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2009 Commission Summary

61 Merrick

Residential Real Property - Current

Number of Sales	240	COD	13.66
Total Sales Price	\$17,368,897	PRD	106.78
Total Adj. Sales Price	\$17,308,097	COV	25.05
Total Assessed Value	\$16,109,340	STD	24.90
Avg. Adj. Sales Price	\$72,117	Avg. Absolute Deviation	13.27
Avg. Assessed Value	\$67,122	Average Assessed Value of the Base	\$64,715
Median	97	Wgt. Mean	93
Mean	99	Max	295
Min	46.20		

Confidence Interval - Current

95% Median C.I	95.70 to 98.67
95% Mean C.I	96.23 to 102.53
95% Wgt. Mean C.I	90.85 to 95.30

% of Value of the Class of all Real Property Value in the County	32.63
% of Records Sold in the Study Period	6.97
% of Value Sold in the Study Period	7.23

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	287	98	11.33	105.2
2007	275	98	10.44	101.48
2006	230	99	16.4	104.07
2005	289	100	14.85	106.64

2009 Commission Summary

61 Merrick

Commercial Real Property - Current

Number of Sales	28	COD	14.94
Total Sales Price	\$2,957,900	PRD	106.14
Total Adj. Sales Price	\$2,832,900	COV	38.92
Total Assessed Value	\$2,834,135	STD	41.32
Avg. Adj. Sales Price	\$101,175	Avg. Absolute Deviation	14.84
Avg. Assessed Value	\$101,219	Average Assessed Value of the Base	\$92,851
Median	99	Wgt. Mean	100
Mean	106	Max	298
Min	42		

Confidence Interval - Current

95% Median C.I	98.00 to 99.80
95% Mean C.I	90.16 to 122.21
95% Wgt. Mean C.I	95.70 to 104.39

% of Value of the Class of all Real Property Value in the County 6.42

% of Records Sold in the Study Period 5.93

% of Value Sold in the Study Period 6.47

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	32	99	7.89	97.13
2007	32	96	17.37	99.79
2006	28	93	12.23	93.68
2005	23	96	12.9	101.52

2009 Commission Summary

61 Merrick

Agricultural Land - Current

Number of Sales	70	COD	23.92
Total Sales Price	\$15,309,251	PRD	111.99
Total Adj. Sales Price	\$15,252,921	COV	36.08
Total Assessed Value	\$9,950,820	STD	26.36
Avg. Adj. Sales Price	\$217,899	Avg. Absolute Deviation	17.52
Avg. Assessed Value	\$142,155	Average Assessed Value of the Base	\$145,796
Median	73	Wgt. Mean	65
Mean	73	Max	196.65
Min	26.10		

Confidence Interval - Current

95% Median C.I	64.05 to 78.28
95% Mean C.I	66.89 to 79.24
95% Wgt. Mean C.I	59.73 to 70.75

% of Value of the Class of all Real Property Value in the County	60.96
% of Records Sold in the Study Period	2.45
% of Value Sold in the Study Period	3.41

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	66	72	23.6	109.1
2007	84	73	29.68	108.37
2006	86	76	27.03	108.7
2005	75	77	25.53	105.24

2009 Opinions of the Property Tax Administrator for Merrick 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 Merrick County is 97.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Merrick County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Merrick County is 99.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Merrick 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 Merrick County is 72.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Merrick County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	240	MEDIAN:	97	COV:	28.78	95% Median C.I.:	94.92 to 98.43	(!: AVTot=0)
TOTAL Sales Price:	17,368,897	WGT. MEAN:	92	STD:	28.58	95% Wgt. Mean C.I.:	89.34 to 94.04	(!: Derived)
TOTAL Adj.Sales Price:	17,308,097	MEAN:	99	AVG.ABS.DEV:	16.39	95% Mean C.I.:	95.67 to 102.90	
TOTAL Assessed Value:	15,869,130							
AVG. Adj. Sales Price:	72,117	COD:	16.93	MAX Sales Ratio:	295.00			
AVG. Assessed Value:	66,121	PRD:	108.29	MIN Sales Ratio:	35.04			

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	30	98.14	106.02	97.77	11.47	108.44	86.82	295.00	96.32 to 99.32	57,728	56,440
10/01/06 TO 12/31/06	20	98.27	95.10	90.90	8.76	104.63	62.81	115.79	92.89 to 100.00	94,072	85,511
01/01/07 TO 03/31/07	32	96.66	93.79	91.42	10.46	102.59	56.99	144.20	93.28 to 98.90	69,318	63,372
04/01/07 TO 06/30/07	35	95.08	97.88	92.30	17.93	106.05	46.20	225.90	90.70 to 101.09	69,805	64,428
07/01/07 TO 09/30/07	32	92.01	92.89	90.85	15.80	102.24	35.04	145.95	82.93 to 100.00	75,885	68,942
10/01/07 TO 12/31/07	35	95.89	98.96	90.48	18.02	109.37	50.13	188.44	88.29 to 99.25	71,178	64,403
01/01/08 TO 03/31/08	22	97.09	100.62	89.54	20.84	112.37	65.08	160.25	78.25 to 117.80	67,040	60,028
04/01/08 TO 06/30/08	34	94.34	107.91	91.02	29.77	118.56	64.88	233.90	88.32 to 123.25	77,614	70,643
____Study Years____											
07/01/06 TO 06/30/07	117	97.18	98.38	92.89	12.67	105.91	46.20	295.00	96.19 to 98.67	70,723	65,695
07/01/07 TO 06/30/08	123	94.16	100.15	90.58	21.41	110.56	35.04	233.90	91.56 to 98.93	73,442	66,526
____Calendar Yrs____											
01/01/07 TO 12/31/07	134	95.77	96.00	91.26	15.63	105.19	35.04	225.90	93.28 to 98.15	71,499	65,247
____ALL____											
	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	40	93.61	95.98	88.26	17.96	108.75	58.21	295.00	90.72 to 97.66	111,778	98,657
CC LAKES	7	91.95	95.45	84.20	21.15	113.35	57.80	141.88	57.80 to 141.88	41,857	35,245
CENTRAL CITY	114	97.41	99.22	93.29	14.40	106.36	46.20	233.90	94.64 to 98.71	72,433	67,569
CHAPMAN	6	97.32	90.00	91.55	11.38	98.31	50.13	102.36	50.13 to 102.36	55,916	51,192
CLARKS	15	107.15	112.74	97.83	21.88	115.24	67.76	209.13	92.06 to 124.86	45,820	44,825
CLARKS LAKES	10	98.90	102.39	95.40	8.44	107.33	87.86	145.95	88.32 to 107.14	91,440	87,230
GI SUB	8	98.91	103.65	96.05	10.63	107.91	78.34	158.43	78.34 to 158.43	81,800	78,570
PALMER	17	100.00	110.21	98.16	26.88	112.27	56.99	188.44	78.33 to 138.00	35,088	34,443
SC LAKES	1	82.50	82.50	82.50			82.50	82.50	N/A	16,000	13,200
SILVER CREEK	22	87.53	89.54	82.60	19.51	108.40	35.04	144.20	78.25 to 98.94	49,200	40,637
____ALL____											
	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

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	174	96.88	99.92	92.73	17.23	107.75	35.04	233.90	94.82 to 98.71	62,983	58,402
2	9	98.93	104.33	96.62	10.66	107.98	78.34	158.43	97.18 to 109.72	75,866	73,302
3	57	94.70	96.56	89.08	16.93	108.40	57.80	295.00	91.40 to 98.87	99,406	88,550
____ALL____											
	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

PAD 2009 Preliminary Statistics

Base Stat

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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:	17,308,097	MEAN:	99	AVG.ABS.DEV:	16.39	95% Mean C.I.:	95.67 to 102.90
TOTAL Assessed Value:	15,869,130						
AVG. Adj. Sales Price:	72,117	COD:	16.93	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	66,121	PRD:	108.29	MIN Sales Ratio:	35.04		

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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	217	96.73	98.57	91.47	16.03	107.75	35.04	233.90	94.70 to 98.39	75,958	69,481
2	19	98.90	109.36	102.05	23.66	107.17	46.20	295.00	91.95 to 109.72	36,352	37,098
3	4	81.12	90.48	64.48	28.14	140.33	57.80	141.88	N/A	33,625	21,680
____ALL____	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	215	96.42	98.56	91.45	16.88	107.78	35.04	295.00	94.64 to 98.15	74,163	67,819
06	15	98.90	98.03	92.58	11.08	105.88	57.80	145.95	88.32 to 100.84	79,760	73,842
07	10	108.92	116.86	108.26	23.24	107.95	77.50	167.33	84.73 to 158.43	16,660	18,035
____ALL____	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	24	95.31	91.42	86.88	13.28	105.22	50.13	158.43	78.34 to 99.22	105,681	91,817
61-0004	136	96.74	98.01	92.12	14.37	106.39	46.20	233.90	94.51 to 98.51	75,122	69,205
61-0049	21	100.00	117.01	100.00	32.37	117.01	56.99	295.00	92.89 to 136.02	44,952	44,951
63-0001											
63-0030	26	90.20	90.84	87.48	18.21	103.84	35.04	144.20	82.88 to 98.94	56,053	49,033
72-0075	33	98.90	105.65	94.47	18.09	111.83	67.76	209.13	94.70 to 107.15	65,263	61,657
NonValid School											
____ALL____	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

PAD 2009 Preliminary Statistics

Base Stat

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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:	17,308,097	MEAN:	99	AVG.ABS.DEV:	16.39	95% Mean C.I.:	95.67 to 102.90
TOTAL Assessed Value:	15,869,130						
AVG. Adj. Sales Price:	72,117	COD:	16.93	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	66,121	PRD:	108.29	MIN Sales Ratio:	35.04		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	21	98.90	108.71	101.07	21.99	107.56	46.20	295.00	93.07 to 108.67	40,176	40,607
Prior TO 1860	1	82.00	82.00	82.00			82.00	82.00	N/A	175,000	143,495
1860 TO 1899											
1900 TO 1919	69	96.73	100.74	94.40	17.52	106.72	50.13	225.90	93.28 to 99.32	48,997	46,255
1920 TO 1939	48	98.29	99.99	88.35	20.90	113.18	35.04	233.90	88.29 to 101.97	51,074	45,122
1940 TO 1949	4	85.41	88.79	80.78	28.85	109.91	56.99	127.34	N/A	62,250	50,286
1950 TO 1959	7	94.92	99.15	95.13	7.67	104.23	88.58	128.65	88.58 to 128.65	103,928	98,863
1960 TO 1969	13	90.70	93.86	84.58	16.31	110.97	58.21	141.38	77.50 to 104.04	68,338	57,800
1970 TO 1979	43	98.87	100.81	93.40	15.29	107.93	65.08	167.33	93.71 to 107.15	92,073	85,995
1980 TO 1989	4	91.14	88.35	84.58	7.57	104.45	72.18	98.93	N/A	107,175	90,653
1990 TO 1994	8	93.00	87.33	85.99	10.59	101.56	57.80	99.25	57.80 to 99.25	113,687	97,759
1995 TO 1999	6	98.61	97.75	95.35	5.60	102.52	87.86	112.37	87.86 to 112.37	140,416	133,890
2000 TO Present	16	94.34	91.89	90.73	8.06	101.27	74.30	106.08	80.70 to 98.43	153,262	139,058
ALL											
	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

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	5	138.00	136.15	131.98	10.97	103.15	108.67	167.33	N/A	2,520	3,326
5000 TO 9999	8	114.54	141.06	139.86	40.23	100.86	77.50	295.00	77.50 to 295.00	7,062	9,877
Total \$											
1 TO 9999	13	124.86	139.17	138.42	29.30	100.54	77.50	295.00	98.14 to 167.33	5,315	7,357
10000 TO 29999	39	103.13	116.95	114.98	27.43	101.71	46.20	233.90	96.73 to 123.25	20,269	23,305
30000 TO 59999	69	98.90	97.91	96.79	12.25	101.16	50.13	145.95	96.32 to 100.33	45,835	44,366
60000 TO 99999	59	94.82	91.65	92.02	11.81	99.60	35.04	125.63	88.55 to 97.71	74,567	68,614
100000 TO 149999	35	93.69	89.92	89.75	9.83	100.19	57.80	108.46	90.72 to 97.18	124,415	111,665
150000 TO 249999	23	88.32	87.04	86.34	10.54	100.81	65.42	108.24	79.10 to 94.92	173,773	150,036
250000 TO 499999	2	73.04	73.04	74.01	20.30	98.69	58.21	87.86	N/A	267,500	197,970
ALL											
	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	116.77	112.68	85.28	26.31	132.13	46.20	167.33	46.20 to 167.33	3,933	3,354
5000 TO 9999	6	105.72	103.62	96.84	18.95	107.00	75.12	141.88	75.12 to 141.88	7,666	7,424
Total \$											
1 TO 9999	12	110.98	108.15	92.92	22.87	116.39	46.20	167.33	77.50 to 138.00	5,800	5,389
10000 TO 29999	40	99.10	110.32	91.39	31.12	120.71	35.04	295.00	93.07 to 104.91	22,898	20,928
30000 TO 59999	86	98.85	101.09	96.25	16.22	105.02	56.99	188.44	95.08 to 100.00	48,431	46,615
60000 TO 99999	47	96.19	93.83	91.71	10.30	102.31	57.80	125.63	93.28 to 98.75	83,308	76,402
100000 TO 149999	45	93.51	91.62	89.97	8.62	101.83	58.21	112.37	91.17 to 96.42	137,576	123,779
150000 TO 249999	9	97.66	89.33	87.60	11.56	101.97	65.42	108.24	74.30 to 99.22	196,222	171,894
250000 TO 499999	1	87.86	87.86	87.86			87.86	87.86	N/A	285,000	250,410
ALL											
	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	98.90	108.25	100.68	21.02	107.52	46.20	295.00	93.07 to 108.67	45,031	45,336
10	2	98.15	98.15	98.96	1.45	99.18	96.73	99.57	N/A	35,000	34,637
20	50	97.30	104.16	89.09	25.43	116.91	35.04	233.90	89.67 to 102.36	49,499	44,099
30	156	96.04	96.72	91.09	14.36	106.18	56.99	188.44	93.51 to 98.14	79,743	72,635
40	10	94.75	95.51	95.05	7.36	100.49	79.10	111.15	86.88 to 108.24	133,240	126,639
ALL											
	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	98.90	107.60	99.68	20.34	107.95	46.20	295.00	93.51 to 107.14	50,030	49,870
100	9	118.07	118.94	111.78	21.70	106.40	77.50	167.33	84.73 to 158.43	15,733	17,587
101	128	96.59	97.91	90.76	17.09	107.88	35.04	233.90	93.71 to 98.87	72,044	65,387
102	15	100.78	119.05	107.15	23.77	111.11	82.96	188.44	96.82 to 144.29	71,333	76,434
103	5	93.69	86.26	87.57	11.56	98.50	67.76	98.71	N/A	133,380	116,805
104	45	93.44	92.61	88.05	12.05	105.18	64.88	136.02	87.86 to 97.71	71,257	62,745
106	2	79.02	79.02	77.65	4.89	101.76	75.15	82.88	N/A	100,500	78,035
111	6	98.69	98.91	98.48	3.95	100.44	90.70	109.30	90.70 to 109.30	96,208	94,748
301	4	82.53	83.67	79.55	11.36	105.19	74.30	95.34	N/A	153,000	121,706
307	3	94.16	93.16	93.12	4.09	100.03	86.88	98.43	N/A	153,466	142,915
ALL											
	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	240	MEDIAN:	97	COV:	28.78	95% Median C.I.:	94.92 to 98.43
TOTAL Sales Price:	17,368,897	WGT. MEAN:	92	STD:	28.58	95% Wgt. Mean C.I.:	89.34 to 94.04
TOTAL Adj.Sales Price:	17,308,097	MEAN:	99	AVG.ABS.DEV:	16.39	95% Mean C.I.:	95.67 to 102.90
TOTAL Assessed Value:	15,869,130						
AVG. Adj. Sales Price:	72,117	COD:	16.93	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	66,121	PRD:	108.29	MIN Sales Ratio:	35.04		

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	22	98.90	108.25	100.68	21.02	107.52	46.20	295.00	93.07 to 108.67	45,031	45,336
10	3	105.34	97.92	96.35	12.08	101.63	75.12	113.29	N/A	12,500	12,043
20	35	101.71	116.46	100.76	31.24	115.59	35.04	233.90	96.45 to 124.86	25,215	25,406
30	146	95.59	95.50	90.03	14.50	106.08	56.99	188.44	93.25 to 98.10	79,881	71,918
35	2	81.07	81.07	76.19	22.52	106.40	62.81	99.32	N/A	54,450	41,485
40	32	94.34	92.87	92.76	6.84	100.11	71.55	107.30	88.55 to 98.43	113,303	105,103
ALL	240	96.84	99.29	91.69	16.93	108.29	35.04	295.00	94.92 to 98.43	72,117	66,121

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

Residential

For 2009, the county conducted a market study of the residential class of real property. Market information displayed in the preliminary statistics indicated the level of value for the residential class was at 97 percent of market value, but the Assessor Locations of Clarks and Silver Creek were outside the statutory range.

