46 to 101.55	153,640	130,177
ALL	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

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TOTAL Adj.Sales Price:	14,237,044	MEAN:	101	AVG.ABS.DEV:	30.35	95% Mean C.I.:	89.75 to 111.28	
TOTAL Assessed Value:	12,676,271							
AVG. Adj. Sales Price:	79,094	COD:	33.09	MAX Sales Ratio:	716.16			
AVG. Assessed Value:	70,423	PRD:	112.89	MIN Sales Ratio:	4.38			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	2	220.02	220.02	194.83	22.90	112.93	169.63	270.40	N/A		2,000	3,896
5000 TO 9999	4	95.56	87.19	88.47	13.41	98.55	57.63	100.00	N/A		8,625	7,630
Total \$												
1 TO 9999	6	100.00	131.46	99.52	48.55	132.10	57.63	270.40	57.63 to 270.40		6,416	6,385
10000 TO 29999	35	100.00	141.38	136.87	77.81	103.29	13.33	716.16	79.53 to 132.58		18,439	25,238
30000 TO 59999	40	86.54	89.77	88.87	28.30	101.01	14.00	194.79	76.71 to 98.60		44,078	39,171
60000 TO 99999	46	95.67	92.02	92.11	14.62	99.90	15.66	136.44	90.91 to 100.15		78,388	72,204
100000 TO 149999	29	89.57	87.48	88.07	13.95	99.32	13.31	124.32	81.77 to 96.58		117,634	103,603
150000 TO 249999	19	89.58	86.72	86.72	14.11	100.00	4.38	115.89	84.17 to 95.41		174,120	151,003
250000 TO 499999	5	69.46	69.44	67.79	22.84	102.44	33.77	101.68	N/A		292,900	198,551
ALL												
	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41		79,094	70,423
ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	4	39.81	90.83	33.35	183.85	272.35	13.33	270.40	N/A		8,438	2,814
5000 TO 9999	13	54.55	63.07	27.14	59.51	232.36	4.38	169.63	21.67 to 100.00		28,807	7,818
Total \$												
1 TO 9999	17	54.55	69.60	27.66	77.07	251.67	4.38	270.40	21.67 to 100.00		24,015	6,641
10000 TO 29999	30	83.31	90.04	71.06	35.36	126.71	13.31	209.33	76.40 to 100.00		29,105	20,682
30000 TO 59999	41	91.47	105.95	91.62	37.39	115.64	46.58	314.24	80.82 to 106.74		47,860	43,849
60000 TO 99999	51	95.88	107.46	95.48	22.89	112.55	66.84	664.16	91.70 to 100.04		84,032	80,233
100000 TO 149999	24	90.25	89.70	85.17	12.41	105.32	33.77	118.32	84.26 to 99.98		144,037	122,677
150000 TO 249999	16	94.18	133.04	95.13	52.81	139.85	65.45	716.16	87.71 to 107.54		187,549	178,419
250000 TO 499999	1	101.68	101.68	101.68			101.68	101.68	N/A		250,000	254,197
ALL												
	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41		79,094	70,423

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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QUALITY										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	36	84.09	116.00	76.03	90.48	152.57	4.38	716.16	47.50 to 100.00	49,487	37,626
10	1	137.08	137.08	137.08			137.08	137.08	N/A	17,000	23,303
20	20	91.46	99.62	88.98	33.49	111.96	51.25	209.33	71.89 to 103.97	50,500	44,935
25	15	93.20	93.60	90.71	24.05	103.19	46.58	133.99	68.70 to 122.99	54,027	49,006
30	83	94.35	95.88	91.72	16.90	104.54	54.17	314.24	88.85 to 96.99	86,019	78,894
35	20	89.57	96.26	87.22	16.95	110.36	65.45	237.78	85.13 to 93.78	144,693	126,208
40	5	102.36	99.84	101.29	10.93	98.57	84.26	115.89	N/A	116,920	118,432
ALL	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423
STYLE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	36	84.09	116.00	76.03	90.48	152.57	4.38	716.16	47.50 to 100.00	49,487	37,626
100	2	85.36	85.36	84.71	6.83	100.77	79.53	91.19	N/A	22,500	19,059
101	112	93.19	97.74	91.56	20.31	106.75	46.58	314.24	89.58 to 96.99	87,664	80,268
102	3	96.58	102.37	106.17	13.15	96.42	86.21	124.32	N/A	101,033	107,268
103	1	101.55	101.55	101.55			101.55	101.55	N/A	110,000	111,710
104	26	87.87	91.91	85.36	22.08	107.67	54.17	237.78	76.71 to 98.35	83,808	71,540
ALL	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423
CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	36	84.09	116.00	76.03	90.48	152.57	4.38	716.16	47.50 to 100.00	49,487	37,626
20	5	80.79	116.06	99.55	52.46	116.58	71.89	194.79	N/A	60,200	59,928
25	8	85.53	83.63	75.21	24.70	111.20	46.58	140.18	46.58 to 140.18	37,000	27,827
30	85	94.35	101.34	93.50	20.10	108.38	63.68	314.24	91.45 to 101.55	90,393	84,521
35	23	89.57	88.51	88.82	16.85	99.65	54.17	139.24	80.66 to 97.41	87,024	77,293
40	22	87.91	87.94	84.61	15.87	103.94	51.25	126.84	80.82 to 100.92	95,387	80,704
45	1	82.50	82.50	82.50			82.50	82.50	N/A	75,000	61,875
ALL	180	91.73	100.51	89.04	33.09	112.89	4.38	716.16	88.74 to 95.41	79,094	70,423

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

Residential

Howard County updated their residential pricing and applied 06/2008 Marshall/Swift Costing to existing data countywide.

Howard County completed all pickup work and reviewed all new construction. New construction information was gathered from building permits, improvement statements and in house reviews.

Howard County worked on their cyclical inspection of parcels and completed a review of all St. Paul residences. Assessor and Deputy physically inspected 60 parcels.

Assessor and staff physically inspected, measured and valued 145 parcels for new construction and improvements from building permits, information statements and in house reviews for setting 2009 residential values.

Assessor completed 28.25 continuing education hours for 2008.

2009 Assessment Survey for Howard County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor and office staff
2.	Valuation done by:
	Assessor and Deputy Assessor
3.	Pickup work done by whom:
	Assessor and office staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	06/2008
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2007
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Sales comparison and costing
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	3
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	St Paul, Small Town, Rural – location and common characteristics
9.	Is “Market Area/Neighborhoods/Assessor Locations” a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Assessor location is a unique usable valuation grouping
10.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	No
11.	Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
55	8	89	152

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	165	MEDIAN:	98	COV:	34.78	95% Median C.I.:	93.10 to 101.15	(!/: Derived)
TOTAL Sales Price:	13,601,675	WGT. MEAN:	97	STD:	34.89	95% Wgt. Mean C.I.:	92.06 to 102.60	
TOTAL Adj.Sales Price:	13,595,244	MEAN:	100	AVG.ABS.DEV:	23.35	95% Mean C.I.:	95.00 to 105.65	
TOTAL Assessed Value:	13,232,169							
AVG. Adj. Sales Price:	82,395	COD:	23.74	MAX Sales Ratio:	264.78			
AVG. Assessed Value:	80,194	PRD:	103.08	MIN Sales Ratio:	8.24			

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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	25	99.64	94.15	97.26	12.77	96.80	26.67	121.79	87.97 to 104.63	103,766	100,918
10/01/06 TO 12/31/06	13	78.17	99.57	98.85	32.39	100.73	69.43	220.37	72.17 to 125.87	68,158	67,373
01/01/07 TO 03/31/07	19	101.15	102.20	93.54	19.21	109.26	40.46	169.63	88.86 to 116.20	113,757	106,403
04/01/07 TO 06/30/07	19	98.38	101.55	93.05	19.76	109.13	41.21	178.89	85.22 to 119.94	53,763	50,027
07/01/07 TO 09/30/07	27	95.53	98.47	97.03	25.13	101.48	43.34	247.02	80.71 to 102.51	80,212	77,829
10/01/07 TO 12/31/07	22	93.44	92.78	95.64	27.25	97.01	28.00	264.78	75.63 to 105.08	84,554	80,864
01/01/08 TO 03/31/08	20	112.73	117.50	115.90	19.01	101.38	69.23	168.00	99.33 to 132.41	68,775	79,711
04/01/08 TO 06/30/08	20	102.05	99.26	90.58	32.41	109.59	8.24	177.62	72.98 to 120.97	76,535	69,326
____Study Years____											
07/01/06 TO 06/30/07	76	98.19	98.94	95.62	19.30	103.47	26.67	220.37	88.98 to 103.52	87,672	83,828
07/01/07 TO 06/30/08	89	98.57	101.52	98.98	27.50	102.57	8.24	264.78	92.51 to 106.18	77,889	77,091
____Calendar Yrs____											
01/01/07 TO 12/31/07	87	96.97	98.52	95.06	23.29	103.64	28.00	264.78	88.89 to 100.94	82,860	78,765
____ALL____											
	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15	82,395	80,194

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL	47	105.08	105.92	100.21	34.60	105.70	8.24	264.78	97.48 to 117.92	104,492	104,708
SMALL TOWN	30	95.41	102.77	95.33	20.71	107.80	60.81	177.62	88.86 to 107.91	62,715	59,789
ST PAUL	88	96.44	96.51	95.80	17.73	100.74	26.67	247.02	88.88 to 100.54	77,302	74,059
____ALL____											
	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15	82,395	80,194

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	118	96.44	98.10	95.70	18.43	102.51	26.67	247.02	89.77 to 100.54	73,594	70,431
3	47	105.08	105.92	100.21	34.60	105.70	8.24	264.78	97.48 to 117.92	104,492	104,708
____ALL____											
	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15	82,395	80,194

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	145	98.59	102.81	100.72	20.06	102.08	41.21	264.78	95.53 to 103.76	87,141	87,770
2	20	70.07	82.31	52.67	63.78	156.27	8.24	220.37	43.34 to 100.00	47,987	25,275
____ALL____											
	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15	82,395	80,194

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

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TOTAL Sales Price:	13,601,675	WGT. MEAN:	97	STD:	34.89	95% Wgt. Mean C.I.:	92.06 to 102.60	
TOTAL Adj.Sales Price:	13,595,244	MEAN:	100	AVG.ABS.DEV:	23.35	95% Mean C.I.:	95.00 to 105.65	
TOTAL Assessed Value:	13,232,169							
AVG. Adj. Sales Price:	82,395	COD:	23.74	MAX Sales Ratio:	264.78			
AVG. Assessed Value:	80,194	PRD:	103.08	MIN Sales Ratio:	8.24			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	160	98.21	100.00	98.45	23.21	101.57	8.24	264.78	93.10 to 101.04	82,523	81,245
06	1	40.46	40.46	40.46			40.46	40.46	N/A	307,500	124,416
07	4	125.60	128.34	129.08	22.31	99.42	84.53	177.62	N/A	21,000	27,107
ALL	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15	82,395	80,194

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010											
39-0501	1	106.61	106.61	106.61			106.61	106.61	N/A	155,000	165,252
40-0082	7	112.76	118.66	111.67	14.21	106.26	88.86	167.40	88.86 to 167.40	83,214	92,921
47-0001	119	98.38	97.81	95.79	21.85	102.11	8.24	247.02	89.95 to 100.94	80,328	76,945
47-0100	27	92.31	101.22	95.54	34.44	105.94	28.00	264.78	75.63 to 110.88	87,955	84,031
47-0103	10	108.65	115.34	110.64	20.96	104.24	84.53	177.62	87.08 to 140.15	76,390	84,521
61-0049											
82-0001	1	91.15	91.15	91.15			91.15	91.15	N/A	160,000	145,846
NonValid School											
ALL	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15	82,395	80,194

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	28	100.00	99.66	81.81	47.68	121.82	8.24	220.37	47.50 to 132.54	56,697	46,385
Prior TO 1860											
1860 TO 1899	22	87.47	93.45	85.48	25.21	109.33	54.23	247.02	72.17 to 104.63	44,438	37,984
1900 TO 1919	21	98.59	110.60	103.58	24.73	106.78	71.06	264.78	87.88 to 119.94	54,511	56,462
1920 TO 1939	14	102.28	100.32	99.03	13.68	101.30	74.19	124.89	78.17 to 116.96	61,600	61,000
1940 TO 1949	3	103.76	101.65	90.96	15.56	111.75	76.37	124.81	N/A	52,166	47,449
1950 TO 1959	11	80.71	83.73	84.95	11.25	98.56	65.16	106.61	75.63 to 93.10	94,036	79,883
1960 TO 1969	12	104.98	105.50	108.63	14.61	97.12	62.31	140.15	96.49 to 125.87	86,375	93,829
1970 TO 1979	18	97.05	98.07	94.74	19.17	103.51	41.21	177.62	82.54 to 108.07	86,450	81,905
1980 TO 1989	8	101.25	104.75	104.76	5.17	99.99	96.97	114.14	96.97 to 114.14	100,125	104,892
1990 TO 1994	6	93.44	94.82	94.06	6.19	100.81	87.97	109.70	87.97 to 109.70	159,416	149,941
1995 TO 1999	12	116.07	110.64	110.74	18.53	99.92	60.81	167.39	86.94 to 122.20	162,125	179,531
2000 TO Present	10	101.10	98.88	100.46	7.92	98.42	72.98	112.76	88.86 to 111.90	153,640	154,351
ALL	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15	82,395	80,194

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	165	MEDIAN:	98	COV:	34.78	95% Median C.I.:	93.10 to 101.15	(! : Derived)
TOTAL Sales Price:	13,601,675	WGT. MEAN:	97	STD:	34.89	95% Wgt. Mean C.I.:	92.06 to 102.60	
TOTAL Adj.Sales Price:	13,595,244	MEAN:	100	AVG.ABS.DEV:	23.35	95% Mean C.I.:	95.00 to 105.65	
TOTAL Assessed Value:	13,232,169							
AVG. Adj. Sales Price:	82,395	COD:	23.74	MAX Sales Ratio:	264.78			
AVG. Assessed Value:	80,194	PRD:	103.08	MIN Sales Ratio:	8.24			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	1	169.63	169.63	169.63			169.63	169.63	N/A		3,000	5,089
5000 TO 9999	3	100.00	126.30	126.30	26.30	100.00	100.00	178.89	N/A		9,000	11,366
Total \$												
1 TO 9999	4	134.82	137.13	130.63	27.54	104.98	100.00	178.89	N/A		7,500	9,797
10000 TO 29999	29	102.51	108.82	109.40	37.26	99.47	26.67	247.02	80.80 to 132.54		18,454	20,188
30000 TO 59999	38	95.27	101.21	99.10	27.69	102.14	28.00	264.78	87.09 to 107.46		43,806	43,410
60000 TO 99999	42	97.00	95.40	95.19	14.16	100.22	54.23	168.74	89.77 to 99.64		78,363	74,594
100000 TO 149999	28	88.86	92.18	93.16	20.75	98.96	23.73	167.39	82.54 to 101.55		117,907	109,840
150000 TO 249999	19	105.89	102.45	103.18	14.83	99.29	8.24	147.08	95.72 to 115.93		174,120	179,655
250000 TO 499999	5	103.52	93.82	91.22	23.57	102.85	40.46	125.87	N/A		292,900	267,192
ALL												
	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15		82,395	80,194

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	2	35.32	35.32	33.51	24.48	105.37	26.67	43.96	N/A		12,627	4,232
5000 TO 9999	5	100.00	96.77	76.09	31.08	127.18	45.00	169.63	N/A		10,800	8,217
Total \$												
1 TO 9999	7	69.23	79.21	62.52	52.41	126.69	26.67	169.63	26.67 to 169.63		11,322	7,079
10000 TO 29999	31	87.84	95.81	66.03	39.58	145.08	8.24	247.02	76.33 to 111.40		29,166	19,260
30000 TO 59999	38	91.23	98.33	89.79	26.51	109.51	41.21	220.37	79.66 to 106.18		50,489	45,334
60000 TO 99999	44	98.21	102.58	96.80	17.61	105.97	60.81	264.78	91.74 to 103.81		79,718	77,170
100000 TO 149999	24	99.77	99.58	93.47	15.58	106.54	40.46	168.74	88.34 to 111.14		130,306	121,796
150000 TO 249999	16	107.92	113.35	112.07	10.50	101.15	95.72	167.39	101.15 to 121.79		166,830	186,967
250000 TO 499999	5	117.92	115.15	111.79	14.94	103.00	81.35	147.08	N/A		277,800	310,552
ALL												
	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15		82,395	80,194