To address the deficiencies identified in the market analysis and to complete the cyclical valuation process, Merrick County completed the following assessment actions:

- A sales review was conducted of the villages of Clarks, Palmer and Silver Creek and the values were adjusted based on sales information.
- A physical review was conducted of the all lake properties. Interior inspections of those properties were completed when allowed by the property owner. New values were created using the cost approach and market derived depreciation.

After completing the assessment actions for 2009 the county reviewed the statistical results and concluded that the class and subclasses were assessed at an appropriate level. Other assessed value changes were made to properties in the county based on pick-up of new and omitted construction.

2009 Assessment Survey for Merrick County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Deputy and Contract Appraiser
2.	Valuation done by:
	Contract Appraiser
3.	Pickup work done by whom:
	Deputy Assessor and Contract Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2008
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2008
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Cost approach and sales comparison approach
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	7
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	Areas are defined villages and subdivisions
9.	Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes
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. Both areas are valued using the same costing and depreciation schedule.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
167			167

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	240	MEDIAN:	97	COV:	25.05	95% Median C.I.:	95.70 to 98.67
TOTAL Sales Price:	17,368,897	WGT. MEAN:	93	STD:	24.90	95% Wgt. Mean C.I.:	90.85 to 95.30
TOTAL Adj.Sales Price:	17,308,097	MEAN:	99	AVG.ABS.DEV:	13.27	95% Mean C.I.:	96.23 to 102.53
TOTAL Assessed Value:	16,109,340						
AVG. Adj. Sales Price:	72,117	COD:	13.66	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	67,122	PRD:	106.78	MIN Sales Ratio:	46.20		

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(!: Derived)

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/06 TO 09/30/06	30	98.14	105.40	97.90	10.27	107.65	86.82	295.00	96.32 to 99.32		57,728	56,517
10/01/06 TO 12/31/06	20	98.27	95.69	91.33	8.17	104.77	74.30	115.79	92.89 to 100.00		94,072	85,911
01/01/07 TO 03/31/07	32	96.91	95.19	94.29	6.37	100.96	61.38	114.29	94.82 to 99.04		69,318	65,358
04/01/07 TO 06/30/07	35	96.00	100.62	94.77	14.93	106.18	46.20	225.90	94.07 to 101.09		69,805	66,154
07/01/07 TO 09/30/07	32	97.85	96.18	95.46	12.44	100.75	68.48	145.95	88.58 to 100.00		75,885	72,443
10/01/07 TO 12/31/07	35	94.80	95.66	89.86	10.59	106.46	58.21	141.08	92.02 to 99.25		71,178	63,962
01/01/08 TO 03/31/08	22	96.87	98.21	88.90	17.43	110.47	65.08	158.43	78.34 to 106.12		67,040	59,599
04/01/08 TO 06/30/08	34	96.66	106.51	91.73	27.23	116.11	64.88	233.90	88.55 to 123.25		77,614	71,195
____Study Years____												
07/01/06 TO 06/30/07	117	97.71	99.52	94.51	10.23	105.29	46.20	295.00	96.21 to 98.71		70,723	66,843
07/01/07 TO 06/30/08	123	95.89	99.25	91.76	17.06	108.17	58.21	233.90	92.58 to 98.93		73,442	67,387
____Calendar Yrs____												
01/01/07 TO 12/31/07	134	96.44	96.97	93.56	11.20	103.65	46.20	225.90	94.70 to 98.87		71,499	66,893
____ALL____												
	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67		72,117	67,122

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	40	93.47	95.77	87.89	17.81	108.96	58.21	295.00	90.72 to 96.86		111,778	98,244
CC LAKES	7	96.00	101.00	98.81	7.00	102.21	91.95	114.75	91.95 to 114.75		41,857	41,360
CENTRAL CITY	114	97.74	99.50	93.91	14.10	105.95	46.20	233.90	95.24 to 98.75		72,433	68,018
CHAPMAN	6	97.32	97.44	97.21	3.73	100.24	91.56	102.36	91.56 to 102.36		55,916	54,356
CLARKS	15	99.33	106.07	99.19	13.84	106.93	67.76	150.44	94.70 to 117.80		45,820	45,448
CLARKS LAKES	10	99.40	104.65	101.61	6.25	102.99	96.95	145.95	98.18 to 107.14		91,440	92,910
GI SUB	8	98.91	103.65	96.05	10.63	107.91	78.34	158.43	78.34 to 158.43		81,800	78,570
PALMER	17	98.80	105.48	97.96	13.79	107.68	76.01	141.08	94.04 to 118.07		35,088	34,371
SC LAKES	1	82.50	82.50	82.50			82.50	82.50	N/A		16,000	13,200
SILVER CREEK	22	94.46	92.91	89.88	9.82	103.37	61.38	120.15	84.60 to 99.25		49,200	44,220
____ALL____												
	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67		72,117	67,122

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	174	97.74	99.74	94.16	13.28	105.93	46.20	233.90	95.65 to 98.80		62,983	59,305
2	9	98.93	104.33	96.62	10.66	107.98	78.34	158.43	97.18 to 109.72		75,866	73,302
3	57	95.53	97.49	90.55	14.98	107.67	58.21	295.00	93.28 to 98.87		99,406	90,007
____ALL____												
	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67		72,117	67,122

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	240	MEDIAN:	97	COV:	25.05	95% Median C.I.:	95.70 to 98.67
TOTAL Sales Price:	17,368,897	WGT. MEAN:	93	STD:	24.90	95% Wgt. Mean C.I.:	90.85 to 95.30
TOTAL Adj.Sales Price:	17,308,097	MEAN:	99	AVG.ABS.DEV:	13.27	95% Mean C.I.:	96.23 to 102.53
TOTAL Assessed Value:	16,109,340						
AVG. Adj. Sales Price:	72,117	COD:	13.66	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	67,122	PRD:	106.78	MIN Sales Ratio:	46.20		

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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	217	96.94	98.49	92.67	12.88	106.28	58.21	233.90	95.24 to 98.65	75,958	70,391
2	19	98.90	109.36	102.05	23.66	107.17	46.20	295.00	91.95 to 109.72	36,352	37,098
3	4	95.97	100.19	96.30	5.40	104.04	94.07	114.75	N/A	33,625	32,381
____ALL____	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67	72,117	67,122

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	215	96.73	98.69	92.33	14.06	106.89	46.20	295.00	94.82 to 98.39	74,163	68,477
06	15	99.23	102.08	100.76	7.07	101.31	82.50	145.95	96.95 to 100.84	79,760	80,363
07	10	99.66	110.13	108.72	13.14	101.30	94.07	158.43	96.00 to 125.15	16,660	18,113
____ALL____	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67	72,117	67,122

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	24	94.94	93.00	87.02	11.30	106.87	65.42	158.43	90.72 to 98.93	105,681	91,964
61-0004	136	96.79	98.51	93.02	13.86	105.90	46.20	233.90	94.92 to 98.51	75,122	69,875
61-0049	21	98.80	113.18	99.87	21.90	113.33	76.01	295.00	94.60 to 115.79	44,952	44,892
63-0001											
63-0030	26	94.46	93.69	92.88	9.92	100.87	61.38	120.15	87.82 to 99.25	56,053	52,065
72-0075	33	99.23	103.33	97.63	11.03	105.84	67.76	150.44	98.18 to 107.14	65,263	63,716
NonValid School											
____ALL____	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67	72,117	67,122

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	240	MEDIAN:	97	COV:	25.05	95% Median C.I.:	95.70 to 98.67
TOTAL Sales Price:	17,368,897	WGT. MEAN:	93	STD:	24.90	95% Wgt. Mean C.I.:	90.85 to 95.30
TOTAL Adj.Sales Price:	17,308,097	MEAN:	99	AVG.ABS.DEV:	13.27	95% Mean C.I.:	96.23 to 102.53
TOTAL Assessed Value:	16,109,340						
AVG. Adj. Sales Price:	72,117	COD:	13.66	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	67,122	PRD:	106.78	MIN Sales Ratio:	46.20		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	21	98.90	108.71	101.07	21.99	107.56	46.20	295.00	93.07 to 108.67	40,176	40,607
Prior TO 1860	1	94.92	94.92	94.92			94.92	94.92	N/A	175,000	166,110
1860 TO 1899											
1900 TO 1919	69	96.73	99.67	94.70	12.72	105.25	59.30	225.90	94.60 to 98.83	48,997	46,402
1920 TO 1939	48	98.60	100.19	90.63	16.99	110.54	61.38	233.90	92.06 to 101.97	51,074	46,290
1940 TO 1949	4	96.78	98.05	89.26	15.89	109.84	71.30	127.34	N/A	62,250	55,566
1950 TO 1959	7	94.92	99.15	95.13	7.67	104.23	88.58	128.65	88.58 to 128.65	103,928	98,863
1960 TO 1969	13	96.21	96.51	86.14	13.49	112.04	58.21	141.38	86.82 to 104.04	68,338	58,869
1970 TO 1979	43	98.88	99.43	94.13	12.55	105.63	65.08	158.43	94.82 to 99.91	92,073	86,666
1980 TO 1989	4	91.14	88.35	84.58	7.57	104.45	72.18	98.93	N/A	107,175	90,653
1990 TO 1994	8	95.29	92.10	90.50	5.51	101.77	79.10	99.25	79.10 to 99.25	113,687	102,885
1995 TO 1999	6	98.73	99.70	99.31	3.91	100.40	90.32	112.37	90.32 to 112.37	140,416	139,448
2000 TO Present	16	94.34	92.63	91.27	7.28	101.49	74.30	106.08	86.88 to 98.43	153,262	139,879
ALL	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67	72,117	67,122

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	5	114.75	117.12	115.28	9.56	101.60	99.33	138.00	N/A	2,520	2,905
5000 TO 9999	8	114.54	136.04	134.17	31.81	101.39	91.00	295.00	91.00 to 295.00	7,062	9,475
Total \$											
1 TO 9999	13	114.75	128.76	130.72	23.22	98.50	91.00	295.00	98.14 to 138.00	5,315	6,948
10000 TO 29999	39	101.61	113.02	111.33	23.22	101.52	46.20	233.90	96.73 to 109.72	20,269	22,566
30000 TO 59999	69	98.90	99.14	98.23	9.65	100.93	59.30	145.95	96.32 to 99.72	45,835	45,022
60000 TO 99999	59	95.24	94.03	94.19	9.57	99.83	67.76	125.63	91.56 to 98.65	74,567	70,233
100000 TO 149999	35	93.71	91.01	90.69	8.80	100.35	64.88	108.46	91.17 to 97.18	124,415	112,837
150000 TO 249999	23	92.51	88.59	87.82	9.62	100.87	65.42	108.24	79.10 to 96.42	173,773	152,610
250000 TO 499999	2	78.89	78.89	80.24	26.21	98.31	58.21	99.56	N/A	267,500	214,642
ALL	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67	72,117	67,122

PAD 2009 R&O Statistics

Base Stat

PAGE:4 of 5

Type: Qualified

State Stat Run

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

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TOTAL Adj.Sales Price:	17,308,097	MEAN:	99	AVG.ABS.DEV:	13.27	95% Mean C.I.:	96.23 to 102.53
TOTAL Assessed Value:	16,109,340						
AVG. Adj. Sales Price:	72,117	COD:	13.66	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	67,122	PRD:	106.78	MIN Sales Ratio:	46.20		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	108.67	103.26	85.85	18.55	120.28	46.20	138.00	46.20 to 138.00	3,942	3,385
5000 TO 9999	5	98.14	99.67	96.07	11.81	103.74	75.12	115.79	N/A	8,400	8,070
Total \$											
1 TO 9999	12	104.00	101.76	92.02	16.79	110.59	46.20	138.00	91.00 to 115.79	5,800	5,337
10000 TO 29999	39	99.37	110.95	97.27	25.14	114.07	59.30	295.00	94.07 to 104.91	21,319	20,736
30000 TO 59999	83	98.80	101.35	97.72	12.84	103.72	67.76	186.29	95.89 to 99.57	47,869	46,777
60000 TO 99999	50	96.51	94.65	92.81	9.22	101.98	64.88	125.63	94.26 to 98.87	81,688	75,816
100000 TO 149999	44	93.70	92.18	90.55	8.26	101.80	58.21	112.37	91.40 to 96.86	135,669	122,850
150000 TO 249999	11	97.66	91.12	89.45	9.47	101.86	65.42	108.24	74.30 to 99.26	190,454	170,365
250000 TO 499999	1	99.56	99.56	99.56			99.56	99.56	N/A	285,000	283,755
ALL											
	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67	72,117	67,122

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	22	98.90	108.25	100.68	21.02	107.52	46.20	295.00	93.07 to 108.67	45,031	45,336
10	2	98.15	98.15	98.96	1.45	99.18	96.73	99.57	N/A	35,000	34,637
20	50	97.30	103.59	92.66	17.89	111.80	68.15	233.90	94.80 to 101.30	49,499	45,864
30	156	96.90	97.04	92.31	11.72	105.13	58.21	186.29	94.70 to 98.65	79,743	73,609
40	10	94.75	95.51	95.05	7.36	100.49	79.10	111.15	86.88 to 108.24	133,240	126,639
ALL											
	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67	72,117	67,122

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	98.90	107.60	99.68	20.34	107.95	46.20	295.00	93.51 to 107.14	50,030	49,870
100	9	99.76	112.21	111.66	14.87	100.50	94.07	158.43	96.00 to 125.15	15,733	17,567
101	128	97.91	98.80	93.20	13.05	106.01	58.21	233.90	95.24 to 98.90	72,044	67,144
102	15	100.00	112.84	103.11	18.00	109.44	90.32	186.29	94.60 to 125.63	71,333	73,548
103	5	93.69	86.26	87.57	11.56	98.50	67.76	98.71	N/A	133,380	116,805
104	45	94.66	94.00	89.89	10.82	104.58	64.88	136.02	92.06 to 98.65	71,257	64,052
106	2	79.02	79.02	77.65	4.89	101.76	75.15	82.88	N/A	100,500	78,035
111	6	98.69	98.91	98.48	3.95	100.44	90.70	109.30	90.70 to 109.30	96,208	94,748
301	4	82.53	83.67	79.55	11.36	105.19	74.30	95.34	N/A	153,000	121,706
307	3	94.16	93.16	93.12	4.09	100.03	86.88	98.43	N/A	153,466	142,915
ALL											
	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67	72,117	67,122

PAD 2009 R&O Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	240	MEDIAN:	97	COV:	25.05	95% Median C.I.:	95.70 to 98.67
TOTAL Sales Price:	17,368,897	WGT. MEAN:	93	STD:	24.90	95% Wgt. Mean C.I.:	90.85 to 95.30
TOTAL Adj.Sales Price:	17,308,097	MEAN:	99	AVG.ABS.DEV:	13.27	95% Mean C.I.:	96.23 to 102.53
TOTAL Assessed Value:	16,109,340						
AVG. Adj. Sales Price:	72,117	COD:	13.66	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	67,122	PRD:	106.78	MIN Sales Ratio:	46.20		

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

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CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	22	98.90	108.25	100.68	21.02	107.52	46.20	295.00	93.07 to 108.67		45,031	45,336
10	3	105.34	97.92	96.35	12.08	101.63	75.12	113.29	N/A		12,500	12,043
20	35	99.76	113.79	105.27	21.18	108.09	68.15	233.90	96.45 to 114.75		25,215	26,544
30	146	96.26	96.00	91.24	12.06	105.22	58.21	186.29	94.64 to 98.65		79,881	72,885
35	2	86.87	86.87	83.54	14.33	103.98	74.42	99.32	N/A		54,450	45,490
40	32	94.81	93.85	94.18	6.10	99.65	71.55	107.30	91.83 to 98.51		113,303	106,703
ALL	240	97.15	99.38	93.07	13.66	106.78	46.20	295.00	95.70 to 98.67		72,117	67,122

2009 Correlation Section
for Merrick County

Residential Real Property

I. Correlation

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

The assessment actions for 2009 were applied to population by the County and the statistics indicate all subclasses are valued within the statutory range. Based on the assessment practices of the County, it is also determined that the County is in compliance with professionally acceptable mass appraisal techniques in the residential class.

**2009 Correlation Section
for Merrick 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	377	240	63.66
2008	439	287	65.38
2007	416	275	66.11
2006	349	230	65.90
2005	400	289	72.25

RESIDENTIAL: A brief review of the utilization grid prepared indicates that the county has utilized a reasonable proportion of the available sales for the development of the qualified statistics. This indicates the measurement of the class of property was done using all available sales.

2009 Correlation Section
for Merrick 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 Merrick 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	97	3.04	100	97
2008	97.8	2.50	100	98.34
2007	95	3.54	98	98
2006	97	5.51	102	99
2005	100	0.80	101	100

RESIDENTIAL: The trended preliminary ratio is less than three percentage points different from the Reports and Opinions calculated median. The relatively similar relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner.