PAD 2009 R&O Statistics

Base Stat

PAGE:4 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	165	MEDIAN:	98	COV:	34.78	95% Median C.I.:	93.10 to 101.15	(! : Derived)
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TOTAL Adj.Sales Price:	13,595,244	MEAN:	100	AVG.ABS.DEV:	23.35	95% Mean C.I.:	95.00 to 105.65	
TOTAL Assessed Value:	13,232,169							
AVG. Adj. Sales Price:	82,395	COD:	23.74	MAX Sales Ratio:	264.78			
AVG. Assessed Value:	80,194	PRD:	103.08	MIN Sales Ratio:	8.24			

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QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	28	100.00	99.66	81.81	47.68	121.82	8.24	220.37	47.50 to 132.54		56,697	46,385
10	1	62.31	62.31	62.31			62.31	62.31	N/A		17,000	10,592
20	20	90.26	107.33	92.32	36.76	116.25	56.90	264.78	75.63 to 109.70		50,500	46,622
25	14	98.17	98.58	107.13	20.31	92.02	54.23	147.08	71.76 to 120.97		56,279	60,290
30	79	98.59	99.13	97.76	15.48	101.40	41.21	177.62	92.31 to 103.81		86,140	84,215
35	19	97.48	101.59	103.04	13.51	98.60	77.77	167.39	87.97 to 111.55		151,219	155,811
40	4	106.04	103.21	103.56	12.50	99.66	78.97	121.79	N/A		128,625	133,208
ALL												
	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15		82,395	80,194
STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	28	100.00	99.66	81.81	47.68	121.82	8.24	220.37	47.50 to 132.54		56,697	46,385
100	2	81.80	81.80	81.29	5.51	100.62	77.29	86.30	N/A		22,500	18,290
101	110	97.25	100.64	97.87	19.13	102.83	41.21	264.78	92.31 to 101.15		87,803	85,929
102	2	139.96	139.96	143.37	19.60	97.62	112.53	167.39	N/A		116,500	167,030
103	1	112.76	112.76	112.76			112.76	112.76	N/A		110,000	124,031
104	22	98.19	97.14	101.28	15.36	95.91	69.43	129.00	78.69 to 110.88		89,150	90,291
ALL												
	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15		82,395	80,194
CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	28	100.00	99.66	81.81	47.68	121.82	8.24	220.37	47.50 to 132.54		56,697	46,385
20	4	81.74	125.97	99.26	61.59	126.91	75.63	264.78	N/A		62,750	62,284
25	8	90.26	92.16	88.93	20.95	103.64	54.23	135.08	54.23 to 135.08		37,000	32,902
30	81	98.99	102.18	101.44	17.82	100.72	41.21	247.02	95.53 to 106.14		91,916	93,240
35	22	96.86	95.40	95.60	15.13	99.79	69.43	140.15	80.71 to 105.89		86,911	83,085
40	21	99.33	98.55	97.72	16.08	100.85	56.90	138.71	87.08 to 116.11		96,591	94,393
45	1	77.81	77.81	77.81			77.81	77.81	N/A		75,000	58,355
ALL												
	165	98.38	100.33	97.33	23.74	103.08	8.24	264.78	93.10 to 101.15		82,395	80,194

2009 Correlation Section for Howard County

Residential Real Property

I. Correlation

RESIDENTIAL: Although there is an issue of over-assessment in the Assessor Location of Rural, the following tables do offer support for the overall level of value for residential property in Howard County. The assessment actions accurately reflect valuation changes that occurred in the county.

The Howard County Assessor and her staff have been in place just over two years now, they are still discovering some uniformity and accuracy issues in their database but are working diligently to correct these problems. They are still working with a reduced staff and the GIS system is still not in workable condition.

The 2009 R&O residential statistics are comprised of 165 qualified sales. 37.19% of the sold properties, or 47 sales are within the Assessor Location of Rural. This appears to be a fair representation for residential properties located in the Rural sector of Howard County. The calculated median for the County is 98% while the calculated median of Assessor Location Rural is 105.08. According to the residential assessment actions new pricing was implemented. After discussions with the Howard County Assessor, it is believed that the new pricing is too high in the rural portion of their county. Therefore, the department is making a nonbinding recommendation to decrease the Assessor Location of Rural, Improvements only, by 16.95% to bring the Assessor Location Rural to 96% of market.

**2009 Correlation Section
for Howard County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	288	165	57.29
2008	297	164	55.22
2007	302	166	54.97
2006	279	171	61.29
2005	259	178	68.73

RESIDENTIAL: A review of Table 2 shows that the total number of sales declined in 2009 while the percentage of sales used for residential property in Howard County increased. Of these total sales, 25 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. Howard County sends questionnaires to both the buyer and the seller, if the questionnaire is not returned, followup phone calls are made. Additionally, some sales are physically inspected if there is a perceived discrepancy in the sale.

2009 Correlation Section
for Howard County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Howard County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	92	11.86	103	98
2008	92.16	0.03	92	93.51
2007	92	10.23	101	97
2006	95	2.82	98	98
2005	95	3.95	98	98

RESIDENTIAL: Table 3 indicates that there is a difference in the trended preliminary ratios and the calculated ratio. This is not an unusually large difference considering that according to the residential assessment actions all residential pricing was updated from 1999. Additionally it should be noted that the Assessor Location of Rural contains approximately 37% of the value in the qualified residential sales file and a nonbinding recommendation is being made to lower this Assessor Location. The abstract indicates that over 50% of the residential value in the county is located in the Rural sector. The decrease in value from the nonbinding recommendation will affect the base more than the sales file bringing these two ratios closer together.

2009 Correlation Section
for Howard County

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

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

Comparison of Average Value Changes

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

2009 Correlation Section
for Howard County

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
11.24	2009	11.86
2.15	2008	0.03
9.06	2007	10.23
4.05	2006	2.82
4.00	2005	3.95

RESIDENTIAL: There is less than a one point (.62) 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, including updating their residential pricing. The nearly identical 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 Howard County

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

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

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

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

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

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

**2009 Correlation Section
for Howard County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98	97	100

RESIDENTIAL: A review of Table 5 indicates all three measures of central tendency to be within the acceptable range. The median calculates to 98%, the weighted mean to 97% and the mean to 100%. The three measures being close to each other give credibility to the calculated statistical level of value. Any of the three statistical measures could be used as a point estimate of the level of value for the residential property class.

**2009 Correlation Section
for Howard County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	23.74	103.08
Difference	8.74	0.08

RESIDENTIAL: Table 6 indicates that both qualitative measures are above the acceptable range. These statistics are reflective of the residential assessment actions in Howard County, including updating all residential pricing.

**2009 Correlation Section
for Howard County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	180	165	-15
Median	92	98	6
Wgt. Mean	89	97	8
Mean	101	100	-1
COD	33.09	23.74	-9.35
PRD	112.89	103.08	-9.81
Minimum	4.38	8.24	3.86
Maximum	716.16	264.78	-451.38

RESIDENTIAL: The above table reflects that fifteen sales were removed from the preliminary sales database. Following sales verification, these sales were found to have substantially changed since the date of the sale. The R & O statistics accurately reflect the assessment actions taken for the residential class of property in Howard County, including updating the residential pricing.

**2009 Correlation Section
for Howard County**

VIII. Trended Ratio Analysis

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

	R&O Statistics	Trended Ratio	Difference
Number of Sales	165	160	5
Median	98	103	-5
Wgt. Mean	97	101	-4
Mean	100	113	-13
COD	23.74	33.48	-9.74
PRD	103.08	112.42	-9.34
Minimum	8.24	30.54	-22.30
Maximum	264.78	725.16	-460.38

In January of 2009, the Field Liaison went to Howard County. Historical values were available in the computer system at the Howard County Assessor's office. 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. The measures of central tendency are within reasonable tolerance of one another suggesting the sales file is representative of the population. Further, this analysis suggests sold properties are treated similarly to the unsold properties and the assessor has no bias in the assignment of residential assessments.

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	25	MEDIAN:	88	COV:	106.15	95% Median C.I.:	72.61 to 109.13
TOTAL Sales Price:	2,771,770	WGT. MEAN:	86	STD:	114.60	95% Wgt. Mean C.I.:	38.98 to 132.29
TOTAL Adj.Sales Price:	2,704,420	MEAN:	108	AVG.ABS.DEV:	45.62	95% Mean C.I.:	60.65 to 155.26
TOTAL Assessed Value:	2,315,938						
AVG. Adj. Sales Price:	108,176	COD:	51.86	MAX Sales Ratio:	635.61		
AVG. Assessed Value:	92,637	PRD:	126.06	MIN Sales Ratio:	1.17		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	1	92.91	92.91	92.91			92.91	92.91	N/A	20,000	18,582
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	92.21	96.30	104.33	7.80	92.31	87.56	109.13	N/A	74,883	78,124
04/01/06 TO 06/30/06	1	67.08	67.08	67.08			67.08	67.08	N/A	40,000	26,831
07/01/06 TO 09/30/06	1	67.48	67.48	67.48			67.48	67.48	N/A	10,000	6,748
10/01/06 TO 12/31/06	2	118.21	118.21	105.73	19.74	111.80	94.88	141.54	N/A	32,250	34,099
01/01/07 TO 03/31/07	1	113.92	113.92	113.92			113.92	113.92	N/A	186,689	212,668
04/01/07 TO 06/30/07	4	100.52	230.27	100.77	143.33	228.50	84.44	635.61	N/A	106,000	106,819
07/01/07 TO 09/30/07	3	45.15	60.49	43.71	38.90	138.37	41.81	94.50	N/A	66,666	29,142
10/01/07 TO 12/31/07	4	75.24	86.31	132.17	33.52	65.30	49.58	145.20	N/A	164,872	217,915
01/01/08 TO 03/31/08	4	96.87	95.80	118.10	26.38	81.12	62.50	126.97	N/A	75,250	88,869
04/01/08 TO 06/30/08	1	1.17	1.17	1.17			1.17	1.17	N/A	574,091	6,699
<u>Study Years</u>											
07/01/05 TO 06/30/06	5	92.21	89.78	98.29	10.28	91.34	67.08	109.13	N/A	56,930	55,957
07/01/06 TO 06/30/07	8	103.97	167.36	104.33	80.48	160.41	67.48	635.61	67.48 to 635.61	85,648	89,361
07/01/07 TO 06/30/08	12	75.24	75.92	76.17	40.48	99.67	1.17	145.20	45.15 to 115.74	144,548	110,105
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	7	92.21	94.27	99.12	19.12	95.11	67.08	141.54	67.08 to 141.54	48,450	48,021
01/01/07 TO 12/31/07	12	86.21	130.14	108.76	79.15	119.66	41.81	635.61	49.58 to 113.92	122,514	133,252
<u>ALL</u>											
	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL	3	113.92	108.05	114.43	6.21	94.43	94.50	115.74	N/A	113,896	130,332
SMALL TOWN	5	67.08	68.06	66.12	17.27	102.93	45.15	87.56	N/A	24,800	16,398
ST PAUL	17	92.21	119.67	82.32	62.29	145.37	1.17	635.61	67.48 to 126.97	131,690	108,408
<u>ALL</u>											
	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	22	86.00	107.94	81.47	57.05	132.49	1.17	635.61	67.08 to 109.13	107,396	87,497
3	3	113.92	108.05	114.43	6.21	94.43	94.50	115.74	N/A	113,896	130,332
<u>ALL</u>											
	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	25	MEDIAN:	88	COV:	106.15	95% Median C.I.:	72.61 to 109.13
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TOTAL Assessed Value:	2,315,938						
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AVG. Assessed Value:	92,637	PRD:	126.06	MIN Sales Ratio:	1.17		

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(!: Derived)

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	87.97	91.70	111.45	24.54	82.28	45.15	145.20	72.61 to 113.06	93,158	103,829
2	4	68.16	193.27	18.12	252.05	1066.82	1.17	635.61	N/A	187,022	33,882
____ALL____	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010											
39-0501											
40-0082											
47-0001	20	92.56	115.46	86.00	57.73	134.25	1.17	635.61	72.61 to 113.92	130,521	112,251
47-0100	1	87.56	87.56	87.56			87.56	87.56	N/A	33,000	28,895
47-0103	4	72.54	75.52	68.89	14.79	109.63	62.50	94.50	N/A	15,250	10,505
61-0049											
82-0001											
NonValid School											
____ALL____	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

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	7	87.56	153.65	73.38	107.36	209.40	41.81	635.61	41.81 to 635.61	37,857	27,778
Prior TO 1860											
1860 TO 1899	3	77.86	79.48	80.61	6.58	98.60	72.61	87.97	N/A	52,666	42,453
1900 TO 1919	3	67.48	82.54	92.19	22.71	89.53	67.08	113.06	N/A	36,666	33,804
1920 TO 1939	1	62.50	62.50	62.50			62.50	62.50	N/A	13,000	8,125
1940 TO 1949	1	141.54	141.54	141.54			141.54	141.54	N/A	15,000	21,231
1950 TO 1959	1	92.21	92.21	92.21			92.21	92.21	N/A	21,650	19,963
1960 TO 1969											
1970 TO 1979	1	113.92	113.92	113.92			113.92	113.92	N/A	186,689	212,668
1980 TO 1989	4	67.01	57.52	32.85	47.97	175.07	1.17	94.88	N/A	233,397	76,681
1990 TO 1994	1	126.97	126.97	126.97			126.97	126.97	N/A	135,000	171,408
1995 TO 1999	3	115.74	123.36	133.02	10.39	92.74	109.13	145.20	N/A	288,830	384,199
2000 TO Present											
____ALL____	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	25	MEDIAN:	88	COV:	106.15	95% Median C.I.:	72.61 to 109.13
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TOTAL Adj.Sales Price:	2,704,420	MEAN:	108	AVG.ABS.DEV:	45.62	95% Mean C.I.:	60.65 to 155.26
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AVG. Assessed Value:	92,637	PRD:	126.06	MIN Sales Ratio:	1.17		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	78.00	78.00	78.00			78.00	78.00	N/A	3,000	2,340
5000 TO 9999	2	365.06	365.06	442.36	74.11	82.52	94.50	635.61	N/A	7,000	30,965
Total \$											
1 TO 9999	3	94.50	269.37	378.06	196.69	71.25	78.00	635.61	N/A	5,666	21,423
10000 TO 29999	6	79.85	84.37	83.18	30.71	101.44	49.58	141.54	49.58 to 141.54	17,441	14,507
30000 TO 59999	6	75.24	74.19	75.06	16.72	98.84	45.15	94.88	45.15 to 94.88	40,916	30,713
60000 TO 99999	2	100.52	100.52	99.55	12.48	100.97	87.97	113.06	N/A	65,000	64,704
100000 TO 149999	1	126.97	126.97	126.97			126.97	126.97	N/A	135,000	171,408
150000 TO 249999	4	111.53	95.15	95.80	17.65	99.32	41.81	115.74	N/A	166,672	159,671
250000 TO 499999	1	84.44	84.44	84.44			84.44	84.44	N/A	285,000	240,663
500000 +	2	73.18	73.18	71.41	98.40	102.49	1.17	145.20	N/A	560,290	400,090
ALL											
	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	86.25	86.25	88.31	9.57	97.66	78.00	94.50	N/A	4,000	3,532
5000 TO 9999	3	62.50	43.72	3.61	35.37	1210.03	1.17	67.48	N/A	199,030	7,190
Total \$											
1 TO 9999	5	67.48	60.73	4.73	32.26	1283.21	1.17	94.50	N/A	121,018	5,727
10000 TO 29999	8	82.71	81.74	76.10	26.38	107.40	45.15	141.54	45.15 to 141.54	28,206	21,465
30000 TO 59999	3	94.88	267.70	128.44	197.79	208.42	72.61	635.61	N/A	36,833	47,309
60000 TO 99999	3	87.97	80.95	67.69	27.00	119.58	41.81	113.06	N/A	96,666	65,436
150000 TO 249999	5	113.92	110.04	106.17	8.63	103.65	84.44	126.97	N/A	185,337	196,771
500000 +	1	145.20	145.20	145.20			145.20	145.20	N/A	546,490	793,481
ALL											
	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	87.56	153.65	73.38	107.36	209.40	41.81	635.61	41.81 to 635.61	37,857	27,778
10	5	67.08	67.40	29.82	50.22	226.02	1.17	126.97	N/A	159,148	47,459
20	13	94.88	98.95	114.63	23.17	86.32	62.50	145.20	72.61 to 115.74	126,436	144,938
ALL											
	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

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:	25	MEDIAN:	88	COV:	106.15	95% Median C.I.:	72.61 to 109.13
TOTAL Sales Price:	2,771,770	WGT. MEAN:	86	STD:	114.60	95% Wgt. Mean C.I.:	38.98 to 132.29
TOTAL Adj.Sales Price:	2,704,420	MEAN:	108	AVG.ABS.DEV:	45.62	95% Mean C.I.:	60.65 to 155.26
TOTAL Assessed Value:	2,315,938						
AVG. Adj. Sales Price:	108,176	COD:	51.86	MAX Sales Ratio:	635.61		
AVG. Assessed Value:	92,637	PRD:	126.06	MIN Sales Ratio:	1.17		

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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)	7	87.56	153.65	73.38	107.36	209.40	41.81	635.61	41.81 to 635.61	37,857	27,778
325	1	94.88	94.88	94.88			94.88	94.88	N/A	49,500	46,967
343	2	129.56	129.56	137.23	12.07	94.41	113.92	145.20	N/A	366,589	503,074
344	5	87.97	73.50	36.64	40.48	200.61	1.17	115.74	N/A	175,818	64,421
352	1	109.13	109.13	109.13			109.13	109.13	N/A	170,000	185,514
353	4	72.47	72.97	81.19	11.29	89.88	62.50	84.44	N/A	93,500	75,912
380	1	141.54	141.54	141.54			141.54	141.54	N/A	15,000	21,231
386	1	126.97	126.97	126.97			126.97	126.97	N/A	135,000	171,408
391	1	67.48	67.48	67.48			67.48	67.48	N/A	10,000	6,748
406	1	92.21	92.21	92.21			92.21	92.21	N/A	21,650	19,963
442	1	72.61	72.61	72.61			72.61	72.61	N/A	52,000	37,756
ALL	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	109.13	109.13	109.13			109.13	109.13	N/A	170,000	185,514
03	24	87.77	107.91	84.06	53.14	128.37	1.17	635.61	67.48 to 113.06	105,600	88,767
04											
ALL	25	87.97	107.96	85.64	51.86	126.06	1.17	635.61	72.61 to 109.13	108,176	92,637

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

Commercial

Howard County implemented a new Commercial Appraisal completed for 2009 by Stanard Appraisal.

The reappraisal included physical inspection of each commercial property , measurement of all improvements, updating computer and property record card information, spreadsheet analysis of the sales, sales verification, new pricing, updated sketches if needed and new digital photographs. All commercial depreciation tables were revised. The Income approach was used where applicable. All 3 approaches (Replacement Cost, Sales, Income) to value were considered in the reappraisal.

401 parcels reviewed and property record cards updated.

The Assessor and her staff physically inspected, measured and valued 26 parcels for new construction and improvements from building permits, information statements and in house reviews for setting 2009 commercial values.

2009 Assessment Survey for Howard County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Stanard Appraisal
2.	Valuation done by:
	Stanard Appraisal
3.	Pickup work done by whom:
	Stanard Appraisal
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	06/2008
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2008
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	2008 where information was available
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Sales comparison, Income and Costing
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	3
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	St Paul, Small Town, Rural – use location and common characteristics to identify
10.	Is “Market Area/Neighborhood/Assessor Location” a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Assessor location is a unique usable valuation grouping
11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	Yes
12.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	n/a

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
16		10	26

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	23	MEDIAN:	98	COV:	107.31	95% Median C.I.:	96.93 to 99.51
TOTAL Sales Price:	2,700,770	WGT. MEAN:	96	STD:	143.18	95% Wgt. Mean C.I.:	86.84 to 105.42
TOTAL Adj.Sales Price:	2,633,420	MEAN:	133	AVG.ABS.DEV:	48.69	95% Mean C.I.:	71.50 to 195.34
TOTAL Assessed Value:	2,531,530						
AVG. Adj. Sales Price:	114,496	COD:	49.73	MAX Sales Ratio:	747.62		
AVG. Assessed Value:	110,066	PRD:	138.79	MIN Sales Ratio:	20.91		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/05 TO 09/30/05	1	94.05	94.05	94.05			94.05	94.05	N/A	20,000	18,809
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	100.47	102.34	106.65	3.80	95.96	97.55	109.01	N/A	74,883	79,861
04/01/06 TO 06/30/06	1	108.98	108.98	108.98			108.98	108.98	N/A	40,000	43,591
07/01/06 TO 09/30/06	1	97.92	97.92	97.92			97.92	97.92	N/A	10,000	9,792
10/01/06 TO 12/31/06	2	141.11	141.11	117.48	31.31	120.11	96.93	185.29	N/A	32,250	37,888
01/01/07 TO 03/31/07	1	94.36	94.36	94.36			94.36	94.36	N/A	186,689	176,155
04/01/07 TO 06/30/07	4	98.15	260.15	111.30	166.17	233.72	96.66	747.62	N/A	106,000	117,982
07/01/07 TO 09/30/07	2	170.91	170.91	49.64	75.54	344.31	41.81	300.00	N/A	82,500	40,950
10/01/07 TO 12/31/07	3	98.70	73.04	95.65	26.55	76.36	20.91	99.51	N/A	207,830	198,794
01/01/08 TO 03/31/08	4	98.01	97.97	98.42	0.52	99.54	97.05	98.80	N/A	75,250	74,060
04/01/08 TO 06/30/08	1	90.82	90.82	90.82			90.82	90.82	N/A	574,091	521,366
____Study Years____											
07/01/05 TO 06/30/06	5	100.47	102.01	106.09	5.25	96.16	94.05	109.01	N/A	56,930	60,396
07/01/06 TO 06/30/07	8	97.68	189.39	107.07	95.25	176.87	94.36	747.62	94.36 to 747.62	85,648	91,706
07/01/07 TO 06/30/08	10	98.01	104.36	89.92	35.37	116.06	20.91	300.00	41.81 to 99.51	166,358	149,589
____Calendar Yrs____											
01/01/06 TO 12/31/06	7	100.47	113.74	108.73	15.77	104.61	96.93	185.29	96.93 to 185.29	48,450	52,677
01/01/07 TO 12/31/07	10	98.07	169.59	94.80	101.31	178.90	20.91	747.62	41.81 to 300.00	139,917	132,636
____ALL____											
	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL	3	98.80	164.39	99.32	69.38	165.52	94.36	300.00	N/A	113,896	113,119
SMALL TOWN	4	99.17	101.09	103.71	3.66	97.48	97.05	108.98	N/A	22,250	23,074
ST PAUL	16	97.74	135.70	95.33	57.48	142.35	20.91	747.62	94.05 to 99.51	137,670	131,242
____ALL____											
	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	97.90	128.78	95.66	46.65	134.63	20.91	747.62	96.93 to 99.51	114,586	109,608
3	3	98.80	164.39	99.32	69.38	165.52	94.36	300.00	N/A	113,896	113,119
____ALL____											
	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	23	MEDIAN:	98	COV:	107.31	95% Median C.I.:	96.93 to 99.51
TOTAL Sales Price:	2,700,770	WGT. MEAN:	96	STD:	143.18	95% Wgt. Mean C.I.:	86.84 to 105.42
TOTAL Adj.Sales Price:	2,633,420	MEAN:	133	AVG.ABS.DEV:	48.69	95% Mean C.I.:	71.50 to 195.34
TOTAL Assessed Value:	2,531,530						
AVG. Adj. Sales Price:	114,496	COD:	49.73	MAX Sales Ratio:	747.62		
AVG. Assessed Value:	110,066	PRD:	138.79	MIN Sales Ratio:	20.91		

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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	19	97.92	99.39	98.71	11.02	100.70	20.91	185.29	96.93 to 99.51	99,227	97,946
2	4	195.41	295.06	89.64	117.06	329.18	41.81	747.62	N/A	187,022	167,638
____ALL____	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010											
39-0501											
40-0082											
47-0001	18	97.74	131.35	95.46	51.35	137.60	20.91	747.62	94.36 to 98.87	141,078	134,679
47-0100	1	100.47	100.47	100.47			100.47	100.47	N/A	33,000	33,154
47-0103	4	103.43	150.98	121.55	51.74	124.21	97.05	300.00	N/A	15,250	18,536
61-0049											
82-0001											
NonValid School											
____ALL____	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	99.17	230.30	88.73	153.67	259.55	41.81	747.62	41.81 to 747.62	38,333	34,014
Prior TO 1860											
1860 TO 1899	2	98.09	98.09	97.87	1.45	100.22	96.66	99.51	N/A	61,000	59,703
1900 TO 1919	3	98.87	101.92	102.46	3.73	99.48	97.92	108.98	N/A	36,666	37,568
1920 TO 1939	1	97.05	97.05	97.05			97.05	97.05	N/A	13,000	12,617
1940 TO 1949	1	185.29	185.29	185.29			185.29	185.29	N/A	15,000	27,794
1950 TO 1959	1	97.55	97.55	97.55			97.55	97.55	N/A	21,650	21,119
1960 TO 1969											
1970 TO 1979	1	94.36	94.36	94.36			94.36	94.36	N/A	186,689	176,155
1980 TO 1989	4	93.88	76.52	91.29	22.01	83.83	20.91	97.43	N/A	233,397	213,059
1990 TO 1994	1	98.14	98.14	98.14			98.14	98.14	N/A	135,000	132,487
1995 TO 1999	3	98.80	102.17	100.74	3.48	101.42	98.70	109.01	N/A	288,830	290,974
2000 TO Present											
____ALL____	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	23	MEDIAN:	98	COV:	107.31	95% Median C.I.:	96.93 to 99.51
TOTAL Sales Price:	2,700,770	WGT. MEAN:	96	STD:	143.18	95% Wgt. Mean C.I.:	86.84 to 105.42
TOTAL Adj.Sales Price:	2,633,420	MEAN:	133	AVG.ABS.DEV:	48.69	95% Mean C.I.:	71.50 to 195.34
TOTAL Assessed Value:	2,531,530						
AVG. Adj. Sales Price:	114,496	COD:	49.73	MAX Sales Ratio:	747.62		
AVG. Assessed Value:	110,066	PRD:	138.79	MIN Sales Ratio:	20.91		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	97.87	97.87	97.87			97.87	97.87	N/A	3,000	2,936
5000 TO 9999	2	523.81	523.81	587.76	42.73	89.12	300.00	747.62	N/A	7,000	41,143
Total \$											
1 TO 9999	3	300.00	381.83	501.31	72.19	76.17	97.87	747.62	N/A	5,666	28,407
10000 TO 29999	6	97.30	98.80	91.12	28.91	108.42	20.91	185.29	20.91 to 185.29	17,441	15,893
30000 TO 59999	4	99.99	101.47	101.13	3.25	100.34	96.93	108.98	N/A	43,625	44,118
60000 TO 99999	2	97.77	97.77	97.68	1.13	100.09	96.66	98.87	N/A	65,000	63,491
100000 TO 149999	1	98.14	98.14	98.14			98.14	98.14	N/A	135,000	132,487
150000 TO 249999	4	96.58	86.00	86.48	18.54	99.44	41.81	109.01	N/A	166,672	144,142
250000 TO 499999	1	97.43	97.43	97.43			97.43	97.43	N/A	285,000	277,663
500000 +	2	94.76	94.76	94.66	4.16	100.10	90.82	98.70	N/A	560,290	530,387
ALL	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

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	97.87	97.87	97.87			97.87	97.87	N/A	3,000	2,936
5000 TO 9999	2	59.42	59.42	42.91	64.81	138.46	20.91	97.92	N/A	17,500	7,509
Total \$											
1 TO 9999	3	97.87	72.23	47.25	26.23	152.87	20.91	97.92	N/A	12,666	5,985
10000 TO 29999	5	97.55	154.79	127.71	60.32	121.20	94.05	300.00	N/A	14,930	19,067
30000 TO 59999	5	99.51	100.95	100.55	2.74	100.40	96.93	108.98	N/A	46,900	47,159
60000 TO 99999	3	96.66	295.36	84.45	243.40	349.73	41.81	747.62	N/A	79,666	67,281
100000 TO 149999	2	98.47	98.47	98.49	0.34	99.98	98.14	98.80	N/A	142,500	140,345
150000 TO 249999	2	101.69	101.69	101.34	7.20	100.34	94.36	109.01	N/A	178,344	180,733
250000 TO 499999	1	97.43	97.43	97.43			97.43	97.43	N/A	285,000	277,663
500000 +	2	94.76	94.76	94.66	4.16	100.10	90.82	98.70	N/A	560,290	530,387
ALL	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	99.17	230.30	88.73	153.67	259.55	41.81	747.62	41.81 to 747.62	38,333	34,014
10	5	97.55	83.28	90.96	19.56	91.56	20.91	108.98	N/A	159,148	144,758
20	12	98.31	105.88	99.75	9.31	106.14	94.36	185.29	96.93 to 99.51	133,973	133,637
ALL	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

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TOTAL Assessed Value:	2,531,530						
AVG. Adj. Sales Price:	114,496	COD:	49.73	MAX Sales Ratio:	747.62		
AVG. Assessed Value:	110,066	PRD:	138.79	MIN Sales Ratio:	20.91		

(!: AVTot=0)

(!: Derived)

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	99.17	230.30	88.73	153.67	259.55	41.81	747.62	41.81 to 747.62	38,333	34,014
325	1	96.93	96.93	96.93			96.93	96.93	N/A	49,500	47,982
343	2	96.53	96.53	97.60	2.25	98.91	94.36	98.70	N/A	366,589	357,782
344	5	96.66	81.21	91.21	17.78	89.04	20.91	98.87	N/A	175,818	160,355
352	1	109.01	109.01	109.01			109.01	109.01	N/A	170,000	185,311
353	3	97.43	101.15	98.78	4.08	102.40	97.05	108.98	N/A	112,666	111,290
380	1	185.29	185.29	185.29			185.29	185.29	N/A	15,000	27,794
386	1	98.14	98.14	98.14			98.14	98.14	N/A	135,000	132,487
391	1	97.92	97.92	97.92			97.92	97.92	N/A	10,000	9,792
406	1	97.55	97.55	97.55			97.55	97.55	N/A	21,650	21,119
442	1	99.51	99.51	99.51			99.51	99.51	N/A	52,000	51,747
ALL	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	109.01	109.01	109.01			109.01	109.01	N/A	170,000	185,311
03	22	97.90	134.53	95.24	51.49	141.25	20.91	747.62	96.66 to 99.51	111,973	106,646
04											
ALL	23	97.92	133.42	96.13	49.73	138.79	20.91	747.62	96.93 to 99.51	114,496	110,066

2009 Correlation Section
for Howard County

Commerical Real Property

I. Correlation

COMMERCIAL: Although there are issues of low dollar sale influence in the commercial sales file as well as the under-representation of some types of commercial property, the following tables do offer support for the level of value for commercial property in Howard County. The assessment actions accurately reflect valuation changes that occurred in the county.

The Howard County Assessor and her staff have been in place just over two years now, they are still discovering some uniformity and accuracy issues in their database but are working diligently to correct these problems. They are still working with a reduced staff and the GIS system is still not in workable condition.

Based on the reported assessment actions and interviews with the assessor and her staff, the calculated R & O Median appears to be the most relable indicator of the level of value for commercial property in Howard County. There are no areas to suggest a recommendation should be made by the state as to the commercial valuations for Howard County

**2009 Correlation Section
for Howard County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	56	23	41.07
2008	50	17	34.00
2007	47	16	34.04
2006	50	25	50.00
2005	51	27	52.94

COMMERCIAL: A review of Table 2 shows that the total number of sales increased in 2009 as did the percentage of sales used for commercial property in Howard County. Of these total sales, 7 of them were removed for having been substantially changed since the date of the sale. The remaining disqualified sales are a mixture of partnership dissolutions, bankruptcies and other legal actions, estate planning and estate settlements. Howard County sends questionnaires to both the buyer and the seller, if the questionnaire is not returned, followup phone calls are made. Additionally, some sales are physically inspected if there is a perceived discrepancy in the sale.

2009 Correlation Section
for Howard County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Howard County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	88	19.01	105	98
2008	93.43	12.15	105	94.83
2007	96	6.65	102	95
2006	99	-0.59	99	99
2005	99	6.24	106	99

COMMERCIAL: Table 3 indicates a disparate movement between the Trended Preliminary Ratio and the calculated R & O Ratio. The assessment actions for 2009 commercial property in Howard County state that the commercial reappraisal was completed in 2009. The sales file only represents approximately 8.6% of the commercial value in Howard County. With such a small sample size (23) there is some disproportionate movement between the two percentages as not all types of commercial property are represented in the sales file.