2009 Correlation Section
for Merrick 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 Merrick 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)
1.1	2009	3.04
4.74	2008	2.50
7.77	2007	3.54
3.08	2006	5.51
1.50	2005	0.80

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

2009 Correlation Section
for Merrick 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 Merrick County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	93	99

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

**2009 Correlation Section
for Merrick 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	13.66	106.78
Difference	0.00	3.78

RESIDENTIAL:The coefficient of dispersion is within the acceptable range but the price related differential is above the acceptable range. This statistically suggests regressivity in residential assessments. However, based on the assessment practices demonstrated by the county, it is assumed that this class is has been valued uniformly and proportionately.

**2009 Correlation Section
for Merrick 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	240	240	0
Median	97	97	0
Wgt. Mean	92	93	1
Mean	99	99	0
COD	16.93	13.66	-3.27
PRD	108.29	106.78	-1.51
Minimum	35.04	46.20	11.16
Maximum	295.00	295.00	0.00

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property.

**2009 Correlation Section
for Merrick 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	240	230	10
Median	97	97	0
Wgt. Mean	93	88	5
Mean	99	105	-6
COD	13.66	34.19	-20.53
PRD	106.78	120.26	-13.48
Minimum	46.20	2.36	43.84
Maximum	295.00	616.07	-321.07

The table above is a direct comparison of the statistics generated using the 2009 assessed values reported by the assessor to the statistics generated using the assessed value for the year prior to the sale factored by the annual movement in the population.

In Merrick County the measures of central tendency are similar suggesting the sales file is representative of the population. This analysis suggests sold properties are treated similarly to the unsold properties and the assessor has no bias in the assignment of residential assessments. The quality statistics however are significantly different than one another, suggesting either assessment uniformity and assessment vertical uniformity is lacking in the residential class or sampling error exists.

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:	28	MEDIAN:	99	COV:	65.67	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	74.00	95% Wgt. Mean C.I.:	95.87 to 104.86	
TOTAL Adj.Sales Price:	2,832,900	MEAN:	113	AVG.ABS.DEV:	21.34	95% Mean C.I.:	83.99 to 141.38	
TOTAL Assessed Value:	2,843,235							
AVG. Adj. Sales Price:	101,175	COD:	21.49	MAX Sales Ratio:	480.00			
AVG. Assessed Value:	101,544	PRD:	112.27	MIN Sales Ratio:	42.12			

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
____Qrtrs____											
07/01/05 TO 09/30/05	4	99.85	105.85	100.88	6.12	104.92	99.67	124.00	N/A	57,875	58,385
10/01/05 TO 12/31/05	2	80.78	80.78	81.22	22.62	99.45	62.50	99.05	N/A	20,500	16,650
01/01/06 TO 03/31/06	2	108.40	108.40	117.62	9.59	92.16	98.00	118.80	N/A	132,500	155,850
04/01/06 TO 06/30/06	2	96.97	96.97	97.14	1.00	99.82	96.00	97.93	N/A	12,250	11,900
07/01/06 TO 09/30/06	2	99.41	99.41	99.38	0.09	100.04	99.33	99.50	N/A	200,000	198,750
10/01/06 TO 12/31/06	2	101.34	101.34	100.09	1.84	101.25	99.47	103.20	N/A	45,000	45,040
01/01/07 TO 03/31/07	3	100.00	115.21	99.73	15.79	115.52	99.13	146.50	N/A	140,000	139,621
04/01/07 TO 06/30/07	2	98.54	98.54	98.92	0.71	99.61	97.84	99.23	N/A	83,500	82,600
07/01/07 TO 09/30/07	6	98.19	162.60	104.77	67.09	155.20	95.38	480.00	95.38 to 480.00	48,066	50,358
10/01/07 TO 12/31/07	1	98.14	98.14	98.14			98.14	98.14	N/A	59,000	57,900
01/01/08 TO 03/31/08	1	99.42	99.42	99.42			99.42	99.42	N/A	790,000	785,400
04/01/08 TO 06/30/08	1	42.12	42.12	42.12			42.12	42.12	N/A	56,500	23,800
____Study Years____											
07/01/05 TO 06/30/06	10	99.36	99.57	107.18	8.93	92.90	62.50	124.00	96.00 to 118.80	56,200	60,234
07/01/06 TO 06/30/07	9	99.47	104.91	99.50	6.00	105.44	97.84	146.50	99.13 to 103.20	119,666	119,071
07/01/07 TO 06/30/08	9	98.14	135.03	97.94	51.23	137.88	42.12	480.00	95.38 to 106.67	132,655	129,916
____Calendar Yrs____											
01/01/06 TO 12/31/06	8	99.40	101.53	105.59	3.74	96.15	96.00	118.80	96.00 to 118.80	97,437	102,885
01/01/07 TO 12/31/07	12	98.94	134.70	101.04	37.62	133.32	95.38	480.00	97.62 to 106.67	77,866	78,676
____ALL____											
	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
CENTRAL CITY	18	99.23	96.11	99.73	8.78	96.37	42.12	124.00	97.19 to 99.80	128,855	128,503
CHAPMAN	1	99.05	99.05	99.05			99.05	99.05	N/A	21,000	20,800
CLARKS	3	146.50	242.06	153.79	86.54	157.39	99.67	480.00	N/A	12,000	18,455
PALMER	2	102.95	102.95	99.40	3.61	103.57	99.23	106.67	N/A	66,500	66,100
RURAL	1	100.00	100.00	100.00			100.00	100.00	N/A	235,000	235,000
SILVER CREEK	2	98.04	98.04	98.10	0.11	99.94	97.93	98.14	N/A	36,750	36,050
WORMS	1	98.00	98.00	98.00			98.00	98.00	N/A	15,000	14,700
____ALL____											
	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

PAD 2009 Preliminary Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	28	MEDIAN:	99	COV:	65.67	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	74.00	95% Wgt. Mean C.I.:	95.87 to 104.86	
TOTAL Adj.Sales Price:	2,832,900	MEAN:	113	AVG.ABS.DEV:	21.34	95% Mean C.I.:	83.99 to 141.38	
TOTAL Assessed Value:	2,843,235							
AVG. Adj. Sales Price:	101,175	COD:	21.49	MAX Sales Ratio:	480.00			
AVG. Assessed Value:	101,544	PRD:	112.27	MIN Sales Ratio:	42.12			

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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	26	99.28	113.75	100.39	23.08	113.31	42.12	480.00	97.93 to 99.91	107,226	107,639
3	2	98.84	98.84	99.11	0.84	99.72	98.00	99.67	N/A	22,500	22,300
____ALL____											
	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

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	24	99.18	114.30	100.61	21.38	113.61	42.12	480.00	97.93 to 99.80	115,287	115,995
2	3	103.20	104.07	81.79	27.13	127.23	62.50	146.50	N/A	12,000	9,815
3	1	99.67	99.67	99.67			99.67	99.67	N/A	30,000	29,900
____ALL____											
	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	1	99.05	99.05	99.05			99.05	99.05	N/A	21,000	20,800
61-0004	19	99.13	96.21	99.72	8.39	96.48	42.12	124.00	97.19 to 99.80	122,863	122,514
61-0049	2	102.95	102.95	99.40	3.61	103.57	99.23	106.67	N/A	66,500	66,100
63-0001											
63-0030	2	98.04	98.04	98.10	0.11	99.94	97.93	98.14	N/A	36,750	36,050
72-0075	4	123.25	206.54	107.15	86.58	192.77	99.67	480.00	N/A	67,750	72,591
NonValid School											
____ALL____											
	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

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:	28	MEDIAN:	99	COV:	65.67	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	74.00	95% Wgt. Mean C.I.:	95.87 to 104.86	
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AVG. Assessed Value:	101,544	PRD:	112.27	MIN Sales Ratio:	42.12			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	82.85	88.58	57.56	43.78	153.89	42.12	146.50	N/A	23,125	13,311
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	98.81	100.57	98.95	2.53	101.64	98.00	106.67	N/A	38,000	37,600
1920 TO 1939	3	97.84	225.15	115.56	130.27	194.84	97.62	480.00	N/A	35,666	41,216
1940 TO 1949	4	97.56	103.63	100.11	7.52	103.51	95.38	124.00	N/A	21,850	21,875
1950 TO 1959	1	99.91	99.91	99.91			99.91	99.91	N/A	112,500	112,400
1960 TO 1969	3	99.23	98.30	99.12	1.23	99.18	96.00	99.67	N/A	56,666	56,166
1970 TO 1979	2	99.32	99.32	99.26	0.19	100.05	99.13	99.50	N/A	142,000	140,950
1980 TO 1989	3	99.80	99.52	99.56	0.42	99.96	98.75	100.00	N/A	155,500	154,813
1990 TO 1994	1	99.05	99.05	99.05			99.05	99.05	N/A	21,000	20,800
1995 TO 1999	2	99.38	99.38	99.39	0.05	99.98	99.33	99.42	N/A	545,000	541,700
2000 TO Present	1	118.80	118.80	118.80			118.80	118.80	N/A	250,000	297,000
ALL	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	126.59	126.59	116.63	15.73	108.54	106.67	146.50	N/A	2,000	2,332
5000 TO 9999	1	480.00	480.00	480.00			480.00	480.00	N/A	5,000	24,000
Total \$											
1 TO 9999	3	146.50	244.39	318.50	84.94	76.73	106.67	480.00	N/A	3,000	9,555
10000 TO 29999	8	97.97	97.01	94.58	9.24	102.56	62.50	124.00	62.50 to 124.00	14,812	14,010
30000 TO 59999	5	97.84	86.99	84.47	11.96	102.99	42.12	99.67	N/A	46,480	39,260
60000 TO 99999	3	99.47	98.96	99.04	0.73	99.93	97.62	99.80	N/A	73,000	72,296
100000 TO 149999	3	99.50	99.55	99.53	0.23	100.01	99.23	99.91	N/A	114,166	113,633
150000 TO 249999	3	99.13	99.29	99.39	0.42	99.91	98.75	100.00	N/A	190,500	189,333
250000 TO 499999	2	109.07	109.07	108.18	8.93	100.82	99.33	118.80	N/A	275,000	297,500
500000 +	1	99.42	99.42	99.42			99.42	99.42	N/A	790,000	785,400
ALL	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

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:	28	MEDIAN:	99	COV:	65.67	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	74.00	95% Wgt. Mean C.I.:	95.87 to 104.86	
TOTAL Adj.Sales Price:	2,832,900	MEAN:	113	AVG.ABS.DEV:	21.34	95% Mean C.I.:	83.99 to 141.38	
TOTAL Assessed Value:	2,843,235							
AVG. Adj. Sales Price:	101,175	COD:	21.49	MAX Sales Ratio:	480.00			
AVG. Assessed Value:	101,544	PRD:	112.27	MIN Sales Ratio:	42.12			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	126.59	126.59	116.63	15.73	108.54	106.67	146.50	N/A	2,000	2,332
5000 TO 9999	1	96.00	96.00	96.00			96.00	96.00	N/A	10,000	9,600
Total \$											
1 TO 9999	3	106.67	116.39	101.89	15.78	114.23	96.00	146.50	N/A	4,666	4,755
10000 TO 29999	10	98.53	130.19	90.09	51.76	144.51	42.12	480.00	62.50 to 124.00	20,000	18,018
30000 TO 59999	3	97.84	97.72	97.74	0.32	99.98	97.19	98.14	N/A	48,633	47,533
60000 TO 99999	4	99.49	99.10	99.18	0.56	99.91	97.62	99.80	N/A	79,750	79,097
100000 TO 149999	2	99.57	99.57	99.55	0.34	100.02	99.23	99.91	N/A	121,250	120,700
150000 TO 249999	3	99.13	99.29	99.39	0.42	99.91	98.75	100.00	N/A	190,500	189,333
250000 TO 499999	2	109.07	109.07	108.18	8.93	100.82	99.33	118.80	N/A	275,000	297,500
500000 +	1	99.42	99.42	99.42			99.42	99.42	N/A	790,000	785,400
ALL											
	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	82.85	88.58	57.56	43.78	153.89	42.12	146.50	N/A	23,125	13,311
10	5	98.00	98.43	99.34	0.80	99.08	97.19	100.00	N/A	67,080	66,640
20	19	99.42	121.51	102.15	23.63	118.95	95.38	480.00	98.14 to 99.91	126,578	129,304
ALL											
	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

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:	28	MEDIAN:	99	COV:	65.67	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	74.00	95% Wgt. Mean C.I.:	95.87 to 104.86	
TOTAL Adj.Sales Price:	2,832,900	MEAN:	113	AVG.ABS.DEV:	21.34	95% Mean C.I.:	83.99 to 141.38	
TOTAL Assessed Value:	2,843,235							
AVG. Adj. Sales Price:	101,175	COD:	21.49	MAX Sales Ratio:	480.00			
AVG. Assessed Value:	101,544	PRD:	112.27	MIN Sales Ratio:	42.12			

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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)	3	103.20	104.07	81.79	27.13	127.23	62.50	146.50	N/A	12,000	9,815
123	1	98.00	98.00	98.00			98.00	98.00	N/A	15,000	14,700
177	1	99.42	99.42	99.42			99.42	99.42	N/A	790,000	785,400
24	1	99.80	99.80	99.80			99.80	99.80	N/A	79,000	78,840
340	1	98.14	98.14	98.14			98.14	98.14	N/A	59,000	57,900
41	1	97.19	97.19	97.19			97.19	97.19	N/A	49,900	48,500
42	4	99.74	104.40	105.19	5.01	99.25	99.33	118.80	N/A	215,000	226,150
44	1	99.23	99.23	99.23			99.23	99.23	N/A	130,000	129,000
48	2	98.72	98.72	99.30	0.80	99.41	97.93	99.50	N/A	57,250	56,850
49	2	99.52	99.52	99.43	0.39	100.09	99.13	99.91	N/A	148,250	147,400
50	3	98.75	101.01	98.53	3.05	102.52	97.62	106.67	N/A	73,500	72,416
79	1	97.84	97.84	97.84			97.84	97.84	N/A	37,000	36,200
80	1	99.05	99.05	99.05			99.05	99.05	N/A	21,000	20,800
851	1	42.12	42.12	42.12			42.12	42.12	N/A	56,500	23,800
98	5	99.67	179.01	129.85	82.80	137.86	95.38	480.00	N/A	13,600	17,660
____ALL____	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544
04											
____ALL____	28	99.28	112.68	100.36	21.49	112.27	42.12	480.00	98.00 to 99.80	101,175	101,544

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

Commercial

No changes to the commercial and industrial class of property were reported for 2009. The County conducted a market analysis of this class of property and determined the median was within the acceptable range for the class and that no individual valuation groupings had a representative number of sales to indicate an adjustment was necessary.

Other assessed value changes were made to properties in the county based on pick-up of new and omitted construction.