2009 Correlation Section
for Howard County

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

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

Comparison of Average Value Changes

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

**2009 Correlation Section
for Howard County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
18.42	2009	19.01
17.80	2008	12.15
9.07	2007	6.65
19.77	2006	-0.59
-6.20	2005	6.24

COMMERCIAL: There is less than a one point (.59) 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 commercial class of property that a new reappraisal was implemented. The difference can be attributed to the sales file not containing all types of commercial property. The nearly identical 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 Howard County

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

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

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

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

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

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

**2009 Correlation Section
for Howard County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98	96	133

COMMERCIAL: A review of Table 5 indicates the median calculating to 98% and the weighted mean very close at 96%. The mean, being more susceptible to outliers, is higher at 133%. A review of the statistical page shows these outliers with the minimum sales ratio at 20.91% and the maximum sales ratio at 747.62%. It is the policy of the Howard County Assessor to use every possible sale and she is diligent in her sales verification. The median and weighted mean, being within 2% of each other, give credibility to the calculated statistical level of value.

**2009 Correlation Section
for Howard County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	49.73	138.79
Difference	29.73	35.79

COMMERCIAL:Table Six reveals that the qualitative measures are substantially above the acceptable range. A review of the statistical profile reveals that 3 sales are assessed under \$10,000 and an additional 5 are assessed under \$30,000. These low dollar sales contain the outliers in the sales file and are affecting the qualitative measures. It is the policy of the Howard County Assessor to use every sale possible and she is diligent in her sales verification.

**2009 Correlation Section
for Howard County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	25	23	-2
Median	88	98	10
Wgt. Mean	86	96	10
Mean	108	133	25
COD	51.86	49.73	-2.13
PRD	126.06	138.79	12.73
Minimum	1.17	20.91	19.74
Maximum	635.61	747.62	112.01

COMMERCIAL: The above table reflects that two sales were removed from the preliminary sales database. Following sales verification, these sales were found to have substantially changed since the date of the sale. The R & O statistics accurately reflect the assessment actions taken for the commercial class of property in Howard County, including implemented a new reappraisal.

**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:	57	MEDIAN:	61	COV:	34.11	95% Median C.I.:	52.63 to 66.71	(! : Derived)
(AgLand) TOTAL Sales Price:	11,846,020	WGT. MEAN:	62	STD:	20.92	95% Wgt. Mean C.I.:	56.48 to 67.41	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,634,520	MEAN:	61	AVG.ABS.DEV:	15.87	95% Mean C.I.:	55.90 to 66.77	
(AgLand) TOTAL Assessed Value:	7,206,888							
AVG. Adj. Sales Price:	204,114	COD:	26.07	MAX Sales Ratio:	110.62			
AVG. Assessed Value:	126,436	PRD:	99.02	MIN Sales Ratio:	4.07			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	3	62.66	66.87	66.84	7.95	100.04	61.51	76.45	N/A	217,666	145,497
10/01/05 TO 12/31/05	1	69.54	69.54	69.54			69.54	69.54	N/A	312,000	216,965
01/01/06 TO 03/31/06	6	78.31	79.36	76.64	14.91	103.54	58.99	110.62	58.99 to 110.62	224,675	172,187
04/01/06 TO 06/30/06	5	65.33	67.01	77.89	22.66	86.03	44.66	102.60	N/A	177,892	138,560
07/01/06 TO 09/30/06	1	66.71	66.71	66.71			66.71	66.71	N/A	105,000	70,044
10/01/06 TO 12/31/06	5	67.63	71.66	71.01	18.64	100.92	47.11	103.11	N/A	281,380	199,809
01/01/07 TO 03/31/07	6	51.06	51.55	49.93	10.23	103.25	43.35	59.47	43.35 to 59.47	222,516	111,094
04/01/07 TO 06/30/07	1	91.34	91.34	91.34			91.34	91.34	N/A	217,294	198,469
07/01/07 TO 09/30/07	4	54.79	58.82	65.66	52.49	89.58	22.66	103.05	N/A	68,687	45,103
10/01/07 TO 12/31/07	8	64.38	66.29	65.42	26.37	101.33	43.23	99.14	43.23 to 99.14	152,447	99,725
01/01/08 TO 03/31/08	13	53.58	50.09	50.87	25.82	98.47	4.07	75.94	39.92 to 64.73	214,643	109,191
04/01/08 TO 06/30/08	4	48.21	43.07	45.77	14.46	94.11	25.67	50.21	N/A	270,753	123,917
<u>Study Years</u>											
07/01/05 TO 06/30/06	15	69.28	72.09	74.30	17.54	97.03	44.66	110.62	61.51 to 81.15	213,500	158,625
07/01/06 TO 06/30/07	13	59.47	63.51	63.12	22.29	100.62	43.35	103.11	47.11 to 73.75	235,714	148,779
07/01/07 TO 06/30/08	29	50.21	54.80	53.90	33.02	101.66	4.07	103.05	43.30 to 64.73	185,093	99,771
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	17	68.57	72.72	74.55	19.47	97.55	44.66	110.62	58.99 to 81.33	220,553	164,412
01/01/07 TO 12/31/07	19	58.21	61.38	60.50	29.72	101.45	22.66	103.05	46.14 to 73.27	160,353	97,013
<u>ALL</u>											
	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

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:	57	MEDIAN:	61	COV:	34.11	95% Median C.I.:	52.63 to 66.71	(!: Derived)
(AgLand) TOTAL Sales Price:	11,846,020	WGT. MEAN:	62	STD:	20.92	95% Wgt. Mean C.I.:	56.48 to 67.41	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,634,520	MEAN:	61	AVG.ABS.DEV:	15.87	95% Mean C.I.:	55.90 to 66.77	
(AgLand) TOTAL Assessed Value:	7,206,888							
AVG. Adj. Sales Price:	204,114	COD:	26.07	MAX Sales Ratio:	110.62			
AVG. Assessed Value:	126,436	PRD:	99.02	MIN Sales Ratio:	4.07			

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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
2617	2	61.42	61.42	49.89	48.49	123.12	31.64	91.20	N/A	130,562	65,133
2619	2	52.31	52.31	52.35	17.13	99.92	43.35	61.27	N/A	95,417	49,952
2621	4	64.69	73.33	75.04	17.89	97.72	60.86	103.11	N/A	179,750	134,888
2623	2	56.91	56.91	51.68	17.22	110.12	47.11	66.71	N/A	225,000	116,282
2717	1	46.53	46.53	46.53			46.53	46.53	N/A	310,000	144,252
2721	4	69.86	60.74	57.44	35.62	105.73	4.07	99.14	N/A	116,125	66,707
2723	3	59.47	60.90	62.88	13.60	96.85	49.48	73.75	N/A	421,933	265,310
2915	8	60.78	63.47	62.26	14.16	101.93	49.88	91.34	49.88 to 91.34	244,976	152,533
2917	9	53.19	59.65	73.44	41.14	81.22	22.66	103.05	37.47 to 102.60	128,916	94,679
2919	8	72.02	73.66	67.78	18.72	108.67	48.42	110.62	48.42 to 110.62	255,492	173,173
3013	6	44.69	45.62	45.42	19.70	100.42	25.67	69.44	25.67 to 69.44	208,310	94,622
3015	2	49.82	49.82	50.16	5.65	99.31	47.00	52.63	N/A	142,500	71,477
3017	1	75.94	75.94	75.94			75.94	75.94	N/A	271,431	206,120
3019	5	65.33	61.22	62.12	13.56	98.56	44.66	73.27	N/A	200,592	124,600
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
7100	27	53.19	59.86	61.82	33.13	96.83	22.66	110.62	46.14 to 69.44	196,127	121,240
7200	23	61.51	61.37	61.14	24.12	100.37	4.07	99.14	50.21 to 72.10	220,619	134,893
7300	7	62.66	66.92	65.69	15.34	101.87	47.11	103.11	47.11 to 103.11	180,690	118,691
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

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:	57	MEDIAN:	61	COV:	34.11	95% Median C.I.:	52.63 to 66.71	(!: Derived)
(AgLand) TOTAL Sales Price:	11,846,020	WGT. MEAN:	62	STD:	20.92	95% Wgt. Mean C.I.:	56.48 to 67.41	(!: land+NAT=0)
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AVG. Adj. Sales Price:	204,114	COD:	26.07	MAX Sales Ratio:	110.62			
AVG. Assessed Value:	126,436	PRD:	99.02	MIN Sales Ratio:	4.07			

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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)											
39-0010	1	66.71	66.71	66.71			66.71	66.71	N/A	105,000	70,044
39-0501	1	31.64	31.64	31.64			31.64	31.64	N/A	181,125	57,305
40-0082	7	46.14	46.62	46.24	18.36	100.82	25.67	69.44	25.67 to 69.44	201,409	93,133
47-0001	28	61.19	63.47	64.77	23.39	97.99	22.66	103.11	53.19 to 69.54	206,706	133,890
47-0100	11	65.33	63.32	63.33	16.73	99.99	44.66	91.34	47.00 to 75.94	215,427	136,430
47-0103	6	64.45	61.11	58.76	38.60	104.00	4.07	99.14	4.07 to 99.14	113,055	66,433
61-0049	2	78.58	78.58	66.15	40.78	118.78	46.53	110.62	N/A	223,400	147,788
82-0001	1	73.75	73.75	73.75			73.75	73.75	N/A	655,900	483,757
NonValid School											
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	4.07	4.07	4.07			4.07	4.07	N/A	160,000	6,515
10.01 TO 30.00	1	22.66	22.66	22.66			22.66	22.66	N/A	53,000	12,012
30.01 TO 50.00	4	41.58	40.98	41.72	5.50	98.22	37.47	43.30	N/A	95,562	39,871
50.01 TO 100.00	15	58.21	56.65	53.45	20.72	105.98	25.67	91.20	44.66 to 65.90	118,398	63,283
100.01 TO 180.00	25	61.51	64.34	61.67	18.79	104.34	31.64	103.05	58.99 to 69.44	212,940	131,318
180.01 TO 330.00	8	75.71	77.96	69.17	22.85	112.70	48.42	110.62	48.42 to 110.62	323,423	223,715
330.01 TO 650.00	3	73.75	74.49	74.45	25.08	100.04	47.11	102.60	N/A	450,800	335,640
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

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	1	53.19	53.19	53.19			53.19	53.19	N/A	90,000	47,872
DRY-N/A	6	65.32	59.83	60.06	11.44	99.61	44.66	69.28	44.66 to 69.28	130,325	78,274
GRASS	10	56.05	57.97	57.85	36.57	100.21	25.67	103.05	31.64 to 91.20	127,832	73,944
GRASS-N/A	9	66.71	63.97	63.41	21.74	100.88	22.66	110.62	47.11 to 72.10	124,012	78,638
IRRGTD	8	45.18	48.15	48.45	33.43	99.38	4.07	81.33	4.07 to 81.33	157,246	76,180
IRRGTD-N/A	23	61.51	67.10	65.16	24.52	102.98	43.30	103.11	50.21 to 75.47	309,137	201,423
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	57	MEDIAN:	61	COV:	34.11	95% Median C.I.:	52.63 to 66.71	(!: Derived)
(AgLand) TOTAL Sales Price:	11,846,020	WGT. MEAN:	62	STD:	20.92	95% Wgt. Mean C.I.:	56.48 to 67.41	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,634,520	MEAN:	61	AVG.ABS.DEV:	15.87	95% Mean C.I.:	55.90 to 66.77	
(AgLand) TOTAL Assessed Value:	7,206,888							
AVG. Adj. Sales Price:	204,114	COD:	26.07	MAX Sales Ratio:	110.62			
AVG. Assessed Value:	126,436	PRD:	99.02	MIN Sales Ratio:	4.07			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	53.19	53.19	53.19			53.19	53.19	N/A	90,000	47,872
DRY-N/A	6	65.32	59.83	60.06	11.44	99.61	44.66	69.28	44.66 to 69.28	130,325	78,274
GRASS	17	61.27	61.11	62.17	30.94	98.30	22.66	110.62	37.47 to 75.94	111,997	69,626
GRASS-N/A	2	58.28	58.28	53.73	19.16	108.46	47.11	69.44	N/A	245,238	131,768
IRRGTD	28	59.16	60.85	61.63	27.31	98.74	4.07	103.11	48.42 to 69.54	274,832	169,372
IRRGTD-N/A	3	73.27	74.88	74.28	14.24	100.82	60.04	91.34	N/A	224,270	166,578
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

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	5	64.73	59.64	57.51	9.81	103.70	47.68	66.71	N/A	111,998	64,415
DRY-N/A	2	56.97	56.97	62.65	21.61	90.93	44.66	69.28	N/A	155,980	97,721
GRASS	19	61.27	60.81	60.44	29.60	100.61	22.66	110.62	39.92 to 72.10	126,022	76,168
IRRGTD	30	59.69	61.24	61.88	26.09	98.96	4.07	103.11	49.48 to 69.54	271,694	168,123
IRRGTD-N/A	1	91.34	91.34	91.34			91.34	91.34	N/A	217,294	198,469
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

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 \$											
30000 TO 59999	2	47.38	47.38	48.28	52.17	98.13	22.66	72.10	N/A	55,000	26,554
60000 TO 99999	10	57.23	56.93	57.50	23.09	99.02	37.47	91.20	39.92 to 67.63	82,797	47,604
100000 TO 149999	13	62.66	63.18	62.46	25.16	101.16	25.67	110.62	43.30 to 69.44	119,907	74,894
150000 TO 249999	17	68.57	65.17	66.23	26.66	98.40	4.07	103.11	49.88 to 81.33	198,338	131,357
250000 TO 499999	12	57.22	60.92	61.10	23.42	99.70	41.54	102.60	46.53 to 75.47	333,516	203,788
500000 +	3	49.48	57.22	58.15	17.06	98.40	48.42	73.75	N/A	587,933	341,855
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

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:	57	MEDIAN:	61	COV:	34.11	95% Median C.I.:	52.63 to 66.71	(! : Derived)
(AgLand) TOTAL Sales Price:	11,846,020	WGT. MEAN:	62	STD:	20.92	95% Wgt. Mean C.I.:	56.48 to 67.41	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,634,520	MEAN:	61	AVG.ABS.DEV:	15.87	95% Mean C.I.:	55.90 to 66.77	
(AgLand) TOTAL Assessed Value:	7,206,888							
AVG. Adj. Sales Price:	204,114	COD:	26.07	MAX Sales Ratio:	110.62			
AVG. Assessed Value:	126,436	PRD:	99.02	MIN Sales Ratio:	4.07			

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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	4.07	4.07	4.07			4.07	4.07	N/A	160,000	6,515
Total \$											
1 TO 9999	1	4.07	4.07	4.07			4.07	4.07	N/A	160,000	6,515
10000 TO 29999	3	37.47	33.35	34.01	15.35	98.05	22.66	39.92	N/A	60,583	20,607
30000 TO 59999	12	50.10	51.16	47.62	23.73	107.43	25.67	72.10	43.30 to 65.90	103,956	49,508
60000 TO 99999	12	61.07	60.80	58.25	14.35	104.38	43.23	91.20	49.88 to 66.71	131,291	76,474
100000 TO 149999	8	64.30	66.16	61.25	22.38	108.01	41.54	103.05	41.54 to 103.05	209,051	128,053
150000 TO 249999	16	71.41	73.09	68.05	22.14	107.40	46.14	110.62	53.58 to 91.34	267,442	181,998
250000 TO 499999	5	73.75	69.94	67.12	21.74	104.20	48.42	102.60	N/A	503,660	338,071
ALL	57	60.86	61.33	61.94	26.07	99.02	4.07	110.62	52.63 to 66.71	204,114	126,436

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:	61	MEDIAN:	59	COV:	33.85	95% Median C.I.:	52.63 to 65.90	(!: Derived)
TOTAL Sales Price:	13,460,910	WGT. MEAN:	60	STD:	20.49	95% Wgt. Mean C.I.:	55.43 to 65.45	(!: land+NAT=0)
TOTAL Adj.Sales Price:	13,264,410	MEAN:	61	AVG.ABS.DEV:	15.56	95% Mean C.I.:	55.38 to 65.66	
TOTAL Assessed Value:	8,017,259							
AVG. Adj. Sales Price:	217,449	COD:	26.17	MAX Sales Ratio:	110.62			
AVG. Assessed Value:	131,430	PRD:	100.13	MIN Sales Ratio:	4.07			

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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	62.66	66.87	66.84	7.95	100.04	61.51	76.45	N/A	217,666	145,497
10/01/05 TO 12/31/05	1	69.54	69.54	69.54			69.54	69.54	N/A	312,000	216,965
01/01/06 TO 03/31/06	6	78.31	79.36	76.64	14.91	103.54	58.99	110.62	58.99 to 110.62	224,675	172,187
04/01/06 TO 06/30/06	5	65.33	67.01	77.89	22.66	86.03	44.66	102.60	N/A	177,892	138,560
07/01/06 TO 09/30/06	1	66.71	66.71	66.71			66.71	66.71	N/A	105,000	70,044
10/01/06 TO 12/31/06	5	67.63	71.66	71.01	18.64	100.92	47.11	103.11	N/A	281,380	199,809
01/01/07 TO 03/31/07	7	52.63	51.74	50.93	8.58	101.60	43.35	59.47	43.35 to 59.47	241,157	122,811
04/01/07 TO 06/30/07	1	91.34	91.34	91.34			91.34	91.34	N/A	217,294	198,469
07/01/07 TO 09/30/07	4	54.79	58.82	65.66	52.49	89.58	22.66	103.05	N/A	68,687	45,103
10/01/07 TO 12/31/07	10	56.75	62.90	59.53	27.46	105.66	43.23	99.14	44.49 to 91.20	202,461	120,516
01/01/08 TO 03/31/08	14	51.00	49.66	49.95	26.53	99.42	4.07	75.94	39.92 to 64.73	233,015	116,384
04/01/08 TO 06/30/08	4	48.21	43.07	45.77	14.46	94.11	25.67	50.21	N/A	270,753	123,917
<u>Study Years</u>											
07/01/05 TO 06/30/06	15	69.28	72.09	74.30	17.54	97.03	44.66	110.62	61.51 to 81.15	213,500	158,625
07/01/06 TO 06/30/07	14	58.84	62.75	62.25	21.72	100.81	43.35	103.11	47.11 to 73.75	244,092	151,945
07/01/07 TO 06/30/08	32	50.05	54.12	52.83	31.02	102.43	4.07	103.05	44.00 to 61.27	207,643	109,707
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	17	68.57	72.72	74.55	19.47	97.55	44.66	110.62	58.99 to 81.33	220,553	164,412
01/01/07 TO 12/31/07	22	53.54	59.90	58.12	29.18	103.06	22.66	103.05	46.14 to 72.10	191,125	111,078
<u>ALL</u>											
	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90	217,449	131,430

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:	61	MEDIAN:	59	COV:	33.85	95% Median C.I.:	52.63 to 65.90	(! : Derived)
TOTAL Sales Price:	13,460,910	WGT. MEAN:	60	STD:	20.49	95% Wgt. Mean C.I.:	55.43 to 65.45	(! : land+NAT=0)
TOTAL Adj.Sales Price:	13,264,410	MEAN:	61	AVG.ABS.DEV:	15.56	95% Mean C.I.:	55.38 to 65.66	
TOTAL Assessed Value:	8,017,259							
AVG. Adj. Sales Price:	217,449	COD:	26.17	MAX Sales Ratio:	110.62			
AVG. Assessed Value:	131,430	PRD:	100.13	MIN Sales Ratio:	4.07			

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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.			
2617	2	61.42	61.42	49.89	48.49	123.12	31.64	91.20	N/A		130,562	65,133
2619	2	52.31	52.31	52.35	17.13	99.92	43.35	61.27	N/A		95,417	49,952
2621	6	61.76	65.25	60.51	19.82	107.84	44.00	103.11	44.00 to 103.11		276,556	167,336
2623	2	56.91	56.91	51.68	17.22	110.12	47.11	66.71	N/A		225,000	116,282
2717	1	46.53	46.53	46.53			46.53	46.53	N/A		310,000	144,252
2721	5	67.63	59.17	56.26	33.79	105.17	4.07	99.14	N/A		163,500	91,988
2723	3	59.47	60.90	62.88	13.60	96.85	49.48	73.75	N/A		421,933	265,310
2915	8	60.78	63.47	62.26	14.16	101.93	49.88	91.34	49.88 to 91.34		244,976	152,533
2917	9	53.19	59.65	73.44	41.14	81.22	22.66	103.05	37.47 to 102.60		128,916	94,679
2919	8	72.02	73.66	67.78	18.72	108.67	48.42	110.62	48.42 to 110.62		255,492	173,173
3013	6	44.69	45.62	45.42	19.70	100.42	25.67	69.44	25.67 to 69.44		208,310	94,622
3015	3	47.00	48.04	47.58	5.77	100.96	44.49	52.63	N/A		207,184	98,581
3017	1	75.94	75.94	75.94			75.94	75.94	N/A		271,431	206,120
3019	5	65.33	61.22	62.12	13.56	98.56	44.66	73.27	N/A		200,592	124,600
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90		217,449	131,430

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
7100	28	52.91	59.31	60.84	32.71	97.49	22.66	110.62	46.14 to 69.28		201,142	122,367
7200	24	60.78	61.02	60.72	23.99	100.48	4.07	99.14	50.21 to 72.10		226,134	137,319
7300	9	61.27	62.96	58.74	16.87	107.18	44.00	103.11	47.11 to 66.71		245,019	143,922
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90		217,449	131,430

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	2	44.25	44.25	44.86	0.55	98.62	44.00	44.49	N/A		404,202	181,342
2	59	60.04	61.07	61.45	25.92	99.38	4.07	110.62	52.91 to 66.71		211,118	129,738
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90		217,449	131,430

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Sales Price:	13,460,910	WGT. MEAN:	60	STD:	20.49	95% Wgt. Mean C.I.:	55.43 to 65.45	(!: land+NAT=0)
TOTAL Adj.Sales Price:	13,264,410	MEAN:	61	AVG.ABS.DEV:	15.56	95% Mean C.I.:	55.38 to 65.66	
TOTAL Assessed Value:	8,017,259							
AVG. Adj. Sales Price:	217,449	COD:	26.17	MAX Sales Ratio:	110.62			
AVG. Assessed Value:	131,430	PRD:	100.13	MIN Sales Ratio:	4.07			

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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)											
39-0010	1	66.71	66.71	66.71			66.71	66.71	N/A	105,000	70,044
39-0501	1	31.64	31.64	31.64			31.64	31.64	N/A	181,125	57,305
40-0082	8	45.32	46.35	46.08	16.82	100.59	25.67	69.44	25.67 to 69.44	218,302	100,590
47-0001	30	60.17	62.51	62.62	23.50	99.83	22.66	103.11	53.19 to 68.57	224,271	140,446
47-0100	11	65.33	63.32	63.33	16.73	99.99	44.66	91.34	47.00 to 75.94	215,427	136,430
47-0103	7	61.27	59.94	57.37	36.76	104.47	4.07	99.14	4.07 to 99.14	147,333	84,530
61-0049	2	78.58	78.58	66.15	40.78	118.78	46.53	110.62	N/A	223,400	147,788
82-0001	1	73.75	73.75	73.75			73.75	73.75	N/A	655,900	483,757
NonValid School											
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90	217,449	131,430

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	4.07	4.07	4.07			4.07	4.07	N/A	160,000	6,515
10.01 TO 30.00	1	22.66	22.66	22.66			22.66	22.66	N/A	53,000	12,012
30.01 TO 50.00	4	41.58	40.98	41.72	5.50	98.22	37.47	43.30	N/A	95,562	39,871
50.01 TO 100.00	15	58.21	56.65	53.45	20.72	105.98	25.67	91.20	44.66 to 65.90	118,398	63,283
100.01 TO 180.00	26	61.39	63.58	60.70	19.17	104.74	31.64	103.05	53.58 to 69.44	217,694	132,144
180.01 TO 330.00	9	75.47	75.17	67.43	23.69	111.48	48.42	110.62	49.48 to 103.11	326,709	220,315
330.01 TO 650.00	5	54.17	64.33	64.18	31.47	100.23	44.00	102.60	N/A	458,547	294,277
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90	217,449	131,430

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	1	53.19	53.19	53.19			53.19	53.19	N/A	90,000	47,872
DRY-N/A	6	65.32	59.83	60.06	11.44	99.61	44.66	69.28	44.66 to 69.28	130,325	78,274
GRASS	10	56.05	57.97	57.85	36.57	100.21	25.67	103.05	31.64 to 91.20	127,832	73,944
GRASS-N/A	11	61.27	61.27	57.00	23.79	107.48	22.66	110.62	44.00 to 72.10	186,950	106,564
IRRGTD	9	47.00	48.68	49.82	29.96	97.71	4.07	81.33	41.54 to 65.33	178,996	89,173
IRRGTD-N/A	24	61.19	66.16	64.26	24.79	102.95	43.30	103.11	49.88 to 75.47	310,279	199,396
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90	217,449	131,430

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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TOTAL Assessed Value:	8,017,259							
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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	53.19	53.19	53.19			53.19	53.19	N/A	90,000	47,872
DRY-N/A	6	65.32	59.83	60.06	11.44	99.61	44.66	69.28	44.66 to 69.28	130,325	78,274
GRASS	18	60.37	60.16	58.66	31.24	102.56	22.66	110.62	39.92 to 72.10	131,989	77,419
GRASS-N/A	3	54.17	56.91	54.03	13.74	105.33	47.11	69.44	N/A	319,654	172,702
IRRGTD	29	58.99	60.58	61.32	26.80	98.78	4.07	103.11	48.42 to 69.54	277,528	170,191
IRRGTD-N/A	4	66.66	67.29	64.65	22.53	104.08	44.49	91.34	N/A	252,341	163,131
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90	217,449	131,430

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	5	64.73	59.64	57.51	9.81	103.70	47.68	66.71	N/A	111,998	64,415
DRY-N/A	2	56.97	56.97	62.65	21.61	90.93	44.66	69.28	N/A	155,980	97,721
GRASS	21	59.47	59.69	57.33	29.40	104.13	22.66	110.62	44.00 to 69.44	158,798	91,031
IRRGTD	32	59.16	60.46	60.97	25.79	99.16	4.07	103.11	48.42 to 69.54	276,262	168,425
IRRGTD-N/A	1	91.34	91.34	91.34			91.34	91.34	N/A	217,294	198,469
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90	217,449	131,430

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 \$											
30000 TO 59999	2	47.38	47.38	48.28	52.17	98.13	22.66	72.10	N/A	55,000	26,554
60000 TO 99999	10	57.23	56.93	57.50	23.09	99.02	37.47	91.20	39.92 to 67.63	82,797	47,604
100000 TO 149999	13	62.66	63.18	62.46	25.16	101.16	25.67	110.62	43.30 to 69.44	119,907	74,894
150000 TO 249999	17	68.57	65.17	66.23	26.66	98.40	4.07	103.11	49.88 to 81.33	198,338	131,357
250000 TO 499999	16	53.25	57.91	57.81	21.22	100.18	41.54	102.60	46.14 to 69.54	352,005	203,489
500000 +	3	49.48	57.22	58.15	17.06	98.40	48.42	73.75	N/A	587,933	341,855
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90	217,449	131,430

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:	61	MEDIAN:	59	COV:	33.85	95% Median C.I.:	52.63 to 65.90	(! : Derived)
TOTAL Sales Price:	13,460,910	WGT. MEAN:	60	STD:	20.49	95% Wgt. Mean C.I.:	55.43 to 65.45	(! : land+NAT=0)
TOTAL Adj.Sales Price:	13,264,410	MEAN:	61	AVG.ABS.DEV:	15.56	95% Mean C.I.:	55.38 to 65.66	
TOTAL Assessed Value:	8,017,259							
AVG. Adj. Sales Price:	217,449	COD:	26.17	MAX Sales Ratio:	110.62			
AVG. Assessed Value:	131,430	PRD:	100.13	MIN Sales Ratio:	4.07			

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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	4.07	4.07	4.07			4.07	4.07	N/A	160,000	6,515
Total \$											
1 TO 9999	1	4.07	4.07	4.07			4.07	4.07	N/A	160,000	6,515
10000 TO 29999	3	37.47	33.35	34.01	15.35	98.05	22.66	39.92	N/A	60,583	20,607
30000 TO 59999	12	55.70	52.94	49.24	21.60	107.52	25.67	72.10	43.30 to 65.90	103,863	51,141
60000 TO 99999	12	59.40	59.14	56.68	16.05	104.35	43.23	91.20	47.68 to 66.71	157,090	89,039
100000 TO 149999	11	58.99	61.87	56.42	22.03	109.66	41.54	103.05	46.53 to 81.15	260,401	146,911
150000 TO 249999	17	69.54	71.04	65.67	24.04	108.17	44.00	110.62	47.11 to 91.34	273,970	179,926
250000 TO 499999	5	73.75	70.84	70.15	20.52	100.98	49.48	102.60	N/A	453,860	318,397
ALL	61	59.47	60.52	60.44	26.17	100.13	4.07	110.62	52.63 to 65.90	217,449	131,430

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

Agricultural

Finish land use classification using FSA maps for 2009. Implement new soil survey for 2010.

Howard County finished their review of land use classification for irrigated acres using FSA maps, CNRD website and AgraData website for 2009. They reviewed and updated data on 250 parcels for 2009.

Howard County implemented new pricing (6/08 Marshall & Swift Costing) and applied it to all agricultural improvements and residences countywide.

The Howard County Assessor and her staff reviewed and revalued all agricultural land per market analysis utilizing an excel spreadsheet. They also studied their current agricultural market areas and determined no changes were necessary in the area boundaries.

The Assessor and her staff physically inspected, measured and valued 98 parcels for new construction and improvements from building permits, information statements and in house reviews for setting 2009 agricultural values.

The Howard County Assessor and her staff continued working on implementing new soil survey for 2010.

2009 Assessment Survey for Howard County

Agricultural Appraisal Information

1.	Data collection done by:
	Office staff
2.	Valuation done by:
	Assessor and deputy assessor
3.	Pickup work done by whom:
	Office staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	By usage as income producing acres
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	n/a
6.	If the income approach was used, what Capitalization Rate was used?
7.	What is the date of the soil survey currently used?
	1974 with the 2008 new soil conversion being implemented for 2010
8.	What date was the last countywide land use study completed?
	2009
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA maps, NRD certifications and Agri Data digital maps
b.	By whom?
	Office staff
c.	What proportion is complete / implemented at this time?
	80%
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	3
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	River boundaries, common geographic characteristics, topography, market
11.	In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?
	No
a.	If yes, list.