2009 Assessment Survey for Merrick County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contract Appraiser
2.	Valuation done by:
	Contract Appraiser
3.	Pickup work done by whom:
	Contract Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2007
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2007
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?
	2007
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	1
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	By County
10.	Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	No
11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	Yes, the land has a common characteristic
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>)
	No

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
13			13

PAD 2009 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

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

NUMBER of Sales:	28	MEDIAN:	99	COV:	38.92	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	41.32	95% Wgt. Mean C.I.:	95.70 to 104.39	
TOTAL Adj.Sales Price:	2,832,900	MEAN:	106	AVG.ABS.DEV:	14.84	95% Mean C.I.:	90.16 to 122.21	
TOTAL Assessed Value:	2,834,135							
AVG. Adj. Sales Price:	101,175	COD:	14.94	MAX Sales Ratio:	298.00			
AVG. Assessed Value:	101,219	PRD:	106.14	MIN Sales Ratio:	42.12			

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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	4	99.85	105.85	100.88	6.12	104.92	99.67	124.00	N/A		57,875	58,385
10/01/05 TO 12/31/05	2	80.78	80.78	81.22	22.62	99.45	62.50	99.05	N/A		20,500	16,650
01/01/06 TO 03/31/06	2	108.40	108.40	117.62	9.59	92.16	98.00	118.80	N/A		132,500	155,850
04/01/06 TO 06/30/06	2	96.97	96.97	97.14	1.00	99.82	96.00	97.93	N/A		12,250	11,900
07/01/06 TO 09/30/06	2	99.41	99.41	99.38	0.09	100.04	99.33	99.50	N/A		200,000	198,750
10/01/06 TO 12/31/06	2	101.34	101.34	100.09	1.84	101.25	99.47	103.20	N/A		45,000	45,040
01/01/07 TO 03/31/07	3	100.00	115.21	99.73	15.79	115.52	99.13	146.50	N/A		140,000	139,621
04/01/07 TO 06/30/07	2	98.54	98.54	98.92	0.71	99.61	97.84	99.23	N/A		83,500	82,600
07/01/07 TO 09/30/07	6	98.19	132.27	101.61	36.20	130.17	95.38	298.00	95.38 to 298.00		48,066	48,841
10/01/07 TO 12/31/07	1	98.14	98.14	98.14			98.14	98.14	N/A		59,000	57,900
01/01/08 TO 03/31/08	1	99.42	99.42	99.42			99.42	99.42	N/A		790,000	785,400
04/01/08 TO 06/30/08	1	42.12	42.12	42.12			42.12	42.12	N/A		56,500	23,800
____Study Years____												
07/01/05 TO 06/30/06	10	99.36	99.57	107.18	8.93	92.90	62.50	124.00	96.00 to 118.80		56,200	60,234
07/01/06 TO 06/30/07	9	99.47	104.91	99.50	6.00	105.44	97.84	146.50	99.13 to 103.20		119,666	119,071
07/01/07 TO 06/30/08	9	98.14	114.81	97.17	30.63	118.15	42.12	298.00	95.38 to 106.67		132,655	128,905
____Calendar Yrs____												
01/01/06 TO 12/31/06	8	99.40	101.53	105.59	3.74	96.15	96.00	118.80	96.00 to 118.80		97,437	102,885
01/01/07 TO 12/31/07	12	98.94	119.54	100.07	22.29	119.46	95.38	298.00	97.62 to 106.67		77,866	77,917
____ALL____												
	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80		101,175	101,219

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
CENTRAL CITY	18	99.23	96.11	99.73	8.78	96.37	42.12	124.00	97.19 to 99.80		128,855	128,503
CHAPMAN	1	99.05	99.05	99.05			99.05	99.05	N/A		21,000	20,800
CLARKS	3	146.50	181.39	128.51	45.13	141.14	99.67	298.00	N/A		12,000	15,421
PALMER	2	102.95	102.95	99.40	3.61	103.57	99.23	106.67	N/A		66,500	66,100
RURAL	1	100.00	100.00	100.00			100.00	100.00	N/A		235,000	235,000
SILVER CREEK	2	98.04	98.04	98.10	0.11	99.94	97.93	98.14	N/A		36,750	36,050
WORMS	1	98.00	98.00	98.00			98.00	98.00	N/A		15,000	14,700
____ALL____												
	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80		101,175	101,219

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	28	MEDIAN:	99	COV:	38.92	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	41.32	95% Wgt. Mean C.I.:	95.70 to 104.39	
TOTAL Adj.Sales Price:	2,832,900	MEAN:	106	AVG.ABS.DEV:	14.84	95% Mean C.I.:	90.16 to 122.21	
TOTAL Assessed Value:	2,834,135							
AVG. Adj. Sales Price:	101,175	COD:	14.94	MAX Sales Ratio:	298.00			
AVG. Assessed Value:	101,219	PRD:	106.14	MIN Sales Ratio:	42.12			

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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	26	99.28	106.75	100.06	16.03	106.69	42.12	298.00	97.93 to 99.91	107,226	107,289
3	2	98.84	98.84	99.11	0.84	99.72	98.00	99.67	N/A	22,500	22,300
____ALL____											
	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219

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	24	99.18	106.72	100.29	13.74	106.42	42.12	298.00	97.93 to 99.80	115,287	115,616
2	3	103.20	104.07	81.79	27.13	127.23	62.50	146.50	N/A	12,000	9,815
3	1	99.67	99.67	99.67			99.67	99.67	N/A	30,000	29,900
____ALL____											
	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	1	99.05	99.05	99.05			99.05	99.05	N/A	21,000	20,800
61-0004	19	99.13	96.21	99.72	8.39	96.48	42.12	124.00	97.19 to 99.80	122,863	122,514
61-0049	2	102.95	102.95	99.40	3.61	103.57	99.23	106.67	N/A	66,500	66,100
63-0001											
63-0030	2	98.04	98.04	98.10	0.11	99.94	97.93	98.14	N/A	36,750	36,050
72-0075	4	123.25	161.04	103.79	49.66	155.17	99.67	298.00	N/A	67,750	70,316
NonValid School											
____ALL____											
	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219

PAD 2009 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	28	MEDIAN:	99	COV:	38.92	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	41.32	95% Wgt. Mean C.I.:	95.70 to 104.39	
TOTAL Adj.Sales Price:	2,832,900	MEAN:	106	AVG.ABS.DEV:	14.84	95% Mean C.I.:	90.16 to 122.21	
TOTAL Assessed Value:	2,834,135							
AVG. Adj. Sales Price:	101,175	COD:	14.94	MAX Sales Ratio:	298.00			
AVG. Assessed Value:	101,219	PRD:	106.14	MIN Sales Ratio:	42.12			

Printed: 03/18/2009 13:56:37

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	4	82.85	88.58	57.56	43.78	153.89	42.12	146.50	N/A	23,125	13,311
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	98.81	100.57	98.95	2.53	101.64	98.00	106.67	N/A	38,000	37,600
1920 TO 1939	3	97.84	164.49	107.06	68.27	153.65	97.62	298.00	N/A	35,666	38,183
1940 TO 1949	4	97.56	103.63	100.11	7.52	103.51	95.38	124.00	N/A	21,850	21,875
1950 TO 1959	1	99.91	99.91	99.91			99.91	99.91	N/A	112,500	112,400
1960 TO 1969	3	99.23	98.30	99.12	1.23	99.18	96.00	99.67	N/A	56,666	56,166
1970 TO 1979	2	99.32	99.32	99.26	0.19	100.05	99.13	99.50	N/A	142,000	140,950
1980 TO 1989	3	99.80	99.52	99.56	0.42	99.96	98.75	100.00	N/A	155,500	154,813
1990 TO 1994	1	99.05	99.05	99.05			99.05	99.05	N/A	21,000	20,800
1995 TO 1999	2	99.38	99.38	99.39	0.05	99.98	99.33	99.42	N/A	545,000	541,700
2000 TO Present	1	118.80	118.80	118.80			118.80	118.80	N/A	250,000	297,000
ALL	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	126.59	126.59	116.63	15.73	108.54	106.67	146.50	N/A	2,000	2,332
5000 TO 9999	1	298.00	298.00	298.00			298.00	298.00	N/A	5,000	14,900
Total \$											
1 TO 9999	3	146.50	183.72	217.39	43.53	84.51	106.67	298.00	N/A	3,000	6,521
10000 TO 29999	8	97.97	97.01	94.58	9.24	102.56	62.50	124.00	62.50 to 124.00	14,812	14,010
30000 TO 59999	5	97.84	86.99	84.47	11.96	102.99	42.12	99.67	N/A	46,480	39,260
60000 TO 99999	3	99.47	98.96	99.04	0.73	99.93	97.62	99.80	N/A	73,000	72,296
100000 TO 149999	3	99.50	99.55	99.53	0.23	100.01	99.23	99.91	N/A	114,166	113,633
150000 TO 249999	3	99.13	99.29	99.39	0.42	99.91	98.75	100.00	N/A	190,500	189,333
250000 TO 499999	2	109.07	109.07	108.18	8.93	100.82	99.33	118.80	N/A	275,000	297,500
500000 +	1	99.42	99.42	99.42			99.42	99.42	N/A	790,000	785,400
ALL	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219

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

NUMBER of Sales:	28	MEDIAN:	99	COV:	38.92	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	41.32	95% Wgt. Mean C.I.:	95.70 to 104.39	
TOTAL Adj.Sales Price:	2,832,900	MEAN:	106	AVG.ABS.DEV:	14.84	95% Mean C.I.:	90.16 to 122.21	
TOTAL Assessed Value:	2,834,135							
AVG. Adj. Sales Price:	101,175	COD:	14.94	MAX Sales Ratio:	298.00			
AVG. Assessed Value:	101,219	PRD:	106.14	MIN Sales Ratio:	42.12			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	126.59	126.59	116.63	15.73	108.54	106.67	146.50	N/A	2,000	2,332
5000 TO 9999	1	96.00	96.00	96.00			96.00	96.00	N/A	10,000	9,600
Total \$											
1 TO 9999	3	106.67	116.39	101.89	15.78	114.23	96.00	146.50	N/A	4,666	4,755
10000 TO 29999	10	98.53	111.99	85.54	33.29	130.92	42.12	298.00	62.50 to 124.00	20,000	17,108
30000 TO 59999	3	97.84	97.72	97.74	0.32	99.98	97.19	98.14	N/A	48,633	47,533
60000 TO 99999	4	99.49	99.10	99.18	0.56	99.91	97.62	99.80	N/A	79,750	79,097
100000 TO 149999	2	99.57	99.57	99.55	0.34	100.02	99.23	99.91	N/A	121,250	120,700
150000 TO 249999	3	99.13	99.29	99.39	0.42	99.91	98.75	100.00	N/A	190,500	189,333
250000 TO 499999	2	109.07	109.07	108.18	8.93	100.82	99.33	118.80	N/A	275,000	297,500
500000 +	1	99.42	99.42	99.42			99.42	99.42	N/A	790,000	785,400
ALL	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	82.85	88.58	57.56	43.78	153.89	42.12	146.50	N/A	23,125	13,311
10	5	98.00	98.43	99.34	0.80	99.08	97.19	100.00	N/A	67,080	66,640
20	19	99.42	111.93	101.78	14.00	109.98	95.38	298.00	98.14 to 99.91	126,578	128,825
ALL	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219

PAD 2009 R&O Statistics

Base Stat

PAGE:5 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	28	MEDIAN:	99	COV:	38.92	95% Median C.I.:	98.00 to 99.80	(! : Derived)
TOTAL Sales Price:	2,957,900	WGT. MEAN:	100	STD:	41.32	95% Wgt. Mean C.I.:	95.70 to 104.39	
TOTAL Adj.Sales Price:	2,832,900	MEAN:	106	AVG.ABS.DEV:	14.84	95% Mean C.I.:	90.16 to 122.21	
TOTAL Assessed Value:	2,834,135							
AVG. Adj. Sales Price:	101,175	COD:	14.94	MAX Sales Ratio:	298.00			
AVG. Assessed Value:	101,219	PRD:	106.14	MIN Sales Ratio:	42.12			

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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)	3	103.20	104.07	81.79	27.13	127.23	62.50	146.50	N/A	12,000	9,815
123	1	98.00	98.00	98.00			98.00	98.00	N/A	15,000	14,700
177	1	99.42	99.42	99.42			99.42	99.42	N/A	790,000	785,400
24	1	99.80	99.80	99.80			99.80	99.80	N/A	79,000	78,840
340	1	98.14	98.14	98.14			98.14	98.14	N/A	59,000	57,900
41	1	97.19	97.19	97.19			97.19	97.19	N/A	49,900	48,500
42	4	99.74	104.40	105.19	5.01	99.25	99.33	118.80	N/A	215,000	226,150
44	1	99.23	99.23	99.23			99.23	99.23	N/A	130,000	129,000
48	2	98.72	98.72	99.30	0.80	99.41	97.93	99.50	N/A	57,250	56,850
49	2	99.52	99.52	99.43	0.39	100.09	99.13	99.91	N/A	148,250	147,400
50	3	98.75	101.01	98.53	3.05	102.52	97.62	106.67	N/A	73,500	72,416
79	1	97.84	97.84	97.84			97.84	97.84	N/A	37,000	36,200
80	1	99.05	99.05	99.05			99.05	99.05	N/A	21,000	20,800
851	1	42.12	42.12	42.12			42.12	42.12	N/A	56,500	23,800
98	5	99.67	142.61	116.47	46.28	122.44	95.38	298.00	N/A	13,600	15,840
____ALL____	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219
04											
____ALL____	28	99.28	106.18	100.04	14.94	106.14	42.12	298.00	98.00 to 99.80	101,175	101,219

2009 Correlation Section
for Merrick County

Commerical Real Property

I. Correlation

COMMERCIAL: The opinion of the Division is that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales, and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. In addition, the assessment practices demonstrated by the county indicate the commercial class of property is valued uniformly and proportionately.

**2009 Correlation Section
for Merrick 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	62	28	45.16
2008	69	32	46.38
2007	60	32	53.33
2006	62	28	45.16
2005	60	23	38.33

COMMERCIAL: A brief review of the utilization grid prepared indicates the county has utilized a reasonable proportion of the available sales for the development of the qualified statistics. This indicates that the measurement of the class of property was done using all available sales.

2009 Correlation Section
for Merrick 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 Merrick 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	99	0.39	99	99
2008	98.52	1.91	100	99.28
2007	95	0.88	95	96
2006	93	0.82	93	93
2005	91	-2.79	89	96

COMMERCIAL: The trended preliminary median ratio and the Reports and Opinions median ratio are nearly identical, indicating the assessment actions are applied to the sold parcels and the population in a similar manner.

2009 Correlation Section
for Merrick 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 Merrick 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)
-1.02	2009	0.39
16.68	2008	1.91
0.00	2007	0.88
-3.43	2006	0.82
22.89	2005	-2.79

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

2009 Correlation Section
for Merrick 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 Merrick County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99	100	106

COMMERCIAL:Of the three measures of central tendency, the median and weighted mean are within the acceptable parameters and the mean is above the acceptable parameters. The disparity between the mean and weighted mean ratios tends to indicate lower priced properties are over assessed in the commercial class.

**2009 Correlation Section
for Merrick 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	14.94	106.14
Difference	0.00	3.14

COMMERCIAL: The coefficient of dispersion is within the acceptable range but the price related differential is above the acceptable range. This statistically suggests regressivity in residential assessments. However, based on the assessment practices demonstrated by the county, it is assumed that this class is has been valued uniformly and proportionately.

**2009 Correlation Section
for Merrick 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	28	28	0
Median	99	99	0
Wgt. Mean	100	100	0
Mean	113	106	-7
COD	21.49	14.94	-6.55
PRD	112.27	106.14	-6.13
Minimum	42.12	42.12	0.00
Maximum	480.00	298.00	-182.00

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property.

**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:	69	MEDIAN:	62	COV:	36.78	95% Median C.I.:	55.74 to 69.00	(!: Derived)
(AgLand) TOTAL Sales Price:	14,890,231	WGT. MEAN:	57	STD:	23.32	95% Wgt. Mean C.I.:	51.22 to 61.80	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,833,901	MEAN:	63	AVG.ABS.DEV:	15.92	95% Mean C.I.:	57.90 to 68.91	
(AgLand) TOTAL Assessed Value:	8,382,020							
AVG. Adj. Sales Price:	214,984	COD:	25.75	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	121,478	PRD:	112.21	MIN Sales Ratio:	19.57			

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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	4	81.01	79.27	75.97	5.21	104.34	70.24	84.83	N/A	133,636	101,523
10/01/05 TO 12/31/05	3	144.40	123.50	97.93	24.95	126.11	59.01	167.08	N/A	102,451	100,330
01/01/06 TO 03/31/06	9	69.00	68.20	67.51	17.99	101.02	37.87	104.07	51.74 to 78.12	182,968	123,515
04/01/06 TO 06/30/06	2	85.77	85.77	91.23	11.25	94.02	76.12	95.42	N/A	86,250	78,682
07/01/06 TO 09/30/06	1	58.26	58.26	58.26			58.26	58.26	N/A	31,000	18,060
10/01/06 TO 12/31/06	9	67.90	65.12	66.16	10.15	98.43	46.33	74.48	54.11 to 73.58	229,341	151,736
01/01/07 TO 03/31/07	6	56.43	60.19	58.37	11.54	103.12	49.74	82.47	49.74 to 82.47	187,542	109,475
04/01/07 TO 06/30/07	4	47.27	52.53	44.48	22.89	118.10	37.91	77.68	N/A	258,303	114,887
07/01/07 TO 09/30/07	3	65.83	65.79	69.07	4.38	95.24	61.44	70.09	N/A	122,553	84,651
10/01/07 TO 12/31/07	6	55.49	54.25	44.38	24.13	122.23	19.57	77.30	19.57 to 77.30	232,316	103,113
01/01/08 TO 03/31/08	11	51.63	53.79	46.66	29.36	115.27	28.07	94.21	33.16 to 71.96	240,033	112,005
04/01/08 TO 06/30/08	11	45.95	52.00	51.21	30.72	101.55	31.59	76.58	33.73 to 76.00	319,755	163,741
<u>Study Years</u>											
07/01/05 TO 06/30/06	18	74.66	81.83	74.26	26.13	110.19	37.87	167.08	64.09 to 84.83	147,839	109,782
07/01/06 TO 06/30/07	20	59.23	60.78	58.78	16.63	103.41	37.91	82.47	54.11 to 69.18	212,677	125,004
07/01/07 TO 06/30/08	31	55.57	54.40	49.32	25.92	110.31	19.57	94.21	43.91 to 63.97	255,459	125,995
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	21	69.00	68.08	67.77	15.12	100.46	37.87	104.07	60.20 to 73.58	186,395	126,318
01/01/07 TO 12/31/07	19	57.11	57.59	50.74	18.88	113.49	19.57	82.47	49.74 to 67.68	206,317	104,686
<u>ALL</u>											
	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

PAD 2009 Preliminary Statistics

Base Stat

PAGE:2 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	69	MEDIAN:	62	COV:	36.78	95% Median C.I.:	55.74 to 69.00	(! : Derived)
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AVG. Assessed Value:	121,478	PRD:	112.21	MIN Sales Ratio:	19.57			