12.	In your opinion, what is the level of value of these groupings?
13.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
38	1	59	98

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	55	MEDIAN:	73	COV:	28.76	95% Median C.I.:	63.80 to 78.06	(!: Derived)
(AgLand) TOTAL Sales Price:	11,539,005	WGT. MEAN:	73	STD:	21.28	95% Wgt. Mean C.I.:	67.03 to 79.24	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,327,505	MEAN:	74	AVG.ABS.DEV:	16.32	95% Mean C.I.:	68.35 to 79.60	
(AgLand) TOTAL Assessed Value:	8,284,452							
AVG. Adj. Sales Price:	205,954	COD:	22.39	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	150,626	PRD:	101.15	MIN Sales Ratio:	32.10			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
<u>Qrtrs</u>												
07/01/05 TO 09/30/05	3	72.31	77.22	76.64	11.44	100.76	67.27	92.08	N/A		217,666	166,810
10/01/05 TO 12/31/05	1	71.30	71.30	71.30			71.30	71.30	N/A		312,000	222,470
01/01/06 TO 03/31/06	6	87.96	90.30	86.88	15.89	103.94	66.73	129.04	66.73 to 129.04		224,675	195,193
04/01/06 TO 06/30/06	5	75.70	81.28	92.02	18.96	88.33	54.41	117.42	N/A		177,892	163,696
07/01/06 TO 09/30/06	1	72.90	72.90	72.90			72.90	72.90	N/A		105,000	76,548
10/01/06 TO 12/31/06	5	77.14	84.43	84.54	17.78	99.87	62.15	120.50	N/A		281,380	237,871
01/01/07 TO 03/31/07	6	69.65	69.72	62.68	14.75	111.23	50.87	91.92	50.87 to 91.92		222,516	139,471
04/01/07 TO 06/30/07	1	98.30	98.30	98.30			98.30	98.30	N/A		217,294	213,598
07/01/07 TO 09/30/07	4	62.72	70.05	78.13	50.25	89.66	32.10	122.67	N/A		68,687	53,664
10/01/07 TO 12/31/07	8	70.85	73.07	71.73	27.76	101.86	46.07	108.81	46.07 to 108.81		152,447	109,357
01/01/08 TO 03/31/08	12	63.06	64.99	63.36	18.53	102.57	46.99	91.53	47.73 to 73.68		219,197	138,877
04/01/08 TO 06/30/08	3	53.15	53.75	53.37	1.94	100.72	52.51	55.60	N/A		312,000	166,506
<u>Study Years</u>												
07/01/05 TO 06/30/06	15	77.59	83.41	84.70	17.87	98.48	54.41	129.04	71.30 to 92.08		213,500	180,836
07/01/06 TO 06/30/07	13	76.07	77.82	75.59	17.07	102.95	50.87	120.50	62.15 to 91.92		235,714	178,179
07/01/07 TO 06/30/08	27	62.31	66.88	64.33	26.75	103.97	32.10	122.67	52.51 to 79.02		187,433	120,576
<u>Calendar Yrs</u>												
01/01/06 TO 12/31/06	17	77.59	84.90	86.83	18.60	97.78	54.41	129.04	72.90 to 92.52		220,553	191,502
01/01/07 TO 12/31/07	19	70.00	72.70	70.24	28.07	103.51	32.10	122.67	51.56 to 91.92		160,353	112,628
<u>ALL</u>												
	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06		205,954	150,626

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	55	MEDIAN:	73	COV:	28.76	95% Median C.I.:	63.80 to 78.06	(! : Derived)
(AgLand) TOTAL Sales Price:	11,539,005	WGT. MEAN:	73	STD:	21.28	95% Wgt. Mean C.I.:	67.03 to 79.24	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,327,505	MEAN:	74	AVG.ABS.DEV:	16.32	95% Mean C.I.:	68.35 to 79.60	
(AgLand) TOTAL Assessed Value:	8,284,452							
AVG. Adj. Sales Price:	205,954	COD:	22.39	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	150,626	PRD:	101.15	MIN Sales Ratio:	32.10			

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GEO CODE / TOWNSHIP #										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
2617	2	88.81	88.81	82.95	17.03	107.06	73.68	103.93	N/A	130,562	108,298
2619	2	81.47	81.47	81.43	12.82	100.06	71.03	91.92	N/A	95,417	77,698
2621	4	74.72	83.07	83.90	21.08	99.01	62.31	120.50	N/A	179,750	150,806
2623	2	67.53	67.53	64.66	7.96	104.43	62.15	72.90	N/A	225,000	145,488
2717	1	53.15	53.15	53.15			53.15	53.15	N/A	310,000	164,763
2721	3	80.47	88.45	94.58	13.56	93.52	76.07	108.81	N/A	101,500	95,998
2723	3	69.30	71.25	73.65	13.53	96.74	58.16	86.28	N/A	421,933	310,740
2915	8	65.54	68.12	66.38	14.45	102.61	52.51	98.30	52.51 to 98.30	244,976	162,627
2917	9	54.41	69.88	85.45	46.94	81.78	32.10	122.67	44.97 to 117.42	128,916	110,161
2919	8	85.57	85.40	77.46	16.85	110.26	54.95	129.04	54.95 to 129.04	255,492	197,892
3013	5	50.87	54.94	53.22	14.82	103.22	46.07	79.19	N/A	220,569	117,396
3015	2	65.67	65.67	67.18	18.88	97.74	53.27	78.06	N/A	142,500	95,737
3017	1	91.53	91.53	91.53			91.53	91.53	N/A	271,431	248,435
3019	5	75.70	74.78	72.86	7.26	102.64	60.31	83.83	N/A	200,592	146,155
ALL	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
7100	26	72.85	72.41	73.04	28.36	99.14	32.10	129.04	53.15 to 84.66	198,016	144,635
7200	22	73.59	74.89	72.48	17.52	103.33	47.53	108.81	62.69 to 86.28	223,374	161,893
7300	7	72.31	76.91	76.08	14.83	101.09	62.15	120.50	62.15 to 120.50	180,690	137,467
ALL	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

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	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626
ALL	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	55	MEDIAN:	73	COV:	28.76	95% Median C.I.:	63.80 to 78.06	(!: Derived)
(AgLand) TOTAL Sales Price:	11,539,005	WGT. MEAN:	73	STD:	21.28	95% Wgt. Mean C.I.:	67.03 to 79.24	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,327,505	MEAN:	74	AVG.ABS.DEV:	16.32	95% Mean C.I.:	68.35 to 79.60	
(AgLand) TOTAL Assessed Value:	8,284,452							
AVG. Adj. Sales Price:	205,954	COD:	22.39	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	150,626	PRD:	101.15	MIN Sales Ratio:	32.10			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010	1	72.90	72.90	72.90			72.90	72.90	N/A	105,000	76,548
39-0501	1	73.68	73.68	73.68			73.68	73.68	N/A	181,125	133,450
40-0082	6	51.22	58.79	56.37	21.11	104.29	46.07	79.19	46.07 to 79.19	210,474	118,645
47-0001	28	69.65	72.94	73.88	24.12	98.73	32.10	122.67	62.15 to 80.47	206,706	152,711
47-0100	11	75.06	73.35	71.69	15.14	102.32	52.51	98.30	53.27 to 91.53	215,427	154,433
47-0103	5	91.92	90.35	92.73	14.28	97.43	71.03	108.81	N/A	103,667	96,134
61-0049	2	91.10	91.10	76.38	41.65	119.26	53.15	129.04	N/A	223,400	170,641
82-0001	1	86.28	86.28	86.28			86.28	86.28	N/A	655,900	565,934
NonValid School											
ALL	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	32.10	32.10	32.10			32.10	32.10	N/A	53,000	17,012
30.01 TO 50.00	4	46.80	46.58	46.59	2.25	99.97	44.97	47.73	N/A	95,562	44,519
50.01 TO 100.00	14	74.28	71.86	67.30	16.65	106.78	46.99	103.93	54.41 to 86.47	116,354	78,303
100.01 TO 180.00	24	71.81	74.32	70.04	17.61	106.10	50.87	122.67	63.80 to 79.02	214,265	150,082
180.01 TO 330.00	9	84.66	88.29	79.39	22.15	111.21	54.95	129.04	58.16 to 120.50	307,612	244,225
330.01 TO 650.00	3	86.28	88.62	88.22	21.35	100.45	62.15	117.42	N/A	450,800	397,701
ALL	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

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	1	54.41	54.41	54.41			54.41	54.41	N/A	90,000	48,968
DRY-N/A	5	73.49	71.50	70.93	9.54	100.80	51.56	83.83	N/A	137,612	97,602
GRASS	8	73.00	75.03	79.69	22.54	94.15	44.97	122.67	44.97 to 122.67	131,413	104,728
GRASS-N/A	10	76.60	76.37	76.74	18.40	99.51	32.10	129.04	62.15 to 86.47	121,000	92,855
IRRGTD	7	62.69	66.93	65.06	25.79	102.87	46.07	92.52	46.07 to 92.52	156,853	102,055
IRRGTD-N/A	24	69.29	76.01	73.25	26.34	103.77	47.53	120.50	58.16 to 91.25	299,590	219,445
ALL	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	55	MEDIAN:	73	COV:	28.76	95% Median C.I.:	63.80 to 78.06	(! : Derived)
(AgLand) TOTAL Sales Price:	11,539,005	WGT. MEAN:	73	STD:	21.28	95% Wgt. Mean C.I.:	67.03 to 79.24	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,327,505	MEAN:	74	AVG.ABS.DEV:	16.32	95% Mean C.I.:	68.35 to 79.60	
(AgLand) TOTAL Assessed Value:	8,284,452							
AVG. Adj. Sales Price:	205,954	COD:	22.39	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	150,626	PRD:	101.15	MIN Sales Ratio:	32.10			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	54.41	54.41	54.41			54.41	54.41	N/A	90,000	48,968
DRY-N/A	5	73.49	71.50	70.93	9.54	100.80	51.56	83.83	N/A	137,612	97,602
GRASS	15	73.68	75.74	80.84	22.40	93.70	32.10	129.04	69.30 to 80.47	111,796	90,371
GRASS-N/A	3	79.19	75.94	70.30	10.24	108.02	62.15	86.47	N/A	194,789	136,936
IRRGTD	27	67.27	73.52	71.66	28.02	102.59	46.07	120.50	54.95 to 91.25	272,832	195,512
IRRGTD-N/A	4	72.88	76.96	76.19	16.05	101.01	63.80	98.30	N/A	230,415	175,562
ALL	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

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	3	54.41	59.62	57.99	13.07	102.82	51.56	72.90	N/A	129,534	75,113
DRY-N/A	3	75.70	77.67	80.02	4.55	97.07	73.49	83.83	N/A	129,820	103,879
GRASS	17	73.68	75.14	77.75	21.12	96.65	32.10	129.04	62.15 to 80.47	127,495	99,129
GRASS-N/A	1	86.47	86.47	86.47			86.47	86.47	N/A	93,891	81,183
IRRGTD	30	67.00	73.15	71.46	26.10	102.37	46.07	120.50	58.16 to 84.66	269,028	192,249
IRRGTD-N/A	1	98.30	98.30	98.30			98.30	98.30	N/A	217,294	213,598
ALL	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

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 \$											
30000 TO 59999	2	56.29	56.29	57.16	42.97	98.47	32.10	80.47	N/A	55,000	31,439
60000 TO 99999	10	74.60	72.57	73.92	19.10	98.18	44.97	103.93	47.73 to 91.92	82,797	61,203
100000 TO 149999	12	72.61	76.21	76.07	22.67	100.19	46.07	129.04	53.27 to 79.19	117,648	89,489
150000 TO 249999	16	78.54	81.00	81.04	18.83	99.95	51.56	120.50	63.80 to 92.52	200,734	162,672
250000 TO 499999	12	62.23	68.37	68.51	22.57	99.80	46.99	117.42	52.51 to 84.66	333,516	228,497
500000 +	3	58.16	66.46	67.52	17.96	98.43	54.95	86.28	N/A	587,933	396,980
ALL	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	55	MEDIAN:	73	COV:	28.76	95% Median C.I.:	63.80 to 78.06	(! : Derived)
(AgLand) TOTAL Sales Price:	11,539,005	WGT. MEAN:	73	STD:	21.28	95% Wgt. Mean C.I.:	67.03 to 79.24	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,327,505	MEAN:	74	AVG.ABS.DEV:	16.32	95% Mean C.I.:	68.35 to 79.60	
(AgLand) TOTAL Assessed Value:	8,284,452							
AVG. Adj. Sales Price:	205,954	COD:	22.39	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	150,626	PRD:	101.15	MIN Sales Ratio:	32.10			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	2	38.54	38.54	39.17	16.70	98.37	32.10	44.97	N/A	58,875	23,064
30000 TO 59999	5	54.41	60.73	58.82	21.58	103.24	47.53	80.47	N/A	80,100	47,112
60000 TO 99999	15	72.31	72.02	69.04	14.77	104.32	46.07	103.93	62.69 to 77.14	111,088	76,696
100000 TO 149999	8	76.33	76.11	71.50	17.39	106.44	46.99	122.67	46.99 to 122.67	169,646	121,302
150000 TO 249999	19	71.30	77.73	72.72	24.16	106.88	50.87	129.04	62.15 to 92.08	265,497	193,068
250000 TO 499999	5	84.66	87.14	79.01	29.48	110.29	54.95	120.50	N/A	417,080	329,533
500000 +	1	86.28	86.28	86.28			86.28	86.28	N/A	655,900	565,934
ALL _____	_____										
	55	72.90	73.98	73.14	22.39	101.15	32.10	129.04	63.80 to 78.06	205,954	150,626

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:	61	MEDIAN:	73	COV:	28.37	95% Median C.I.:	63.80 to 77.59	(! : Derived)
TOTAL Sales Price:	13,509,396	WGT. MEAN:	72	STD:	20.81	95% Wgt. Mean C.I.:	66.03 to 77.19	(! : land+NAT=0)
TOTAL Adj.Sales Price:	13,312,896	MEAN:	73	AVG.ABS.DEV:	16.10	95% Mean C.I.:	68.12 to 78.56	
TOTAL Assessed Value:	9,533,063							
AVG. Adj. Sales Price:	218,244	COD:	22.09	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	156,279	PRD:	102.42	MIN Sales Ratio:	32.10			

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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	72.31	77.22	76.64	11.44	100.76	67.27	92.08	N/A		217,666	166,810
10/01/05 TO 12/31/05	1	71.30	71.30	71.30			71.30	71.30	N/A		312,000	222,470
01/01/06 TO 03/31/06	6	87.96	90.30	86.88	15.89	103.94	66.73	129.04	66.73 to 129.04		224,675	195,193
04/01/06 TO 06/30/06	5	75.70	81.28	92.02	18.96	88.33	54.41	117.42	N/A		177,892	163,696
07/01/06 TO 09/30/06	1	72.90	72.90	72.90			72.90	72.90	N/A		105,000	76,548
10/01/06 TO 12/31/06	5	77.14	84.43	84.54	17.78	99.87	62.15	120.50	N/A		281,380	237,871
01/01/07 TO 03/31/07	8	72.82	72.32	67.15	14.05	107.69	50.87	91.92	50.87 to 91.92		233,137	156,556
04/01/07 TO 06/30/07	1	98.30	98.30	98.30			98.30	98.30	N/A		217,294	213,598
07/01/07 TO 09/30/07	4	62.72	70.05	78.13	50.25	89.66	32.10	122.67	N/A		68,687	53,664
10/01/07 TO 12/31/07	11	62.69	70.82	66.78	28.23	106.06	46.07	108.81	50.13 to 103.93		199,815	133,429
01/01/08 TO 03/31/08	13	62.31	63.86	61.36	18.78	104.07	46.99	91.53	47.73 to 73.68		239,028	146,665
04/01/08 TO 06/30/08	3	53.15	53.75	53.37	1.94	100.72	52.51	55.60	N/A		312,000	166,506
____Study Years____												
07/01/05 TO 06/30/06	15	77.59	83.41	84.70	17.87	98.48	54.41	129.04	71.30 to 92.08		213,500	180,836
07/01/06 TO 06/30/07	15	76.07	78.12	76.01	15.58	102.78	50.87	120.50	69.30 to 86.28		239,619	182,130
07/01/07 TO 06/30/08	31	60.31	66.15	62.75	26.58	105.43	32.10	122.67	52.51 to 73.68		210,196	131,889
____Calendar Yrs____												
01/01/06 TO 12/31/06	17	77.59	84.90	86.83	18.60	97.78	54.41	129.04	72.90 to 92.52		220,553	191,502
01/01/07 TO 12/31/07	24	72.82	72.34	69.12	25.08	104.66	32.10	122.67	53.27 to 84.58		189,796	131,184
____ALL____												
	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59		218,244	156,279

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:	61	MEDIAN:	73	COV:	28.37	95% Median C.I.:	63.80 to 77.59	(!: Derived)
TOTAL Sales Price:	13,509,396	WGT. MEAN:	72	STD:	20.81	95% Wgt. Mean C.I.:	66.03 to 77.19	(!: land+NAT=0)
TOTAL Adj.Sales Price:	13,312,896	MEAN:	73	AVG.ABS.DEV:	16.10	95% Mean C.I.:	68.12 to 78.56	
TOTAL Assessed Value:	9,533,063							
AVG. Adj. Sales Price:	218,244	COD:	22.09	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	156,279	PRD:	102.42	MIN Sales Ratio:	32.10			