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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
2635	10	68.54	67.65	64.40	19.04	105.03	33.73	104.07	45.95 to 82.15	223,550	143,975
2705	1	60.20	60.20	60.20			60.20	60.20	N/A	244,000	146,900
2707	4	73.56	76.34	76.32	14.18	100.02	62.82	95.42	N/A	151,869	115,910
2709	4	68.79	69.42	69.42	5.14	100.00	64.09	76.00	N/A	353,068	245,097
2711	5	49.02	49.98	46.45	12.37	107.60	41.38	63.97	N/A	305,521	141,925
2713	4	77.49	76.19	67.10	12.59	113.55	55.57	94.21	N/A	138,500	92,928
2715	3	71.96	68.09	65.64	9.65	103.73	55.74	76.58	N/A	230,983	151,628
2921	7	59.01	60.36	56.68	11.97	106.48	43.18	82.47	43.18 to 82.47	185,728	105,272
2923	2	35.54	35.54	36.07	6.68	98.52	33.16	37.91	N/A	404,235	145,797
2925	7	65.83	87.99	72.91	46.23	120.68	50.00	167.08	50.00 to 167.08	134,002	97,702
2927	2	66.44	66.44	66.91	20.20	99.30	53.02	79.86	N/A	87,000	58,207
2929	1	31.59	31.59	31.59			31.59	31.59	N/A	206,500	65,230
3007	2	52.10	52.10	32.14	46.12	162.09	28.07	76.12	N/A	221,600	71,222
3009	3	51.74	52.24	46.08	22.87	113.36	34.74	70.24	N/A	405,346	186,793
3011	3	73.20	65.45	69.22	21.17	94.55	38.33	84.83	N/A	93,692	64,856
3217	5	43.96	45.68	39.38	31.64	115.99	19.57	72.87	N/A	250,234	98,539
3219	4	48.04	50.86	50.91	10.28	99.90	45.51	61.85	N/A	154,103	78,451
3307	2	66.69	66.69	66.79	9.24	99.85	60.53	72.86	N/A	162,550	108,575
ALL											
	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	48	66.65	66.87	59.65	24.74	112.10	28.07	167.08	57.95 to 70.24	218,636	130,418
2	21	55.57	55.50	48.90	24.27	113.50	19.57	84.83	43.96 to 63.97	206,636	101,044
ALL											
	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

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	1	65.83	65.83	65.83			65.83	65.83	N/A	18,921	12,455
2	68	61.65	63.37	56.49	26.12	112.17	19.57	167.08	55.74 to 69.00	217,867	123,081
ALL											
	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

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:	69	MEDIAN:	62	COV:	36.78	95% Median C.I.:	55.74 to 69.00	(! : Derived)
(AgLand) TOTAL Sales Price:	14,890,231	WGT. MEAN:	57	STD:	23.32	95% Wgt. Mean C.I.:	51.22 to 61.80	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,833,901	MEAN:	63	AVG.ABS.DEV:	15.92	95% Mean C.I.:	57.90 to 68.91	
(AgLand) TOTAL Assessed Value:	8,382,020							
AVG. Adj. Sales Price:	214,984	COD:	25.75	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	121,478	PRD:	112.21	MIN Sales Ratio:	19.57			

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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)											
40-0002											
40-0082	9	54.11	55.74	57.49	18.21	96.97	37.87	72.87	45.51 to 72.86	156,476	89,950
61-0004	23	57.11	64.68	48.20	40.25	134.20	19.57	167.08	43.96 to 76.12	233,343	112,469
61-0049	12	62.00	65.38	64.65	17.19	101.12	38.33	94.21	55.74 to 76.58	152,113	98,344
63-0001	5	49.02	49.98	46.45	12.37	107.60	41.38	63.97	N/A	305,521	141,925
63-0030	14	68.54	69.50	66.29	18.86	104.84	33.73	104.07	57.95 to 82.15	210,127	139,292
72-0075	6	68.34	63.04	64.96	12.57	97.05	31.59	76.00	31.59 to 76.00	293,995	190,969
NonValid School											
ALL	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

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	6	63.64	64.16	63.05	12.07	101.77	49.74	76.12	49.74 to 76.12	33,245	20,960
30.01 TO 50.00	5	46.33	52.08	51.82	26.61	100.49	37.87	84.83	N/A	78,215	40,534
50.01 TO 100.00	30	65.72	69.65	59.26	29.18	117.53	28.07	167.08	57.11 to 73.20	162,274	96,168
100.01 TO 180.00	18	55.66	56.66	51.56	22.93	109.88	31.59	95.42	43.18 to 69.00	297,264	153,272
180.01 TO 330.00	8	67.00	59.76	56.44	19.97	105.88	19.57	76.58	19.57 to 76.58	380,918	214,994
330.01 TO 650.00	2	71.19	71.19	70.59	4.62	100.85	67.90	74.48	N/A	488,500	344,840
ALL	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	82.47	84.66	82.28	6.83	102.89	77.30	94.21	N/A	91,666	75,425
GRASS	8	61.11	62.17	64.98	15.77	95.67	38.33	77.68	38.33 to 77.68	109,082	70,886
GRASS-N/A	9	67.90	58.30	56.92	29.57	102.43	19.57	95.42	31.59 to 76.00	297,102	169,111
IRRGTD	28	61.65	65.10	53.97	31.13	120.63	28.07	167.08	49.74 to 71.96	200,874	108,410
IRRGTD-N/A	21	60.53	60.77	56.26	17.85	108.01	34.74	104.07	51.63 to 67.68	256,563	144,340
ALL	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

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:	69	MEDIAN:	62	COV:	36.78	95% Median C.I.:	55.74 to 69.00	(!: Derived)
(AgLand) TOTAL Sales Price:	14,890,231	WGT. MEAN:	57	STD:	23.32	95% Wgt. Mean C.I.:	51.22 to 61.80	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,833,901	MEAN:	63	AVG.ABS.DEV:	15.92	95% Mean C.I.:	57.90 to 68.91	
(AgLand) TOTAL Assessed Value:	8,382,020							
AVG. Adj. Sales Price:	214,984	COD:	25.75	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	121,478	PRD:	112.21	MIN Sales Ratio:	19.57			

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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	2	79.88	79.88	79.30	3.24	100.74	77.30	82.47	N/A	110,000	87,230
DRY-N/A	1	94.21	94.21	94.21			94.21	94.21	N/A	55,000	51,815
GRASS	10	58.11	55.48	47.27	23.44	117.36	19.57	77.68	37.87 to 76.58	147,355	69,656
GRASS-N/A	7	72.87	66.75	67.17	19.09	99.38	31.59	95.42	31.59 to 95.42	296,146	198,933
IRRGTD	40	61.65	64.02	54.40	28.25	117.69	28.07	167.08	53.02 to 69.18	218,633	118,939
IRRGTD-N/A	9	60.53	59.79	57.75	12.40	103.54	43.18	73.58	50.00 to 69.90	251,885	145,453
ALL	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

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	82.47	84.66	82.28	6.83	102.89	77.30	94.21	N/A	91,666	75,425
GRASS	17	63.97	60.12	58.90	24.07	102.07	19.57	95.42	38.33 to 76.00	208,622	122,887
IRRGTD	48	61.42	63.31	54.97	25.91	115.16	28.07	167.08	53.02 to 67.68	224,339	123,328
IRRGTD-N/A	1	60.20	60.20	60.20			60.20	60.20	N/A	244,000	146,900
ALL	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	69.71	69.71	70.54	5.56	98.82	65.83	73.58	N/A	24,103	17,002
30000 TO 59999	8	59.85	75.09	78.37	41.13	95.82	38.33	167.08	38.33 to 167.08	45,833	35,918
60000 TO 99999	9	79.86	80.91	81.24	25.49	99.59	37.87	144.40	53.02 to 104.07	76,713	62,323
100000 TO 149999	8	70.48	71.58	71.50	14.37	100.11	46.33	95.42	46.33 to 95.42	133,497	95,453
150000 TO 249999	20	60.37	60.23	59.38	15.19	101.43	31.59	78.12	54.11 to 69.18	200,003	118,769
250000 TO 499999	18	50.82	52.07	51.55	24.44	101.02	28.07	76.00	41.38 to 64.09	352,383	181,640
500000 +	4	51.32	48.03	47.08	40.67	102.01	19.57	69.90	N/A	579,412	272,806
ALL	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

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:	69	MEDIAN:	62	COV:	36.78	95% Median C.I.:	55.74 to 69.00	(! : Derived)
(AgLand) TOTAL Sales Price:	14,890,231	WGT. MEAN:	57	STD:	23.32	95% Wgt. Mean C.I.:	51.22 to 61.80	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,833,901	MEAN:	63	AVG.ABS.DEV:	15.92	95% Mean C.I.:	57.90 to 68.91	
(AgLand) TOTAL Assessed Value:	8,382,020							
AVG. Adj. Sales Price:	214,984	COD:	25.75	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	121,478	PRD:	112.21	MIN Sales Ratio:	19.57			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	9	58.26	57.42	53.95	18.21	106.42	37.87	76.12	38.33 to 73.58	40,831	22,028
30000 TO 59999	6	70.83	70.01	65.75	21.98	106.47	46.33	94.21	46.33 to 94.21	76,960	50,605
60000 TO 99999	9	79.86	82.74	65.05	39.99	127.19	31.59	167.08	33.73 to 144.40	128,550	83,622
100000 TO 149999	28	60.80	60.63	54.31	22.73	111.65	19.57	104.07	51.74 to 69.18	213,792	116,101
150000 TO 249999	12	53.60	53.63	49.93	21.47	107.41	34.74	76.58	41.38 to 70.09	385,102	192,287
250000 TO 499999	5	69.90	70.47	70.05	5.29	100.61	64.09	76.00	N/A	448,055	313,846
ALL	69	61.85	63.41	56.51	25.75	112.21	19.57	167.08	55.74 to 69.00	214,984	121,478

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:	82	MEDIAN:	60	COV:	36.56	95% Median C.I.:	54.98 to 65.83	(! : Derived)
TOTAL Sales Price:	21,051,259	WGT. MEAN:	56	STD:	22.54	95% Wgt. Mean C.I.:	51.89 to 60.14	(! : land+NAT=0)
TOTAL Adj.Sales Price:	20,620,311	MEAN:	62	AVG.ABS.DEV:	15.65	95% Mean C.I.:	56.79 to 66.54	
TOTAL Assessed Value:	11,550,600							
AVG. Adj. Sales Price:	251,467	COD:	25.92	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	140,860	PRD:	110.08	MIN Sales Ratio:	19.57			

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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	5	82.15	81.43	81.80	6.04	99.55	70.24	90.08	N/A		171,667	140,429
10/01/05 TO 12/31/05	3	144.40	123.50	97.93	24.95	126.11	59.01	167.08	N/A		102,451	100,330
01/01/06 TO 03/31/06	11	66.96	65.91	66.42	18.53	99.23	37.87	104.07	44.25 to 78.12		189,878	126,114
04/01/06 TO 06/30/06	2	85.77	85.77	91.23	11.25	94.02	76.12	95.42	N/A		86,250	78,682
07/01/06 TO 09/30/06	1	58.26	58.26	58.26			58.26	58.26	N/A		31,000	18,060
10/01/06 TO 12/31/06	10	67.68	64.77	65.64	10.09	98.67	46.33	74.48	54.11 to 73.58		247,350	162,370
01/01/07 TO 03/31/07	6	56.43	60.19	58.37	11.54	103.12	49.74	82.47	49.74 to 82.47		187,542	109,475
04/01/07 TO 06/30/07	5	45.51	47.53	41.97	26.93	113.24	27.51	77.68	N/A		243,696	102,281
07/01/07 TO 09/30/07	3	65.83	65.79	69.07	4.38	95.24	61.44	70.09	N/A		122,553	84,651
10/01/07 TO 12/31/07	7	53.02	54.08	45.84	21.65	117.96	19.57	77.30	19.57 to 77.30		234,495	107,499
01/01/08 TO 03/31/08	14	49.39	52.85	49.65	26.06	106.44	28.07	94.21	38.33 to 63.97		369,549	183,467
04/01/08 TO 06/30/08	15	45.95	50.79	50.71	26.68	100.16	31.59	76.58	37.29 to 62.60		344,159	174,521
____Study Years____												
07/01/05 TO 06/30/06	21	73.20	79.72	74.35	26.23	107.23	37.87	167.08	64.09 to 84.83		163,183	121,321
07/01/06 TO 06/30/07	22	59.23	59.31	57.96	17.74	102.32	27.51	82.47	49.74 to 69.18		220,374	127,727
07/01/07 TO 06/30/08	39	53.01	53.27	50.16	24.17	106.19	19.57	94.21	43.96 to 61.44		316,544	158,790
____Calendar Yrs____												
01/01/06 TO 12/31/06	24	67.68	66.77	66.86	15.46	99.86	37.87	104.07	60.20 to 73.20		198,569	132,766
01/01/07 TO 12/31/07	21	55.74	55.94	49.96	20.27	111.96	19.57	82.47	49.74 to 65.83		207,279	103,557
____ALL____												
	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83		251,467	140,860

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:	82	MEDIAN:	60	COV:	36.56	95% Median C.I.:	54.98 to 65.83	(!: Derived)
TOTAL Sales Price:	21,051,259	WGT. MEAN:	56	STD:	22.54	95% Wgt. Mean C.I.:	51.89 to 60.14	(!: land+NAT=0)
TOTAL Adj.Sales Price:	20,620,311	MEAN:	62	AVG.ABS.DEV:	15.65	95% Mean C.I.:	56.79 to 66.54	
TOTAL Assessed Value:	11,550,600							
AVG. Adj. Sales Price:	251,467	COD:	25.92	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	140,860	PRD:	110.08	MIN Sales Ratio:	19.57			

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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
2635	12	68.54	68.86	66.63	19.55	103.35	33.73	104.07	57.95 to 82.15	254,137	169,320
2705	2	43.86	43.86	46.30	37.27	94.72	27.51	60.20	N/A	214,635	99,377
2707	4	73.56	76.34	76.32	14.18	100.02	62.82	95.42	N/A	151,869	115,910
2709	5	67.68	65.43	66.29	9.56	98.69	49.46	76.00	N/A	341,324	226,276
2711	7	49.02	50.59	49.59	17.48	102.02	37.29	66.96	37.29 to 66.96	280,775	139,240
2713	6	66.44	67.18	54.49	23.91	123.29	43.32	94.21	43.32 to 94.21	512,036	279,002
2715	3	71.96	68.09	65.64	9.65	103.73	55.74	76.58	N/A	230,983	151,628
2921	7	59.01	60.36	56.68	11.97	106.48	43.18	82.47	43.18 to 82.47	185,728	105,272
2923	3	37.91	44.22	45.13	25.00	97.98	33.16	61.59	N/A	405,965	183,223
2925	8	63.64	82.75	65.84	45.73	125.68	46.05	167.08	46.05 to 167.08	162,182	106,783
2927	2	66.44	66.44	66.91	20.20	99.30	53.02	79.86	N/A	87,000	58,207
2929	1	31.59	31.59	31.59			31.59	31.59	N/A	206,500	65,230
3007	3	44.25	49.48	34.91	36.20	141.73	28.07	76.12	N/A	188,816	65,918
3009	4	52.38	52.43	47.43	17.55	110.55	34.74	70.24	N/A	365,903	173,548
3011	3	73.20	65.45	69.22	21.17	94.55	38.33	84.83	N/A	93,692	64,856
3217	5	43.96	45.68	39.38	31.64	115.99	19.57	72.87	N/A	250,234	98,539
3219	5	47.14	50.11	49.59	8.38	101.05	45.51	61.85	N/A	202,665	100,506
3307	2	66.69	66.69	66.79	9.24	99.85	60.53	72.86	N/A	162,550	108,575
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

AREA (MARKET)

										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	59	61.59	64.58	58.32	26.19	110.74	28.07	167.08	55.74 to 69.00	268,612	156,660
2	23	54.11	54.17	48.36	25.10	112.03	19.57	84.83	43.96 to 62.60	207,486	100,330
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

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	10	57.38	57.63	57.95	19.54	99.46	27.51	90.08	47.14 to 66.96	446,226	258,574
2	72	60.97	62.22	55.48	26.64	112.15	19.57	167.08	55.57 to 67.68	224,417	124,511
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

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:	82	MEDIAN:	60	COV:	36.56	95% Median C.I.:	54.98 to 65.83	(! : Derived)
TOTAL Sales Price:	21,051,259	WGT. MEAN:	56	STD:	22.54	95% Wgt. Mean C.I.:	51.89 to 60.14	(! : land+NAT=0)
TOTAL Adj.Sales Price:	20,620,311	MEAN:	62	AVG.ABS.DEV:	15.65	95% Mean C.I.:	56.79 to 66.54	
TOTAL Assessed Value:	11,550,600							
AVG. Adj. Sales Price:	251,467	COD:	25.92	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	140,860	PRD:	110.08	MIN Sales Ratio:	19.57			

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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)											
40-0002											
40-0082	10	53.56	55.47	56.97	16.76	97.36	37.87	72.87	45.51 to 72.86	165,585	94,337
61-0004	30	54.00	60.74	49.57	36.76	122.55	19.57	167.08	44.25 to 65.83	309,775	153,543
61-0049	12	62.00	65.38	64.65	17.19	101.12	38.33	94.21	55.74 to 76.58	152,113	98,344
63-0001	5	49.02	49.98	46.45	12.37	107.60	41.38	63.97	N/A	305,521	141,925
63-0030	17	67.90	67.67	65.82	21.80	102.81	27.51	104.07	57.95 to 82.15	231,835	152,591
72-0075	8	67.32	61.83	63.82	13.09	96.88	31.59	76.00	31.59 to 76.00	297,127	189,639
NonValid School											
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

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	6	63.64	64.16	63.05	12.07	101.77	49.74	76.12	49.74 to 76.12	33,245	20,960
30.01 TO 50.00	7	44.25	48.85	47.79	22.82	102.21	37.29	84.83	37.29 to 84.83	90,493	43,247
50.01 TO 100.00	30	65.72	69.65	59.26	29.18	117.53	28.07	167.08	57.11 to 73.20	162,274	96,168
100.01 TO 180.00	24	52.32	54.58	51.38	23.15	106.24	27.51	95.42	46.05 to 62.60	298,041	153,122
180.01 TO 330.00	12	62.84	61.07	57.76	21.30	105.73	19.57	90.08	43.91 to 76.00	417,680	241,250
330.01 TO 650.00	2	71.19	71.19	70.59	4.62	100.85	67.90	74.48	N/A	488,500	344,840
650.01 +	1	54.98	54.98	55.00			54.98	54.98	N/A	1,776,970	977,420
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	82.47	84.66	82.28	6.83	102.89	77.30	94.21	N/A	91,666	75,425
GRASS	8	61.11	62.17	64.98	15.77	95.67	38.33	77.68	38.33 to 77.68	109,082	70,886
GRASS-N/A	9	67.90	58.30	56.92	29.57	102.43	19.57	95.42	31.59 to 76.00	297,102	169,111
IRRGTD	32	61.52	63.62	54.56	29.54	116.61	28.07	167.08	47.14 to 70.09	214,645	117,105
IRRGTD-N/A	30	55.66	58.15	55.27	20.99	105.22	27.51	104.07	50.00 to 62.60	331,002	182,929
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

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:	82	MEDIAN:	60	COV:	36.56	95% Median C.I.:	54.98 to 65.83	(! : Derived)
TOTAL Sales Price:	21,051,259	WGT. MEAN:	56	STD:	22.54	95% Wgt. Mean C.I.:	51.89 to 60.14	(! : land+NAT=0)
TOTAL Adj.Sales Price:	20,620,311	MEAN:	62	AVG.ABS.DEV:	15.65	95% Mean C.I.:	56.79 to 66.54	
TOTAL Assessed Value:	11,550,600							
AVG. Adj. Sales Price:	251,467	COD:	25.92	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	140,860	PRD:	110.08	MIN Sales Ratio:	19.57			

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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	2	79.88	79.88	79.30	3.24	100.74	77.30	82.47	N/A	110,000	87,230
DRY-N/A	1	94.21	94.21	94.21			94.21	94.21	N/A	55,000	51,815
GRASS	10	58.11	55.48	47.27	23.44	117.36	19.57	77.68	37.87 to 76.58	147,355	69,656
GRASS-N/A	7	72.87	66.75	67.17	19.09	99.38	31.59	95.42	31.59 to 95.42	296,146	198,933
IRRGTD	48	60.61	62.74	55.21	27.72	113.64	28.07	167.08	51.74 to 66.96	243,086	134,202
IRRGTD-N/A	14	54.00	54.94	54.45	16.86	100.90	27.51	73.58	46.05 to 67.68	366,469	199,536
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

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	82.47	84.66	82.28	6.83	102.89	77.30	94.21	N/A	91,666	75,425
GRASS	17	63.97	60.12	58.90	24.07	102.07	19.57	95.42	38.33 to 76.00	208,622	122,887
IRRGTD	59	59.78	61.69	55.22	25.63	111.72	28.07	167.08	51.74 to 64.09	273,252	150,892
IRRGTD-N/A	3	53.01	46.91	49.14	20.56	95.46	27.51	60.20	N/A	225,614	110,856
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	69.71	69.71	70.54	5.56	98.82	65.83	73.58	N/A	24,103	17,002
30000 TO 59999	8	59.85	75.09	78.37	41.13	95.82	38.33	167.08	38.33 to 167.08	45,833	35,918
60000 TO 99999	9	79.86	80.91	81.24	25.49	99.59	37.87	144.40	53.02 to 104.07	76,713	62,323
100000 TO 149999	10	68.34	65.42	65.91	20.11	99.25	37.29	95.42	44.25 to 82.15	131,035	86,369
150000 TO 249999	21	60.20	58.68	57.99	17.09	101.18	27.51	78.12	51.74 to 69.18	199,301	115,582
250000 TO 499999	26	52.32	54.28	54.27	22.72	100.02	28.07	90.08	45.51 to 62.60	353,209	191,687
500000 +	6	49.15	48.40	49.50	32.27	97.79	19.57	69.90	19.57 to 69.90	805,978	398,920
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

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:	82	MEDIAN:	60	COV:	36.56	95% Median C.I.:	54.98 to 65.83	(! : Derived)
TOTAL Sales Price:	21,051,259	WGT. MEAN:	56	STD:	22.54	95% Wgt. Mean C.I.:	51.89 to 60.14	(! : land+NAT=0)
TOTAL Adj.Sales Price:	20,620,311	MEAN:	62	AVG.ABS.DEV:	15.65	95% Mean C.I.:	56.79 to 66.54	
TOTAL Assessed Value:	11,550,600							
AVG. Adj. Sales Price:	251,467	COD:	25.92	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	140,860	PRD:	110.08	MIN Sales Ratio:	19.57			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	9	58.26	57.42	53.95	18.21	106.42	37.87	76.12	38.33 to 73.58	40,831	22,028
30000 TO 59999	9	53.02	58.79	51.22	34.64	114.78	27.51	94.21	37.29 to 84.83	98,823	50,616
60000 TO 99999	9	79.86	82.74	65.05	39.99	127.19	31.59	167.08	33.73 to 144.40	128,550	83,622
100000 TO 149999	29	60.20	60.37	54.30	22.58	111.19	19.57	104.07	51.74 to 69.18	214,957	116,712
150000 TO 249999	16	50.55	53.32	50.71	20.48	105.15	34.74	76.58	43.18 to 66.96	374,414	189,864
250000 TO 499999	9	67.90	67.46	65.26	13.37	103.37	43.32	90.08	59.78 to 76.00	467,233	304,920
500000 +	1	54.98	54.98	55.00			54.98	54.98	N/A	1,776,970	977,420
ALL	82	60.37	61.66	56.02	25.92	110.08	19.57	167.08	54.98 to 65.83	251,467	140,860

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

Agricultural

For the 2009 assessment year the county conducted a market study of the agricultural class of property. The market information displayed in the preliminary statistics indicated the median ratio for the class was below the statutory range at 60 percent. The assessor analyzed the agricultural land based on the market indication for dry crop, irrigated, and grass use in each of the two market areas.

To address the deficiencies identified in the market analysis, Merrick County completed the following assessment actions:

- In Market Area One, the irrigated average acre value increased approximately 13 percent. Dry land and grass land values were unchanged from the previous year.
- In Market Area Two, the irrigated average acre value increased approximately 20 percent, and the average dry per acre value increased around 10 percent. The average grass land per acre value increased approximately 29 percent.

After completing the assessment actions for 2009 the county reviewed the statistical results and concluded that the class and subclasses were assessed at an appropriate level. Other assessed value changes were made to properties in the county based on pick-up of new construction.

2009 Assessment Survey for Merrick County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor and Staff
3.	Pickup work done by whom:
	Assessor and 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?
	Agland is defined in Merrick County as it is in statute. The county also requires that parcels consist of 20 acres or larger to be classified as agricultural. Parcels less than 20 acres may be classified as ag if no residential improvements exist and the parcel is primarily used as agricultural.
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?
	The county does not conduct an income approach for agricultural land.
6.	If the income approach was used, what Capitalization Rate was used?
7.	What is the date of the soil survey currently used?
	1981
8.	What date was the last countywide land use study completed?
	Land use is currently being updated
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS, NRD certifications, physical inspections, and aerial digital photos.
b.	By whom?
	Assessor and Staff
c.	What proportion is complete / implemented at this time?
	Land use is reviewed and updated every year
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	2
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	By similar soil types and water availability
11.	In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?
	Yes or No
	No

a.	If yes, list.
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?
	Applications are on file, but for 2009 the assessor has not recognized a difference in value.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
15			15

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	70	MEDIAN:	73	COV:	36.08	95% Median C.I.:	64.05 to 78.28	(! : Derived)
(AgLand) TOTAL Sales Price:	15,309,251	WGT. MEAN:	65	STD:	26.36	95% Wgt. Mean C.I.:	59.73 to 70.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,252,921	MEAN:	73	AVG.ABS.DEV:	17.52	95% Mean C.I.:	66.89 to 79.24	
(AgLand) TOTAL Assessed Value:	9,950,820							
AVG. Adj. Sales Price:	217,898	COD:	23.92	MAX Sales Ratio:	196.65			
AVG. Assessed Value:	142,154	PRD:	111.99	MIN Sales Ratio:	26.10			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/05 TO 09/30/05	4	93.34	93.41	89.18	7.79	104.74	82.36	104.61	N/A	133,636	119,180
10/01/05 TO 12/31/05	3	170.13	143.01	111.03	26.33	128.81	62.25	196.65	N/A	102,451	113,746
01/01/06 TO 03/31/06	9	73.45	77.73	76.81	19.54	101.21	48.02	117.62	58.42 to 89.33	182,968	140,531
04/01/06 TO 06/30/06	2	96.40	96.40	100.22	7.00	96.19	89.65	103.15	N/A	86,250	86,437
07/01/06 TO 09/30/06	1	58.26	58.26	58.26			58.26	58.26	N/A	31,000	18,060
10/01/06 TO 12/31/06	10	78.46	75.03	74.98	9.41	100.06	55.31	87.51	64.46 to 85.07	248,309	186,190
01/01/07 TO 03/31/07	6	62.46	68.45	65.35	13.20	104.74	59.71	92.27	59.71 to 92.27	187,542	122,553
04/01/07 TO 06/30/07	4	51.83	56.50	50.02	18.64	112.96	44.65	77.68	N/A	258,303	129,192
07/01/07 TO 09/30/07	3	82.69	82.43	82.52	2.29	99.90	79.47	85.14	N/A	122,553	101,125
10/01/07 TO 12/31/07	6	63.95	63.97	52.40	25.01	122.08	26.10	89.96	26.10 to 89.96	232,316	121,745
01/01/08 TO 03/31/08	11	58.94	62.80	56.32	24.70	111.51	33.06	94.21	38.12 to 84.06	240,033	135,176
04/01/08 TO 06/30/08	11	53.38	59.30	58.07	27.04	102.12	38.13	79.74	39.73 to 76.58	319,755	185,668
____Study Years____											
07/01/05 TO 06/30/06	18	89.23	94.17	84.76	26.18	111.10	48.02	196.65	73.05 to 103.15	147,839	125,312
07/01/06 TO 06/30/07	21	66.30	68.82	67.03	17.02	102.67	44.65	92.27	59.71 to 78.64	222,503	149,145
07/01/07 TO 06/30/08	31	68.02	63.68	57.62	22.85	110.52	26.10	94.21	53.38 to 76.12	255,459	147,198
____Calendar Yrs____											
01/01/06 TO 12/31/06	22	78.46	77.32	76.56	15.30	100.99	48.02	117.62	66.30 to 87.51	196,968	150,801
01/01/07 TO 12/31/07	19	64.05	66.73	58.31	21.21	114.43	26.10	92.27	57.95 to 81.93	206,317	120,312
____ALL____											
	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28	217,898	142,154

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	70	MEDIAN:	73	COV:	36.08	95% Median C.I.:	64.05 to 78.28	(! : Derived)
(AgLand) TOTAL Sales Price:	15,309,251	WGT. MEAN:	65	STD:	26.36	95% Wgt. Mean C.I.:	59.73 to 70.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,252,921	MEAN:	73	AVG.ABS.DEV:	17.52	95% Mean C.I.:	66.89 to 79.24	
(AgLand) TOTAL Assessed Value:	9,950,820							
AVG. Adj. Sales Price:	217,898	COD:	23.92	MAX Sales Ratio:	196.65			
AVG. Assessed Value:	142,154	PRD:	111.99	MIN Sales Ratio:	26.10			

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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.			
2635	10	78.46	76.21	71.07	19.85	107.23	39.73	117.62	53.38 to 96.76		223,550	158,876
2705	1	66.30	66.30	66.30			66.30	66.30	N/A		244,000	161,775
2707	4	77.32	81.69	81.44	13.80	100.32	69.00	103.15	N/A		151,869	123,678
2709	4	77.93	79.82	78.07	6.46	102.24	73.45	89.96	N/A		353,068	275,642
2711	5	56.87	57.05	54.51	11.57	104.66	48.73	71.71	N/A		305,521	166,551
2713	4	79.81	78.46	70.67	12.04	111.02	60.03	94.21	N/A		138,500	97,882
2715	3	76.58	73.83	70.59	10.10	104.60	60.86	84.06	N/A		230,983	163,041
2921	7	71.98	69.89	67.81	12.00	103.08	57.91	92.27	57.91 to 92.27		185,728	125,937
2923	3	44.65	54.27	55.06	31.29	98.56	38.12	80.03	N/A		409,163	225,280
2925	7	82.69	105.43	85.92	42.93	122.71	59.88	196.65	59.88 to 196.65		134,002	115,133
2927	2	78.97	78.97	79.34	13.87	99.53	68.02	89.92	N/A		87,000	69,030
2929	1	38.13	38.13	38.13			38.13	38.13	N/A		206,500	78,730
3007	2	61.36	61.36	37.85	46.12	162.10	33.06	89.65	N/A		221,600	83,877
3009	3	58.42	60.70	53.94	23.41	112.54	41.33	82.36	N/A		405,346	218,641
3011	3	89.13	81.21	85.22	20.47	95.29	49.88	104.61	N/A		93,692	79,848
3217	5	52.14	56.01	48.61	30.56	115.23	26.10	89.33	N/A		250,234	121,630
3219	4	57.51	60.87	60.93	10.25	99.90	54.64	73.83	N/A		154,103	93,897
3307	2	80.64	80.64	80.74	8.53	99.86	73.76	87.51	N/A		162,550	131,250
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28		217,898	142,154

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
1	50	74.99	75.52	67.56	24.02	111.78	33.06	196.65	64.05 to 80.03		219,771	148,484
2	20	68.22	66.93	59.25	23.42	112.95	26.10	104.61	54.64 to 74.43		213,217	126,331
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28		217,898	142,154

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
2	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28		217,898	142,154
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28		217,898	142,154

PAD 2009 R&O Statistics

Base Stat

PAGE: 3 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	70	MEDIAN:	73	COV:	36.08	95% Median C.I.:	64.05 to 78.28	(! : Derived)
(AgLand) TOTAL Sales Price:	15,309,251	WGT. MEAN:	65	STD:	26.36	95% Wgt. Mean C.I.:	59.73 to 70.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,252,921	MEAN:	73	AVG.ABS.DEV:	17.52	95% Mean C.I.:	66.89 to 79.24	
(AgLand) TOTAL Assessed Value:	9,950,820							
AVG. Adj. Sales Price:	217,898	COD:	23.92	MAX Sales Ratio:	196.65			
AVG. Assessed Value:	142,154	PRD:	111.99	MIN Sales Ratio:	26.10			

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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)											
40-0002											
40-0082	9	64.46	67.40	69.36	18.40	97.17	48.02	89.33	54.64 to 87.51	156,476	108,531
61-0004	24	73.75	76.61	58.64	35.66	130.64	26.10	196.65	57.91 to 85.14	241,079	141,372
61-0049	12	73.30	72.62	72.41	13.72	100.29	49.88	94.21	60.86 to 84.06	152,113	110,149
63-0001	5	56.87	57.05	54.51	11.57	104.66	48.73	71.71	N/A	305,521	166,551
63-0030	14	78.46	77.59	72.92	18.31	106.40	39.73	117.62	57.95 to 96.76	210,127	153,218
72-0075	6	74.79	71.07	72.65	14.54	97.82	38.13	89.96	38.13 to 89.96	293,995	213,582
NonValid School											
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28	217,898	142,154

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	6	82.27	76.22	74.62	12.65	102.14	58.26	89.65	58.26 to 89.65	33,245	24,808
30.01 TO 50.00	5	55.31	65.17	64.49	27.02	101.05	48.02	104.61	N/A	78,215	50,442
50.01 TO 100.00	30	75.76	80.38	68.76	28.26	116.90	33.06	196.65	64.46 to 87.51	162,274	111,581
100.01 TO 180.00	18	60.45	64.34	59.48	22.14	108.18	38.13	103.15	49.02 to 74.43	297,264	176,807
180.01 TO 330.00	9	76.12	67.73	65.79	15.28	102.94	26.10	82.69	56.87 to 80.03	385,151	253,389
330.01 TO 650.00	2	76.07	76.07	75.67	2.91	100.53	73.86	78.28	N/A	488,500	369,640
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28	217,898	142,154