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GEO CODE / TOWNSHIP #											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
2617	2	88.81	88.81	82.95	17.03	107.06	73.68	103.93	N/A		130,562	108,298
2619	2	81.47	81.47	81.43	12.82	100.06	71.03	91.92	N/A		95,417	77,698
2621	6	67.31	73.74	67.50	24.14	109.24	50.34	120.50	50.34 to 120.50		277,664	187,418
2623	2	67.53	67.53	64.66	7.96	104.43	62.15	72.90	N/A		225,000	145,488
2717	1	53.15	53.15	53.15			53.15	53.15	N/A		310,000	164,763
2721	4	78.27	85.25	84.25	12.00	101.18	75.63	108.81	N/A		167,375	141,013
2723	3	69.30	71.25	73.65	13.53	96.74	58.16	86.28	N/A		421,933	310,740
2915	8	65.54	68.12	66.38	14.45	102.61	52.51	98.30	52.51 to 98.30		244,976	162,627
2917	9	54.41	69.88	85.45	46.94	81.78	32.10	122.67	44.97 to 117.42		128,916	110,161
2919	8	85.57	85.40	77.46	16.85	110.26	54.95	129.04	54.95 to 129.04		255,492	197,892
3013	7	51.56	63.41	60.45	28.93	104.90	46.07	84.58	46.07 to 84.58		204,692	123,730
3015	3	53.27	60.49	57.86	17.48	104.54	50.13	78.06	N/A		209,468	121,203
3017	1	91.53	91.53	91.53			91.53	91.53	N/A		271,431	248,435
3019	5	75.70	74.78	72.86	7.26	102.64	60.31	83.83	N/A		200,592	146,155
ALL	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59		218,244	156,279

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
7100	29	75.70	72.48	72.34	26.44	100.19	32.10	129.04	53.15 to 84.58		200,753	145,234
7200	23	73.68	74.92	72.69	16.85	103.06	47.53	108.81	63.80 to 80.47		229,532	166,857
7300	9	71.03	72.06	67.07	16.93	107.43	50.34	120.50	59.82 to 77.14		245,757	164,839
ALL	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59		218,244	156,279

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	3	50.34	61.68	56.00	22.81	110.15	50.13	84.58	N/A		328,468	183,940
2	58	73.19	73.94	72.86	21.79	101.49	32.10	129.04	66.73 to 77.59		212,542	154,849
ALL	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59		218,244	156,279

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:	61	MEDIAN:	73	COV:	28.37	95% Median C.I.:	63.80 to 77.59	(!: Derived)
TOTAL Sales Price:	13,509,396	WGT. MEAN:	72	STD:	20.81	95% Wgt. Mean C.I.:	66.03 to 77.19	(!: land+NAT=0)
TOTAL Adj.Sales Price:	13,312,896	MEAN:	73	AVG.ABS.DEV:	16.10	95% Mean C.I.:	68.12 to 78.56	
TOTAL Assessed Value:	9,533,063							
AVG. Adj. Sales Price:	218,244	COD:	22.09	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	156,279	PRD:	102.42	MIN Sales Ratio:	32.10			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
39-0010	1	72.90	72.90	72.90			72.90	72.90	N/A	105,000	76,548
39-0501	1	73.68	73.68	73.68			73.68	73.68	N/A	181,125	133,450
40-0082	9	51.56	63.56	60.07	28.52	105.81	46.07	84.58	46.99 to 84.58	215,139	129,237
47-0001	30	68.29	71.75	71.23	24.35	100.73	32.10	122.67	59.82 to 77.59	224,492	159,907
47-0100	11	75.06	73.35	71.69	15.14	102.32	52.51	98.30	53.27 to 91.53	215,427	154,433
47-0103	6	84.00	87.90	85.67	16.26	102.60	71.03	108.81	71.03 to 108.81	147,222	126,121
61-0049	2	91.10	91.10	76.38	41.65	119.26	53.15	129.04	N/A	223,400	170,641
82-0001	1	86.28	86.28	86.28			86.28	86.28	N/A	655,900	565,934
NonValid School											
ALL	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59	218,244	156,279

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	32.10	32.10	32.10			32.10	32.10	N/A	53,000	17,012
30.01 TO 50.00	4	46.80	46.58	46.59	2.25	99.97	44.97	47.73	N/A	95,562	44,519
50.01 TO 100.00	14	74.28	71.86	67.30	16.65	106.78	46.99	103.93	54.41 to 86.47	116,354	78,303
100.01 TO 180.00	27	72.31	74.18	69.69	17.93	106.44	50.13	122.67	63.80 to 79.19	215,399	150,120
180.01 TO 330.00	10	84.25	87.03	78.96	21.10	110.22	54.95	129.04	58.16 to 120.50	313,351	247,408
330.01 TO 650.00	5	62.15	75.20	74.56	30.10	100.86	50.34	117.42	N/A	459,877	342,877
ALL	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59	218,244	156,279

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	1	54.41	54.41	54.41			54.41	54.41	N/A	90,000	48,968
DRY-N/A	7	75.70	75.23	75.35	10.39	99.84	51.56	84.58	51.56 to 84.58	145,437	109,591
GRASS	8	73.00	75.03	79.69	22.54	94.15	44.97	122.67	44.97 to 122.67	131,413	104,728
GRASS-N/A	12	73.55	72.82	67.22	20.73	108.34	32.10	129.04	59.82 to 80.47	179,749	120,819
IRRGTD	8	68.88	68.02	67.70	22.89	100.47	46.07	92.52	46.07 to 92.52	182,871	123,806
IRRGTD-N/A	25	67.27	74.98	72.19	27.06	103.86	47.53	120.50	58.16 to 86.28	301,342	217,553
ALL	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59	218,244	156,279

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:	61	MEDIAN:	73	COV:	28.37	95% Median C.I.:	63.80 to 77.59	(! : Derived)
TOTAL Sales Price:	13,509,396	WGT. MEAN:	72	STD:	20.81	95% Wgt. Mean C.I.:	66.03 to 77.19	(! : land+NAT=0)
TOTAL Adj.Sales Price:	13,312,896	MEAN:	73	AVG.ABS.DEV:	16.10	95% Mean C.I.:	68.12 to 78.56	
TOTAL Assessed Value:	9,533,063							
AVG. Adj. Sales Price:	218,244	COD:	22.09	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	156,279	PRD:	102.42	MIN Sales Ratio:	32.10			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	54.41	54.41	54.41			54.41	54.41	N/A	90,000	48,968
DRY-N/A	7	75.70	75.23	75.35	10.39	99.84	51.56	84.58	51.56 to 84.58	145,437	109,591
GRASS	16	73.00	74.15	74.08	23.19	100.09	32.10	129.04	50.34 to 80.47	134,621	99,730
GRASS-N/A	4	70.67	71.91	65.63	15.46	109.56	59.82	86.47	N/A	263,588	172,993
IRRGTD	28	69.29	73.59	71.85	26.66	102.43	46.07	120.50	55.60 to 86.28	276,124	198,389
IRRGTD-N/A	5	66.73	71.60	69.12	19.00	103.59	50.13	98.30	N/A	253,013	174,877
ALL	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59	218,244	156,279

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	5	72.90	69.61	70.20	17.34	99.15	51.56	84.58	N/A	143,720	100,894
DRY-N/A	3	75.70	77.67	80.02	4.55	97.07	73.49	83.83	N/A	129,820	103,879
GRASS	19	72.31	73.03	70.85	21.87	103.08	32.10	129.04	59.82 to 79.19	163,915	116,130
GRASS-N/A	1	86.47	86.47	86.47			86.47	86.47	N/A	93,891	81,183
IRRGTD	32	67.00	72.51	70.80	25.66	102.42	46.07	120.50	55.60 to 84.66	274,351	194,240
IRRGTD-N/A	1	98.30	98.30	98.30			98.30	98.30	N/A	217,294	213,598
ALL	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59	218,244	156,279

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 \$											
30000 TO 59999	2	56.29	56.29	57.16	42.97	98.47	32.10	80.47	N/A	55,000	31,439
60000 TO 99999	10	74.60	72.57	73.92	19.10	98.18	44.97	103.93	47.73 to 91.92	82,797	61,203
100000 TO 149999	12	72.61	76.21	76.07	22.67	100.19	46.07	129.04	53.27 to 79.19	117,648	89,489
150000 TO 249999	18	81.43	81.40	81.37	16.90	100.04	51.56	120.50	66.73 to 92.08	196,763	160,104
250000 TO 499999	16	61.23	66.02	65.60	21.25	100.64	46.99	117.42	50.87 to 75.63	353,599	231,965
500000 +	3	58.16	66.46	67.52	17.96	98.43	54.95	86.28	N/A	587,933	396,980
ALL	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59	218,244	156,279

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:	61	MEDIAN:	73	COV:	28.37	95% Median C.I.:	63.80 to 77.59	(! : Derived)
TOTAL Sales Price:	13,509,396	WGT. MEAN:	72	STD:	20.81	95% Wgt. Mean C.I.:	66.03 to 77.19	(! : land+NAT=0)
TOTAL Adj.Sales Price:	13,312,896	MEAN:	73	AVG.ABS.DEV:	16.10	95% Mean C.I.:	68.12 to 78.56	
TOTAL Assessed Value:	9,533,063							
AVG. Adj. Sales Price:	218,244	COD:	22.09	MAX Sales Ratio:	129.04			
AVG. Assessed Value:	156,279	PRD:	102.42	MIN Sales Ratio:	32.10			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Low \$_____	_____										
_____Total \$_____	_____										
10000 TO 29999	2	38.54	38.54	39.17	16.70	98.37	32.10	44.97	N/A	58,875	23,064
30000 TO 59999	5	54.41	60.73	58.82	21.58	103.24	47.53	80.47	N/A	80,100	47,112
60000 TO 99999	15	72.31	72.02	69.04	14.77	104.32	46.07	103.93	62.69 to 77.14	111,088	76,696
100000 TO 149999	10	77.83	77.80	74.06	15.44	105.05	46.99	122.67	55.60 to 84.58	168,717	124,954
150000 TO 249999	21	67.27	75.11	69.58	25.86	107.95	50.13	129.04	60.31 to 91.53	279,279	194,312
250000 TO 499999	7	75.63	81.59	75.50	28.27	108.07	54.95	120.50	54.95 to 120.50	417,197	314,984
500000 +	1	86.28	86.28	86.28			86.28	86.28	N/A	655,900	565,934
_____ALL_____	_____										
	61	72.90	73.34	71.61	22.09	102.42	32.10	129.04	63.80 to 77.59	218,244	156,279

Agricultural Correlation

2009 Correlation Section for Howard County

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the statistical page shows that all three market areas are within the acceptable range as is the overall calculated median for agricultural unimproved property in Howard County. Additionally, the subclass breakdowns of land usage show irrigated land to be slightly low at 67.27 for the 80% usage but the same breakdown in the minimally improved statistics shows irrigated to be within the acceptable range at 69.29.

The following tables offer support of the calculated median for the level of value for agricultural unimproved property in Howard County although issues of representativeness are indicated. There are no areas to suggest a recommendation should be made by the state as to the agricultural unimproved valuations for Howard County that would assure equity within the class. Statistical evidence follows that lends its support to an overall level of value for agricultural unimproved property at 73% of the market.

The Howard County Assessor and her staff have been in place just over two years now, they are still discovering some uniformity and accuracy issues in their database but are working diligently to correct these problems. They are still working with a reduced staff and the GIS system is still not in workable condition. There have been some issues with obtaining accurate timely information. It is hoped these issues will diminish with education and experience.

**2009 Correlation Section
for Howard County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	100	55	55.00
2008	115	56	48.70
2007	126	57	45.24
2006	154	90	58.44
2005	130	73	56.15

AGRICULTURAL UNIMPROVED: A review of Table 2 shows that the total number of sales declined in 2009 while the percentage of sales used for agricultural unimproved property in Howard County increased. Of these total sales, 6 of them were removed for having been substantially changed since the date of the sale. The remaining disqualified sales are a mixture of partnership dissolutions, other legal actions, estate planning and estate settlements. Howard County sends questionnaires to both the buyer and the seller, if the questionnaire is not returned, followup phone calls are made. Additionally, some sales are physically inspected if there is a perceived discrepancy in the sale.

2009 Correlation Section
for Howard County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Howard County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	61	12.25	68	73
2008	71.12	7.06	76	71.6
2007	67	4.83	70	72
2006	75	2.49	77	77
2005	75	5.57	79	77

AGRICULTURAL UNIMPROVED: Table 3 indicates that there is a difference in the trended preliminary ratios and the calculated ratio. This can be attributed to the fact that the sales file is not completely representative of the agricultural land base in Howard County. According to the abstract the majority of the value of agricultural land in Howard County is from irrigated land. The sales file contains a majority of irrigated land but also the market is strong for dry and grass land which are both slightly over-represented in the sales file causing the base of the agricultural land to not move as much as the sales file. Dry agricultural land increased across the county from 1.15% to 27.12% depending on market area and grass values increased 5.32% to 30.19% also depending on market area.

2009 Correlation Section
for Howard County

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

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

Comparison of Average Value Changes

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

**2009 Correlation Section
for Howard County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
18.52	2009	12.25
10.16	2008	7.06
9.38	2007	4.83
6.05	2006	2.49
8.81	2005	5.57

AGRICULTURAL UNIMPROVED:As has been previously discussed in Table 3, there are some issues of representativeness in the agricultural unimproved sales file that cause some disproportionate movement between the sales file and the base of agricultural unimproved property in Howard County.

2009 Correlation Section
for Howard County

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

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

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

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

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

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

**2009 Correlation Section
for Howard County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	73	73	74

AGRICULTURAL UNIMPROVED: A review of Table 5 indicates all three measures of central tendency to be within the acceptable range. The median and weighted mean calculate to 73%, while the mean is close at 74%. The three measures being close to each other give credibility to the calculated statistical level of value. Any of the three statistical measures could be used as a point estimate of the level of value for the agricultural unimproved property class.

**2009 Correlation Section
for Howard County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	22.39	101.15
Difference	2.39	0.00

AGRICULTURAL UNIMPROVED:A review of the qualitative measures indicate good assessment uniformity. The co-efficient of dispersion is slightly above the range and the price-related differential is within the range. The qualitative measures indicate that the Howard County Assessor has valued agricultural unimproved property in Howard County uniformly.

**2009 Correlation Section
for Howard County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	57	55	-2
Median	61	73	12
Wgt. Mean	62	73	11
Mean	61	74	13
COD	26.07	22.39	-3.68
PRD	99.02	101.15	2.13
Minimum	4.07	32.10	28.03
Maximum	110.62	129.04	18.42

AGRICULTURAL UNIMPROVED: Table Seven shows two sales were removed from the preliminary sales data base. Following sales verification, both of these sales were determined to have been substantially changed since the date of the sale. The remainder of the statistics are reflective of the agricultural assessment actions taken in Howard County as have been previously stated.