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	92.27	89.47	87.58	4.44	102.15	81.93	94.21	N/A	91,666	80,285
GRASS	8	70.35	66.63	67.28	11.17	99.03	49.88	77.68	49.88 to 77.68	109,082	73,395
GRASS-N/A	9	73.86	64.67	62.44	27.92	103.56	26.10	103.15	38.13 to 89.33	297,102	185,517
IRRGTD	31	78.64	76.84	65.12	27.22	117.99	33.06	196.65	59.71 to 84.06	202,467	131,856
IRRGTD-N/A	19	72.16	71.00	65.29	18.34	108.74	41.33	117.62	58.94 to 79.74	271,307	177,135
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28	217,898	142,154

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	70	MEDIAN:	73	COV:	36.08	95% Median C.I.:	64.05 to 78.28	(! : Derived)
(AgLand) TOTAL Sales Price:	15,309,251	WGT. MEAN:	65	STD:	26.36	95% Wgt. Mean C.I.:	59.73 to 70.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,252,921	MEAN:	73	AVG.ABS.DEV:	17.52	95% Mean C.I.:	66.89 to 79.24	
(AgLand) TOTAL Assessed Value:	9,950,820							
AVG. Adj. Sales Price:	217,898	COD:	23.92	MAX Sales Ratio:	196.65			
AVG. Assessed Value:	142,154	PRD:	111.99	MIN Sales Ratio:	26.10			

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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	2	87.10	87.10	85.93	5.94	101.36	81.93	92.27	N/A	110,000	94,520
DRY-N/A	1	94.21	94.21	94.21			94.21	94.21	N/A	55,000	51,815
GRASS	10	63.63	60.72	51.46	19.92	117.99	26.10	77.68	48.02 to 76.58	147,355	75,826
GRASS-N/A	7	76.12	72.56	72.29	20.60	100.37	38.13	103.15	38.13 to 103.15	296,146	214,079
IRRGTD	42	73.64	75.65	64.70	27.57	116.93	33.06	196.65	60.86 to 81.58	221,746	143,463
IRRGTD-N/A	8	69.23	69.22	67.41	12.22	102.69	57.91	85.07	57.91 to 85.07	264,746	178,461
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28	217,898	142,154

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	92.27	89.47	87.58	4.44	102.15	81.93	94.21	N/A	91,666	80,285
GRASS	17	71.71	65.59	63.63	20.56	103.08	26.10	103.15	49.02 to 77.68	208,622	132,754
IRRGTD	49	73.45	74.79	65.18	25.45	114.75	33.06	196.65	60.86 to 80.03	228,313	148,803
IRRGTD-N/A	1	66.30	66.30	66.30			66.30	66.30	N/A	244,000	161,775
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28	217,898	142,154

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	85.10	85.10	85.10	0.04	100.00	85.07	85.14	N/A	24,103	20,512
30000 TO 59999	8	75.72	87.48	91.27	36.34	95.85	49.88	196.65	49.88 to 196.65	45,833	41,830
60000 TO 99999	9	89.92	93.33	93.72	27.09	99.59	48.02	170.13	68.02 to 117.62	76,713	71,892
100000 TO 149999	8	83.00	81.65	81.53	14.25	100.15	55.31	103.15	55.31 to 103.15	133,497	108,839
150000 TO 249999	20	69.23	68.47	67.20	17.13	101.90	38.13	89.33	58.42 to 78.64	200,003	134,395
250000 TO 499999	19	59.88	61.09	60.83	20.71	100.44	33.06	82.69	48.73 to 76.12	355,891	216,483
500000 +	4	57.60	55.26	54.21	37.40	101.94	26.10	79.74	N/A	579,412	314,075
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28	217,898	142,154

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	70	MEDIAN:	73	COV:	36.08	95% Median C.I.:	64.05 to 78.28	(! : Derived)
(AgLand) TOTAL Sales Price:	15,309,251	WGT. MEAN:	65	STD:	26.36	95% Wgt. Mean C.I.:	59.73 to 70.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,252,921	MEAN:	73	AVG.ABS.DEV:	17.52	95% Mean C.I.:	66.89 to 79.24	
(AgLand) TOTAL Assessed Value:	9,950,820							
AVG. Adj. Sales Price:	217,898	COD:	23.92	MAX Sales Ratio:	196.65			
AVG. Assessed Value:	142,154	PRD:	111.99	MIN Sales Ratio:	26.10			

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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	6	69.59	69.59	65.80	19.60	105.75	49.88	85.14	49.88 to 85.14	36,047	23,720
30000 TO 59999	7	71.98	74.47	72.73	14.64	102.40	48.02	94.21	48.02 to 94.21	60,742	44,175
60000 TO 99999	7	89.92	73.82	62.20	25.49	118.67	38.13	104.61	38.13 to 104.61	131,766	81,965
100000 TO 149999	28	71.03	76.53	63.42	33.08	120.67	26.10	196.65	58.42 to 81.93	198,920	126,150
150000 TO 249999	13	66.30	67.22	63.76	16.86	105.43	44.65	89.33	57.91 to 81.58	305,098	194,525
250000 TO 499999	9	76.12	71.37	68.97	10.98	103.48	41.33	82.69	56.87 to 80.03	461,446	318,273
ALL	70	73.25	73.06	65.24	23.92	111.99	26.10	196.65	64.05 to 78.28	217,898	142,154

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:	82	MEDIAN:	72	COV:	35.71	95% Median C.I.:	61.75 to 75.74	(! : Derived)
TOTAL Sales Price:	21,125,889	WGT. MEAN:	64	STD:	25.50	95% Wgt. Mean C.I.:	59.98 to 68.98	(! : land+NAT=0)
TOTAL Adj.Sales Price:	20,694,941	MEAN:	71	AVG.ABS.DEV:	17.38	95% Mean C.I.:	65.89 to 76.93	
TOTAL Assessed Value:	13,344,460							
AVG. Adj. Sales Price:	252,377	COD:	24.26	MAX Sales Ratio:	196.65			
AVG. Assessed Value:	162,737	PRD:	110.75	MIN Sales Ratio:	26.10			

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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	5	96.76	95.84	95.41	7.83	100.45	82.36	105.55	N/A		172,636	164,719
10/01/05 TO 12/31/05	3	170.13	143.01	111.03	26.33	128.81	62.25	196.65	N/A		102,451	113,746
01/01/06 TO 03/31/06	11	73.45	75.17	75.13	18.99	100.05	48.02	117.62	51.52 to 89.33		190,974	143,487
04/01/06 TO 06/30/06	2	96.40	96.40	100.22	7.00	96.19	89.65	103.15	N/A		86,250	86,437
07/01/06 TO 09/30/06	1	58.26	58.26	58.26			58.26	58.26	N/A		31,000	18,060
10/01/06 TO 12/31/06	10	78.46	75.03	74.98	9.41	100.06	55.31	87.51	64.46 to 85.07		248,309	186,190
01/01/07 TO 03/31/07	6	62.46	68.45	65.35	13.20	104.74	59.71	92.27	59.71 to 92.27		187,542	122,553
04/01/07 TO 06/30/07	5	49.02	53.34	48.58	19.15	109.80	40.73	77.68	N/A		244,342	118,710
07/01/07 TO 09/30/07	3	82.69	82.43	82.52	2.29	99.90	79.47	85.14	N/A		122,553	101,125
10/01/07 TO 12/31/07	7	68.02	65.06	55.35	20.91	117.55	26.10	89.96	26.10 to 89.96		235,190	130,167
01/01/08 TO 03/31/08	14	60.35	62.14	58.59	20.05	106.07	33.06	94.21	49.88 to 73.83		370,594	217,128
04/01/08 TO 06/30/08	15	53.38	57.95	57.16	24.24	101.39	38.13	79.74	43.92 to 74.43		345,854	197,680
____Study Years____												
07/01/05 TO 06/30/06	21	89.13	91.80	84.68	26.07	108.42	48.02	196.65	73.05 to 103.15		163,988	138,860
07/01/06 TO 06/30/07	22	65.38	67.54	66.01	18.25	102.32	40.73	92.27	58.26 to 78.64		220,957	145,856
07/01/07 TO 06/30/08	39	61.75	62.62	58.27	22.88	107.46	26.10	94.21	55.52 to 72.16		317,695	185,116
____Calendar Yrs____												
01/01/06 TO 12/31/06	24	77.01	76.18	75.85	15.88	100.43	48.02	117.62	66.30 to 85.07		199,471	151,300
01/01/07 TO 12/31/07	21	64.05	65.72	58.32	21.48	112.68	26.10	92.27	57.95 to 79.47		207,664	121,115
____ALL____												
	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74		252,377	162,737

PAD 2009 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	82	MEDIAN:	72	COV:	35.71	95% Median C.I.:	61.75 to 75.74	(!: Derived)
TOTAL Sales Price:	21,125,889	WGT. MEAN:	64	STD:	25.50	95% Wgt. Mean C.I.:	59.98 to 68.98	(!: land+NAT=0)
TOTAL Adj.Sales Price:	20,694,941	MEAN:	71	AVG.ABS.DEV:	17.38	95% Mean C.I.:	65.89 to 76.93	
TOTAL Assessed Value:	13,344,460							
AVG. Adj. Sales Price:	252,377	COD:	24.26	MAX Sales Ratio:	196.65			
AVG. Assessed Value:	162,737	PRD:	110.75	MIN Sales Ratio:	26.10			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2635	12	78.46	78.14	74.61	20.31	104.74	39.73	117.62	57.95 to 96.76	254,945	190,209
2705	2	53.52	53.52	55.16	23.89	97.02	40.73	66.30	N/A	216,250	119,277
2707	4	77.32	81.69	81.44	13.80	100.32	69.00	103.15	N/A	151,869	123,678
2709	5	76.12	75.07	74.16	10.55	101.23	56.08	89.96	N/A	343,514	254,754
2711	7	56.87	57.85	57.40	16.26	100.77	43.92	75.74	43.92 to 75.74	282,372	162,090
2713	6	69.84	70.47	59.89	20.25	117.65	46.94	94.21	46.94 to 94.21	513,610	307,620
2715	3	76.58	73.83	70.59	10.10	104.60	60.86	84.06	N/A	230,983	163,041
2921	7	71.98	69.89	67.81	12.00	103.08	57.91	92.27	57.91 to 92.27	185,728	125,937
2923	3	44.65	54.27	55.06	31.29	98.56	38.12	80.03	N/A	409,163	225,280
2925	8	81.08	99.97	79.08	41.54	126.41	59.88	196.65	59.88 to 196.65	163,494	129,298
2927	2	78.97	78.97	79.34	13.87	99.53	68.02	89.92	N/A	87,000	69,030
2929	1	38.13	38.13	38.13			38.13	38.13	N/A	206,500	78,730
3007	3	51.52	58.08	40.86	36.61	142.15	33.06	89.65	N/A	189,400	77,383
3009	4	65.01	63.43	56.97	20.84	111.33	41.33	82.36	N/A	367,118	209,157
3011	3	89.13	81.21	85.22	20.47	95.29	49.88	104.61	N/A	93,692	79,848
3217	5	52.14	56.01	48.61	30.56	115.23	26.10	89.33	N/A	250,234	121,630
3219	5	55.52	59.80	58.80	8.50	101.70	54.64	73.83	N/A	203,352	119,574
3307	2	80.64	80.64	80.74	8.53	99.86	73.76	87.51	N/A	162,550	131,250
ALL	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737
AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	61	71.71	72.88	65.75	25.28	110.85	33.06	196.65	61.75 to 78.28	265,215	174,379
2	21	71.59	67.15	59.94	21.25	112.03	26.10	104.61	54.64 to 74.43	215,085	128,920
ALL	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737
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	8	66.03	67.16	66.13	20.56	101.56	40.73	105.55	40.73 to 105.55	509,635	337,001
2	74	72.07	71.87	64.08	24.61	112.16	26.10	196.65	61.75 to 76.58	224,565	143,897
ALL	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737

PAD 2009 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	82	MEDIAN:	72	COV:	35.71	95% Median C.I.:	61.75 to 75.74	(! : Derived)
TOTAL Sales Price:	21,125,889	WGT. MEAN:	64	STD:	25.50	95% Wgt. Mean C.I.:	59.98 to 68.98	(! : land+NAT=0)
TOTAL Adj.Sales Price:	20,694,941	MEAN:	71	AVG.ABS.DEV:	17.38	95% Mean C.I.:	65.89 to 76.93	
TOTAL Assessed Value:	13,344,460							
AVG. Adj. Sales Price:	252,377	COD:	24.26	MAX Sales Ratio:	196.65			
AVG. Assessed Value:	162,737	PRD:	110.75	MIN Sales Ratio:	26.10			

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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)											
40-0002											
40-0082	10	68.03	67.82	69.70	16.74	97.30	48.02	89.33	54.64 to 87.51	166,071	115,749
61-0004	30	61.88	72.01	58.05	37.58	124.05	26.10	196.65	55.52 to 81.93	310,962	180,498
61-0049	12	73.30	72.62	72.41	13.72	100.29	49.88	94.21	60.86 to 84.06	152,113	110,149
63-0001	5	56.87	57.05	54.51	11.57	104.66	48.73	71.71	N/A	305,521	166,551
63-0030	17	78.28	76.62	73.74	20.60	103.91	39.73	117.62	57.95 to 96.76	232,595	171,505
72-0075	8	74.60	69.78	70.96	14.23	98.33	38.13	89.96	38.13 to 89.96	299,784	212,734
NonValid School											
ALL	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737

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	6	82.27	76.22	74.62	12.65	102.14	58.26	89.65	58.26 to 89.65	33,245	24,808
30.01 TO 50.00	7	51.52	60.18	58.06	23.88	103.66	43.92	104.61	43.92 to 104.61	90,868	52,757
50.01 TO 100.00	30	75.76	80.38	68.76	28.26	116.90	33.06	196.65	64.46 to 87.51	162,274	111,581
100.01 TO 180.00	24	60.45	63.31	59.91	20.52	105.69	38.13	103.15	55.52 to 72.16	299,845	179,630
180.01 TO 330.00	12	74.79	69.34	66.00	18.87	105.07	26.10	105.55	56.87 to 80.03	420,017	277,194
330.01 TO 650.00	2	76.07	76.07	75.67	2.91	100.53	73.86	78.28	N/A	488,500	369,640
650.01 +	1	62.00	62.00	62.00			62.00	62.00	N/A	1,777,660	1,102,115
ALL	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	92.27	89.47	87.58	4.44	102.15	81.93	94.21	N/A	91,666	80,285
GRASS	8	70.35	66.63	67.28	11.17	99.03	49.88	77.68	49.88 to 77.68	109,082	73,395
GRASS-N/A	9	73.86	64.67	62.44	27.92	103.56	26.10	103.15	38.13 to 89.33	297,102	185,517
IRRGTD	35	73.83	74.83	64.57	28.27	115.88	33.06	196.65	59.71 to 81.58	214,165	138,290
IRRGTD-N/A	27	66.30	68.64	64.05	21.22	107.17	40.73	117.62	57.91 to 73.76	347,317	222,466
ALL	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737

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:	82	MEDIAN:	72	COV:	35.71	95% Median C.I.:	61.75 to 75.74	(!: Derived)
TOTAL Sales Price:	21,125,889	WGT. MEAN:	64	STD:	25.50	95% Wgt. Mean C.I.:	59.98 to 68.98	(!: land+NAT=0)
TOTAL Adj.Sales Price:	20,694,941	MEAN:	71	AVG.ABS.DEV:	17.38	95% Mean C.I.:	65.89 to 76.93	
TOTAL Assessed Value:	13,344,460							
AVG. Adj. Sales Price:	252,377	COD:	24.26	MAX Sales Ratio:	196.65			
AVG. Assessed Value:	162,737	PRD:	110.75	MIN Sales Ratio:	26.10			

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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	2	87.10	87.10	85.93	5.94	101.36	81.93	92.27	N/A	110,000	94,520
DRY-N/A	1	94.21	94.21	94.21			94.21	94.21	N/A	55,000	51,815
GRASS	10	63.63	60.72	51.46	19.92	117.99	26.10	77.68	48.02 to 76.58	147,355	75,826
GRASS-N/A	7	76.12	72.56	72.29	20.60	100.37	38.13	103.15	38.13 to 103.15	296,146	214,079
IRRGTD	50	71.55	73.76	64.49	27.88	114.38	33.06	196.65	60.03 to 80.03	244,629	157,765
IRRGTD-N/A	12	64.15	65.35	63.74	14.69	102.53	40.73	85.07	57.91 to 73.76	386,822	246,541
ALL	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737

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	92.27	89.47	87.58	4.44	102.15	81.93	94.21	N/A	91,666	80,285
GRASS	17	71.71	65.59	63.63	20.56	103.08	26.10	103.15	49.02 to 77.68	208,622	132,754
IRRGTD	59	70.05	72.78	64.41	26.21	112.98	33.06	196.65	60.03 to 78.64	274,380	176,737
IRRGTD-N/A	3	66.30	59.54	61.21	15.52	97.27	40.73	71.59	N/A	228,310	139,753
ALL	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	85.10	85.10	85.10	0.04	100.00	85.07	85.14	N/A	24,103	20,512
30000 TO 59999	8	75.72	87.48	91.27	36.34	95.85	49.88	196.65	49.88 to 196.65	45,833	41,830
60000 TO 99999	9	89.92	93.33	93.72	27.09	99.59	48.02	170.13	68.02 to 117.62	76,713	71,892
100000 TO 149999	10	77.49	74.87	75.23	21.04	99.51	43.92	103.15	51.52 to 96.76	131,298	98,781
150000 TO 249999	21	66.30	67.15	66.01	18.88	101.74	38.13	89.33	57.95 to 78.64	199,455	131,651
250000 TO 499999	26	60.45	63.73	63.39	20.92	100.55	33.06	105.55	56.08 to 74.43	355,491	225,337
500000 +	6	54.47	55.00	55.94	30.97	98.31	26.10	79.74	26.10 to 79.74	807,551	451,749
ALL	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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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	6	69.59	69.59	65.80	19.60	105.75	49.88	85.14	49.88 to 85.14	36,047	23,720
30000 TO 59999	9	71.71	67.32	59.79	20.58	112.59	40.73	94.21	43.92 to 89.65	81,521	48,745
60000 TO 99999	8	72.62	71.03	60.93	34.23	116.58	38.13	104.61	38.13 to 104.61	130,920	79,768
100000 TO 149999	28	71.03	76.53	63.42	33.08	120.67	26.10	196.65	58.42 to 81.93	198,920	126,150
150000 TO 249999	18	64.03	66.38	63.73	16.14	104.17	44.65	89.33	57.91 to 76.12	313,157	199,566
250000 TO 499999	12	74.80	72.04	68.24	15.54	105.58	41.33	105.55	56.87 to 80.03	476,110	324,895
500000 +	1	62.00	62.00	62.00			62.00	62.00	N/A	1,777,660	1,102,115
ALL _____	82	71.65	71.41	64.48	24.26	110.75	26.10	196.65	61.75 to 75.74	252,377	162,737

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MAR 2 2009

REVENUE ADMIN

**JANET L. PLACKE
MERRICK COUNTY ASSESSOR
MERRICK COUNTY COURT HOUSE
P.O. BOX 27
CENTRAL CITY, NE 68826
(308) 946-2443
Fax 308-946-2332**

February 27, 2009

Re: Special Value for 2009


I have reviewed the Special Valuation Applications for Merrick County for the 2009 tax year.

The highest and best use of five parcels is agricultural. They are not suburban in nature and are not within any town or village's zoning jurisdiction. They are not near a hard surfaced road or body of water such as river or sand pit and are being used as agriculture

The remaining parcels are residential in nature. They are subdivided into lots and are suburban in nature. They are in the Nebraska Conference Seminary Subdivision. The parcels carry two values, market and agricultural. The market value is the same as other unimproved acreages and is supported by sales in the area.

The income approach to value does not apply at this time.

Sincerely,



Janet L. Placke
Merrick County Assessor

JLP

2009 Correlation Section
for Merrick County

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Considering the analyses in the proceeding tables, the opinion of the Division is that the level of value is within the acceptable range and it its best measured by the median measure of central tendency of the Minimal Non-Ag sample.

Unimproved sales, along with sales where the non-agricultural assessed value calculated to be less than 5% of the adjusted sale price, were used to establish land values in Merrick County for tax year 2009. The assessor and the Division agree on the premise that generally, sales with minimal improvements sell on the open market without regard to the improvements. Furthermore, the addition of these sales broadens the sample for assessment and measurement purposes by creating a better representation of the population.

The agricultural market in Merrick County has been determined by the assessor to have two distinct market areas. The systematic valuation methodology the County uses to analyze sales and determine a schedule of values assures that the sold and unsold parcels are treated in a similar manner. Based on the assessment practices demonstrated by the county, the agricultural land class of property is considered to have been valued uniformly and proportionately.

**2009 Correlation Section
for Merrick 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	128	70	54.69
2008	137	66	48.18
2007	157	84	53.50
2006	153	86	56.21
2005	139	75	53.96

AGRICULTURAL UNIMPROVED: A brief review of the utilization grid prepared indicates the county has utilized a reasonable proportion of the available sales for the development of the qualified statistics. This indicates that the measurement of the class of property was done using all available sales.

2009 Correlation Section
for Merrick 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 Merrick 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	62	13.78	71	73
2008	63.52	9.42	70	72.35
2007	73	-1.26	72	73
2006	73	2.11	75	76
2005	76	0.17	76	77

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary median ratio and the R&O median ratio is similar especially for the historically large percentage increase in assessed value. Table III is consistent with the assessment actions reported by the county, and suggests that sold parcels and unsold parcels are addressed in the same manner.

2009 Correlation Section
for Merrick 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 Merrick 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)
18.37	2009	13.78
33.83	2008	9.42
-1.74	2007	-1.26
4.32	2006	2.11
1.32	2005	0.17

AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and unsold properties is relatively similar given the large percentage increase to the agricultural land in the county. This suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2009 Correlation Section
for Merrick 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 Merrick County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	73	65	73

AGRICULTURAL UNIMPROVED:Of the three measures of central tendency, the median and mean are within the acceptable parameters and the weighted mean is below the acceptable parameters. The difference between the weighted mean and mean suggests regressivity in assessment, but does not disprove the median as the best measure for direct equalization purposes in Merrick County.

**2009 Correlation Section
for Merrick 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	23.92	111.99
Difference	3.92	8.99

AGRICULTURAL UNIMPROVED:The coefficient of dispersion is slightly above the acceptable range, while the price related differential is 8.99 points above the acceptable range. However, given the systematic methodology the county uses to value agricultural land, the class of property is considered to have been valued uniformly and proportionately.

**2009 Correlation Section
for Merrick 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	69	70	1
Median	62	73	11
Wgt. Mean	57	65	8
Mean	63	73	10
COD	25.75	23.92	-1.83
PRD	112.21	111.99	-0.22
Minimum	19.57	26.10	6.53
Maximum	167.08	196.65	29.57

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property. Several per acre value increases were implemented in the county for 2009.

Total Real Property
Sum Lines 17, 25, & 30

Records : 6,776

Value : 683,098,499

Growth 7,161,280

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	226	1,083,215	17	181,930	70	1,038,285	313	2,303,430	
02. Res Improve Land	1,802	11,063,275	151	2,140,540	683	13,524,390	2,636	26,728,205	
03. Res Improvements	1,864	87,999,515	176	9,440,850	691	57,313,205	2,731	154,753,570	
04. Res Total	2,090	100,146,005	193	11,763,320	761	71,875,880	3,044	183,785,205	2,709,520
% of Res Total	68.66	54.49	6.34	6.40	25.00	39.11	44.92	26.90	37.84
05. Com UnImp Land	66	509,940	1	6,640	19	606,970	86	1,123,550	
06. Com Improve Land	324	3,300,400	3	41,350	59	700,605	386	4,042,355	
07. Com Improvements	324	23,411,255	3	722,050	57	13,554,190	384	37,687,495	
08. Com Total	390	27,221,595	4	770,040	76	14,861,765	470	42,853,400	1,113,070
% of Com Total	82.98	63.52	0.85	1.80	16.17	34.68	6.94	6.27	15.54
09. Ind UnImp Land	1	173,650	0	0	0	0	1	173,650	
10. Ind Improve Land	1	113,900	0	0	0	0	1	113,900	
11. Ind Improvements	1	684,800	0	0	0	0	1	684,800	
12. Ind Total	2	972,350	0	0	0	0	2	972,350	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.14	0.00
13. Rec UnImp Land	0	0	0	0	122	3,232,425	122	3,232,425	
14. Rec Improve Land	0	0	0	0	243	7,170,780	243	7,170,780	
15. Rec Improvements	0	0	0	0	278	28,689,764	278	28,689,764	
16. Rec Total	0	0	0	0	400	39,092,969	400	39,092,969	1,422,645
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	5.90	5.72	19.87
Res & Rec Total	2,090	100,146,005	193	11,763,320	1,161	110,968,849	3,444	222,878,174	4,132,165
% of Res & Rec Total	60.69	44.93	5.60	5.28	33.71	49.79	50.83	32.63	57.70
Com & Ind Total	392	28,193,945	4	770,040	76	14,861,765	472	43,825,750	1,113,070
% of Com & Ind Total	83.05	64.33	0.85	1.76	16.10	33.91	6.97	6.42	15.54
17. Taxable Total	2,482	128,339,950	197	12,533,360	1,237	125,830,614	3,916	266,703,924	5,245,235
% of Taxable Total	63.38	48.12	5.03	4.70	31.59	47.18	57.79	39.04	73.24

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	18	88,850	2,373,035		0	0	0
19. Commercial	3	34,190	3,688,725		0	0	0
20. Industrial	1	173,650	26,403,465		0	0	0
21. Other							
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		18	88,850	2,373,035
19. Commercial	0	0	0		3	34,190	3,688,725
20. Industrial	0	0	0		1	173,650	26,403,465
21. Other							
22. Total Sch II					22	296,690	32,465,225

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing									
24. Non-Producing	0	0	0	0	4	585	4	585	0
25. Total	0	0	0	0	4	585	4	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	240	2	655	897

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	75,770	0	0	1,979	225,492,160	1,980	225,567,930
28. Ag-Improved Land	0	0	0	0	876	139,357,910	876	139,357,910
29. Ag Improvements	0	0	0	0	876	51,468,150	876	51,468,150
30. Ag Total							2,856	416,393,990

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							
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	32	53.53	360,180	32	53.53	360,180	
32. HomeSite Improv Land	501	604.66	6,305,730	501	604.66	6,305,730	
33. HomeSite Improvements	511	0.00	33,901,780	511	0.00	33,901,780	489,635
34. HomeSite Total				543	658.19	40,567,690	
35. FarmSite UnImp Land	67	235.95	354,750	67	235.95	354,750	
36. FarmSite Improv Land	721	3,131.57	5,095,965	721	3,131.57	5,095,965	
37. FarmSite Improvements	832	0.00	17,566,370	832	0.00	17,566,370	1,426,410
38. FarmSite Total				899	3,367.52	23,017,085	
39. Road & Ditches	2,239	5,358.98	0	2,239	5,358.98	0	
40. Other- Non Ag Use							
41. Total Section VI				1,442	9,384.69	63,584,775	1,916,045

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	3	232.17	107,395	3	232.17	107,395

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	8	245.71	293,330	8	245.71	293,330
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	1,602.01	1.34%	2,923,680	1.61%	1,825.01
46. 1A	8,855.93	7.38%	15,940,640	8.79%	1,800.00
47. 2A1	20,462.09	17.05%	34,376,245	18.96%	1,680.00
48. 2A	31,626.20	26.36%	49,020,600	27.03%	1,550.00
49. 3A1	2,924.94	2.44%	4,168,025	2.30%	1,425.00
50. 3A	40,847.21	34.04%	58,207,440	32.10%	1,425.00
51. 4A1	12,144.54	10.12%	15,059,225	8.30%	1,240.00
52. 4A	1,529.73	1.27%	1,644,455	0.91%	1,075.00
53. Total	119,992.65	100.00%	181,340,310	100.00%	1,511.26
Dry					
54. 1D1	221.02	1.11%	194,500	1.33%	880.01
55. 1D	1,180.74	5.94%	1,039,050	7.13%	880.00
56. 2D1	2,962.41	14.89%	2,473,640	16.97%	835.01
57. 2D	5,603.43	28.17%	4,118,540	28.26%	735.00
58. 3D1	466.38	2.34%	342,800	2.35%	735.02
59. 3D	6,270.38	31.52%	4,608,785	31.62%	735.01
60. 4D1	2,949.15	14.83%	1,695,800	11.63%	575.01
61. 4D	238.41	1.20%	102,510	0.70%	429.97
62. Total	19,891.92	100.00%	14,575,625	100.00%	732.74
Grass					
63. 1G1	104.82	0.00%	68,830	0.19%	656.65
64. 1G	231.26	0.38%	148,105	0.42%	640.43
65. 2G1	1,761.69	2.92%	1,142,505	3.21%	648.53
66. 2G	9,246.68	15.32%	6,010,615	16.86%	650.03
67. 3G1	1,382.43	2.29%	859,995	2.41%	622.09
68. 3G	19,987.84	33.11%	12,486,130	35.03%	624.69
69. 4G1	19,046.50	31.55%	10,669,365	29.93%	560.17
70. 4G	8,613.04	14.27%	4,261,690	11.96%	494.80
71. Total	60,374.26	100.00%	35,647,235	100.00%	590.44
Irrigated Total					
Irrigated Total	119,992.65	57.81%	181,340,310	77.56%	1,511.26
Dry Total					
Dry Total	19,891.92	9.58%	14,575,625	6.23%	732.74
Grass Total					
Grass Total	60,374.26	29.08%	35,647,235	15.25%	590.44
Waste					
Waste		0.00%		0.00%	
Other					
Other	7,321.92	3.53%	2,253,460	0.96%	307.77
Exempt					
Exempt	2,879.85	1.39%	0	0.00%	0.00
Market Area Total					
Market Area Total	207,580.75	100.00%	233,816,630	100.00%	1,126.39

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,856.85	7.38%	8,485,060	8.36%	2,200.00
46. 1A	5,604.03	10.73%	12,328,890	12.15%	2,200.00
47. 2A1	15,417.61	29.51%	30,835,220	30.39%	2,000.00
48. 2A	11,695.81	22.39%	22,455,945	22.13%	1,920.00
49. 3A1	363.00	0.69%	649,770	0.64%	1,790.00
50. 3A	12,050.14	23.07%	21,569,725	21.26%	1,790.00
51. 4A1	2,990.95	5.73%	4,785,515	4.72%	1,600.00
52. 4A	262.59	0.50%	354,495	0.35%	1,349.99
53. Total	52,240.98	100.00%	101,464,620	100.00%	1,942.24
Dry					
54. 1D1	255.63	4.11%	279,920	4.76%	1,095.02
55. 1D	641.66	10.31%	702,625	11.96%	1,095.01
56. 2D1	1,036.67	16.66%	1,114,440	18.97%	1,075.02
57. 2D	1,664.83	26.75%	1,789,675	30.46%	1,074.99
58. 3D1	72.00	1.16%	59,040	1.00%	820.00
59. 3D	1,427.78	22.94%	1,170,780	19.93%	820.00
60. 4D1	1,052.07	16.91%	715,410	12.18%	680.00
61. 4D	72.30	1.16%	43,020	0.73%	595.02
62. Total	6,222.94	100.00%	5,874,910	100.00%	944.07
Grass					
63. 1G1	131.46	0.00%	107,505	0.95%	817.78
64. 1G	368.21	2.17%	294,560	2.59%	799.98
65. 2G1	453.10	2.67%	355,885	3.13%	785.44
66. 2G	3,466.69	20.41%	2,731,435	24.01%	787.91
67. 3G1	50.94	0.30%	35,655	0.31%	699.94
68. 3G	3,750.70	22.08%	2,540,490	22.33%	677.34
69. 4G1	5,427.79	31.95%	3,673,680	32.29%	676.83
70. 4G	3,340.22	19.66%	1,636,975	14.39%	490.08
71. Total	16,989.11	100.00%	11,376,185	100.00%	669.62
Irrigated Total	52,240.98	68.42%	101,464,620	85.27%	1,942.24
Dry Total	6,222.94	8.15%	5,874,910	4.94%	944.07
Grass Total	16,989.11	22.25%	11,376,185	9.56%	669.62
Waste		0.00%		0.00%	
Other	898.52	1.18%	276,870	0.23%	308.14
Exempt	366.96	0.48%	0	0.00%	0.00
Market Area Total	76,351.55	100.00%	118,992,585	100.00%	1,558.48

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	48.63	75,770	0.00	0	172,185.00	282,729,160	172,233.63	282,804,930
77. Dry Land	0.00	0	0.00	0	26,114.86	20,450,535	26,114.86	20,450,535
78. Grass	0.00	0	0.00	0	77,363.37	47,023,420	77,363.37	47,023,420
79. Waste								
80. Other	0.00	0	0.00	0	8,220.44	2,530,330	8,220.44	2,530,330
81. Exempt	146.69	0	1.62	0	3,098.50	0	3,246.81	0
82. Total	48.63	75,770	0.00	0	283,883.67	352,733,445	283,932.30	352,809,215

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	172,233.63	60.66%	282,804,930	80.16%	1,641.98
Dry Land	26,114.86	9.20%	20,450,535	5.80%	783.10
Grass	77,363.37	27.25%	47,023,420	13.33%	607.83
Waste					
Other	8,220.44	2.90%	2,530,330	0.72%	307.81
Exempt	3,246.81	1.14%	0	0.00%	0.00
Total	283,932.30	100.00%	352,809,215	100.00%	1,242.58

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	179,817,225	183