Total Real Property
Sum Lines 17, 25, & 30

Records : 5,490

Value : 594,156,988

Growth 7,295,869

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	195	896,329	0	0	226	6,151,599	421	7,047,928	
02. Res Improve Land	1,324	8,102,066	0	0	652	23,459,564	1,976	31,561,630	
03. Res Improvements	1,366	77,023,739	0	0	711	65,250,602	2,077	142,274,341	
04. Res Total	1,561	86,022,134	0	0	937	94,861,765	2,498	180,883,899	3,905,506
% of Res Total	62.49	47.56	0.00	0.00	37.51	52.44	45.50	30.44	53.53
05. Com UnImp Land	69	519,871	0	0	10	52,892	79	572,763	
06. Com Improve Land	254	1,768,513	0	0	44	1,692,788	298	3,461,301	
07. Com Improvements	269	18,288,063	0	0	52	6,989,780	321	25,277,843	
08. Com Total	338	20,576,447	0	0	62	8,735,460	400	29,311,907	550,018
% of Com Total	84.50	70.20	0.00	0.00	15.50	29.80	7.29	4.93	7.54
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	7	543,277	7	543,277	
14. Rec Improve Land	0	0	0	0	3	161,638	3	161,638	
15. Rec Improvements	0	0	0	0	3	77,483	3	77,483	
16. Rec Total	0	0	0	0	10	782,398	10	782,398	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.18	0.13	0.00
Res & Rec Total	1,561	86,022,134	0	0	947	95,644,163	2,508	181,666,297	3,905,506
% of Res & Rec Total	62.24	47.35	0.00	0.00	37.76	52.65	45.68	30.58	53.53
Com & Ind Total	338	20,576,447	0	0	62	8,735,460	400	29,311,907	550,018
% of Com & Ind Total	84.50	70.20	0.00	0.00	15.50	29.80	7.29	4.93	7.54
17. Taxable Total	1,899	106,598,581	0	0	1,009	104,379,623	2,908	210,978,204	4,455,524
% of Taxable Total	65.30	50.53	0.00	0.00	34.70	49.47	52.97	35.51	61.07

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	15	107,513	24,817		0	0	0
19. Commercial	5	285,854	1,352,559		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		15	107,513	24,817
19. Commercial	0	0	0		5	285,854	1,352,559
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					20	393,367	1,377,376

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	163	0	159	322

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	0	0	1,611	177,363,464	1,611	177,363,464
28. Ag-Improved Land	0	0	0	0	935	140,236,011	935	140,236,011
29. Ag Improvements	0	0	0	0	971	65,579,309	971	65,579,309
30. Ag Total							2,582	383,178,784

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	11,000	1	1.00	11,000	
32. HomeSite Improv Land	688	697.02	7,784,000	688	697.02	7,784,000	
33. HomeSite Improvements	711	688.02	50,636,401	711	688.02	50,636,401	2,840,345
34. HomeSite Total				712	698.02	58,431,401	
35. FarmSite UnImp Land	40	110.72	239,816	40	110.72	239,816	
36. FarmSite Improv Land	856	4,290.87	6,673,399	856	4,290.87	6,673,399	
37. FarmSite Improvements	907	0.00	14,942,908	907	0.00	14,942,908	0
38. FarmSite Total				947	4,401.59	21,856,123	
39. Road & Ditches	0	6,572.88	0	0	6,572.88	0	
40. Other- Non Ag Use	0	0.50	75	0	0.50	75	
41. Total Section VI				1,659	11,672.99	80,287,599	2,840,345

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	627.88	357,868	6	627.88	357,868

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	24.67	0.00%	0	0.00%	0.00
Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 60

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	18.00	0.00%	0	0.00%	0.00
Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 71

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	391.79	0.85%	654,289	1.08%	1,670.00
46. 1A	3,523.24	7.69%	5,725,305	9.48%	1,625.01
47. 2A1	4,784.71	10.44%	7,416,304	12.28%	1,550.00
48. 2A	2,175.93	4.75%	3,318,315	5.49%	1,525.01
49. 3A1	10,874.47	23.72%	15,767,995	26.10%	1,450.00
50. 3A	5,895.39	12.86%	7,664,007	12.69%	1,300.00
51. 4A1	3,059.50	6.67%	3,671,400	6.08%	1,200.00
52. 4A	15,130.61	33.01%	16,189,756	26.80%	1,070.00
53. Total	45,835.64	100.00%	60,407,371	100.00%	1,317.91
Dry					
54. 1D1	73.74	0.75%	74,477	0.83%	1,009.99
55. 1D	545.84	5.57%	548,581	6.14%	1,005.02
56. 2D1	795.14	8.11%	763,507	8.54%	960.22
57. 2D	786.87	8.02%	749,267	8.39%	952.21
58. 3D1	2,616.25	26.68%	2,420,067	27.08%	925.01
59. 3D	1,716.57	17.50%	1,543,982	17.28%	899.46
60. 4D1	517.86	5.28%	452,712	5.07%	874.20
61. 4D	2,754.82	28.09%	2,382,935	26.67%	865.01
62. Total	9,807.09	100.00%	8,935,528	100.00%	911.13
Grass					
63. 1G1	28.46	0.00%	22,910	0.06%	804.99
64. 1G	381.19	0.83%	304,952	0.85%	800.00
65. 2G1	648.17	1.41%	524,966	1.46%	809.92
66. 2G	1,739.35	3.80%	1,389,478	3.87%	798.85
67. 3G1	2,747.11	6.00%	2,156,495	6.00%	785.00
68. 3G	6,331.56	13.82%	5,032,118	14.00%	794.77
69. 4G1	8,721.56	19.04%	6,847,054	19.05%	785.07
70. 4G	25,210.01	55.03%	19,663,806	54.71%	780.00
71. Total	45,807.41	100.00%	35,941,779	100.00%	784.63
Irrigated Total	45,835.64	44.37%	60,407,371	57.23%	1,317.91
Dry Total	9,807.09	9.49%	8,935,528	8.47%	911.13
Grass Total	45,807.41	44.34%	35,941,779	34.05%	784.63
Waste	1,610.15	1.56%	232,991	0.22%	144.70
Other	240.38	0.23%	36,058	0.03%	150.00
Exempt	606.80	0.59%	0	0.00%	0.00
Market Area Total	103,300.67	100.00%	105,553,727	100.00%	1,021.81

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 72

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	11,610.50	15.68%	19,099,319	17.62%	1,645.00
46. 1A	30,456.86	41.12%	48,578,814	44.81%	1,595.00
47. 2A1	3,196.75	4.32%	4,859,060	4.48%	1,520.00
48. 2A	2,501.51	3.38%	3,802,298	3.51%	1,520.00
49. 3A1	4,576.39	6.18%	6,635,776	6.12%	1,450.00
50. 3A	843.39	1.14%	1,096,407	1.01%	1,300.00
51. 4A1	15,290.44	20.64%	18,348,532	16.93%	1,200.00
52. 4A	5,590.45	7.55%	5,981,785	5.52%	1,070.00
53. Total	74,066.29	100.00%	108,401,991	100.00%	1,463.58
Dry					
54. 1D1	726.27	4.15%	653,643	5.42%	900.00
55. 1D	3,052.58	17.45%	2,671,057	22.14%	875.02
56. 2D1	590.30	3.38%	436,823	3.62%	740.00
57. 2D	812.52	4.65%	593,143	4.92%	730.00
58. 3D1	969.85	5.55%	678,895	5.63%	700.00
59. 3D	382.48	2.19%	260,086	2.16%	680.00
60. 4D1	7,927.27	45.33%	4,954,605	41.07%	625.01
61. 4D	3,027.27	17.31%	1,816,362	15.06%	600.00
62. Total	17,488.54	100.00%	12,064,614	100.00%	689.86
Grass					
63. 1G1	1,396.58	0.00%	1,047,440	3.66%	750.00
64. 1G	3,636.38	5.97%	2,636,449	9.22%	725.02
65. 2G1	1,271.10	2.09%	889,771	3.11%	700.00
66. 2G	1,692.63	2.78%	1,167,917	4.08%	690.00
67. 3G1	1,272.08	2.09%	763,248	2.67%	600.00
68. 3G	2,020.14	3.32%	999,979	3.50%	495.00
69. 4G1	16,246.34	26.66%	6,904,802	24.14%	425.01
70. 4G	33,398.68	54.81%	14,192,185	49.62%	424.93
71. Total	60,933.93	100.00%	28,601,791	100.00%	469.39
Irrigated Total	74,066.29	48.19%	108,401,991	72.63%	1,463.58
Dry Total	17,488.54	11.38%	12,064,614	8.08%	689.86
Grass Total	60,933.93	39.65%	28,601,791	19.16%	469.39
Waste	1,068.31	0.70%	160,250	0.11%	150.00
Other	133.78	0.09%	20,068	0.01%	150.01
Exempt	1,150.13	0.75%	0	0.00%	0.00
Market Area Total	153,690.85	100.00%	149,248,714	100.00%	971.10

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 73

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,837.93	14.03%	2,481,209	16.48%	1,350.00
46. 1A	5,375.37	41.05%	6,719,223	44.64%	1,250.00
47. 2A1	679.02	5.19%	746,922	4.96%	1,100.00
48. 2A	991.39	7.57%	1,040,962	6.92%	1,050.00
49. 3A1	200.72	1.53%	205,740	1.37%	1,025.01
50. 3A	614.63	4.69%	614,630	4.08%	1,000.00
51. 4A1	1,721.80	13.15%	1,687,365	11.21%	980.00
52. 4A	1,674.68	12.79%	1,557,452	10.35%	930.00
53. Total	13,095.54	100.00%	15,053,503	100.00%	1,149.51
Dry					
54. 1D1	2,031.35	18.18%	1,523,515	24.14%	750.00
55. 1D	3,354.69	30.03%	2,264,425	35.87%	675.00
56. 2D1	166.23	1.49%	91,427	1.45%	550.00
57. 2D	504.07	4.51%	262,116	4.15%	520.00
58. 3D1	161.75	1.45%	76,833	1.22%	475.01
59. 3D	99.50	0.89%	43,780	0.69%	440.00
60. 4D1	3,006.35	26.91%	1,292,733	20.48%	430.00
61. 4D	1,846.86	16.53%	757,214	12.00%	410.00
62. Total	11,170.80	100.00%	6,312,043	100.00%	565.05
Grass					
63. 1G1	440.12	0.00%	264,073	0.99%	600.00
64. 1G	1,716.85	3.16%	944,271	3.55%	550.00
65. 2G1	418.38	0.77%	219,652	0.82%	525.01
66. 2G	641.71	1.18%	324,063	1.22%	505.00
67. 3G1	158.92	0.29%	79,460	0.30%	500.00
68. 3G	451.07	0.83%	223,285	0.84%	495.01
69. 4G1	11,989.11	22.05%	5,874,663	22.06%	490.00
70. 4G	38,566.03	70.92%	18,704,542	70.23%	485.00
71. Total	54,382.19	100.00%	26,634,009	100.00%	489.76
Irrigated Total	13,095.54	16.53%	15,053,503	31.31%	1,149.51
Dry Total	11,170.80	14.10%	6,312,043	13.13%	565.05
Grass Total	54,382.19	68.64%	26,634,009	55.39%	489.76
Waste	574.59	0.73%	86,189	0.18%	150.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	617.25	0.78%	0	0.00%	0.00
Market Area Total	79,223.12	100.00%	48,085,744	100.00%	606.97

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	132,997.47	183,862,865	132,997.47	183,862,865
77. Dry Land	0.00	0	0.00	0	38,466.43	27,312,185	38,466.43	27,312,185
78. Grass	0.00	0	0.00	0	161,123.53	91,177,579	161,123.53	91,177,579
79. Waste	0.00	0	0.00	0	3,253.05	479,430	3,253.05	479,430
80. Other	0.00	0	0.00	0	374.16	56,126	374.16	56,126
81. Exempt	26.53	0	0.00	0	2,381.32	0	2,407.85	0
82. Total	0.00	0	0.00	0	336,214.64	302,888,185	336,214.64	302,888,185

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	132,997.47	39.56%	183,862,865	60.70%	1,382.45
Dry Land	38,466.43	11.44%	27,312,185	9.02%	710.03
Grass	161,123.53	47.92%	91,177,579	30.10%	565.89
Waste	3,253.05	0.97%	479,430	0.16%	147.38
Other	374.16	0.11%	56,126	0.02%	150.01
Exempt	2,407.85	0.72%	0	0.00%	0.00
Total	336,214.64	100.00%	302,888,185	100.00%	900.88

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

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	2008 CTL County Total	2009 Form 45 County Total	Value Difference (2009 form 45 - 2008 CTL)	Percent Change	2009 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	158,511,843	180,883,899	22,372,056	14.11%	3,905,506	11.65%
02. Recreational	406,264	782,398	376,134	92.58%	0	92.58%
03. Ag-Homesite Land, Ag-Res Dwelling	54,136,998	58,431,401	4,294,403	7.93%	2,840,345	2.69%
04. Total Residential (sum lines 1-3)	213,055,105	240,097,698	27,042,593	12.69%	6,745,851	9.53%
05. Commercial	24,167,831	29,311,907	5,144,076	21.28%	550,018	19.01%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	20,206,483	21,856,123	1,649,640	8.16%	0	8.16%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	44,374,314	51,168,030	6,793,716	15.31%	550,018	14.07%
10. Total Non-Agland Real Property	257,429,419	291,265,803	33,836,384	13.14%	7,295,869	10.31%
11. Irrigated	162,683,995	183,862,865	21,178,870	13.02%		
12. Dryland	27,600,894	27,312,185	-288,709	-1.05%		
13. Grassland	78,995,961	91,177,579	12,181,618	15.42%		
14. Wasteland	493,560	479,430	-14,130	-2.86%		
15. Other Agland	65,689	56,126	-9,563	-14.56%		
16. Total Agricultural Land	269,840,099	302,888,185	33,048,086	12.25%		
17. Total Value of all Real Property (Locally Assessed)	527,269,518	594,156,988	66,887,470	12.69%	7,295,869	11.30%

2008 Plan of Assessment for Howard County

Assessment years 2009, 2010, 2011

Date: June 15, 2008

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land.

- 2) 75% of actual value for agricultural land and horticulture land

General Description of Real Property in Howard County

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2505	42%	29%
Commercial	392	6.5%	5%
Agricultural	2747	46%	56%

Agricultural land – taxable acres for 2008 assessment were \$296,188,881.

Agricultural land is 55% of the real property valuation base in Howard County and of that 55% is assessed as irrigated, 26% is assessed as grass and 9% is assessed as dry.

For assessment year 2008, an estimated 184 permits were filed for new property construction/additions in the county.

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

Current Resources

There are currently three full time employees on staff including the assessor. The assessor and deputy & clerk are certified by the Property Tax Administrator. The deputy is also a Registered Appraiser.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The county started a GIS project in 2005, which is greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on this project with GIS Solutions to complete the project. Projected completion is within 12 to 24 months, with the implementation of GIS, the information will be available electronically. Maps will be printed in the future, when the information is available.

Office Budget for July 1, 2007 – June 30, 2008 was \$105,970.69

Terra Scan is the vendor for the assessment administration and CAMA. ArcView is the GIS software currently being used by Howard County.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4 week turn around time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires mailed to buyer and seller, by telephone calls and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

It is the goal of the office to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after August 15 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance to state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Changes are mailed to the property owners on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
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Residential	93.51	20.76	106.97
Commercial	94.83	12.98	99.85
Agricultural Land	71.60	20.22	104.44

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

Assessment Actions Planned for Assessment Year 2009:

Residential:

A review of current data on all St Paul residential properties will be completed for 2009. All residential pick-up work and building permits will be reviewed and completed by March 1, 2009. A ratio study will be done on all other residential properties and adjustments will be made if they are out of compliance. Corrections of listings errors will be done when correct information is obtained.

Commercial:

A ratio study will be completed for 2009 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2009. Requested budget includes funds to have a Commercial Reappraisal done for 2009.

Agricultural Land:

A Market Area analysis will be conducted to verify boundaries between the 3 market areas for 2009. The use of agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property. A market analysis will be conducted for 2009 and agricultural land values will be assessed at market value. Corrections of listing errors will be done when correct information is obtained. The certification of irrigated acres for the NRD will be completed and those changes will be made for the 2009 assessment year.

Assessment actions planned for assessment year 2010:

Residential:

A review of current data on all residential properties in all rural subdivisions and acreages will be completed for 2010. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2010. Corrections of listing errors will be done when information is obtained.

Commercial:

A review & reappraisal of all commercial properties in the county will be done in 2010. The review and market study will be completed for setting values for 2010. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2010.

Agricultural:

A market analysis will be conducted for 2010 and agricultural land values will be assessed at market value and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will begin a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2011:

Residential:

A review of the rural residential improved agricultural properties will be done in 2011. The review and market study will be used in setting the values for the year 2011. All residential pick-up work and building permits will be reviewed and completed by March 1, 2011. A ratio study will be done on all other residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2011 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2011.

Agricultural Land:

A market analysis will be conducted for 2011 and agricultural land values will be assessed at market value and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forwarded to the property tax division. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update & w/Abstract
 - d. Certification of Value to Political Subdivision
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 884 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 365 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

10. Tax Lists – prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and work toward an appraiser license. The staff of the assessor's office with an assessor's certificate will meet their 60 hours of education in the 4 year period to maintain it and the remainder of the staff will take the required test to obtain an assessor's certificate. The Assessor and Field Appraiser/Deputy are working toward an appraiser's license and will obtain the necessary hours to maintain this certification when it is acquired.

Conclusion:

The Howard County Assessor's Office will strive for a uniform and proportionate valuing of property throughout the county.

2009 Assessment Survey for Howard County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1 (Deputy is also an appraiser)
2.	Appraiser(s) on staff
	See above
3.	Other full-time employees
	1
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$144,300
7.	Part of the budget that is dedicated to the computer system
	\$10,400
8.	Adopted budget, or granted budget if different from above
	\$106,536.12
9.	Amount of the total budget set aside for appraisal work
	0
10.	Amount of the total budget set aside for education/workshops
	\$2,500
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$19,100
12.	Other miscellaneous funds
	0
13.	Total budget
	\$106,536.12
a.	Was any of last year's budget not used:
	No

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software
	Terra Scan

3.	Cadastral maps: Are they currently being used?
	Howard County has never had any cadastral maps
4.	Who maintains the Cadastral Maps?
	n/a
5.	Does the county have GIS software?
	Not usable - incomplete
6.	Who maintains the GIS software and maps?
	n/a
7.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	St Paul and Boelus
4.	When was zoning implemented?
	1973

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal
2.	Other services
	Great Plains GIS consulting for GIS project

Certification

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

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

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

Dated this 7th day of April, 2009.



A handwritten signature in black ink, reading "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts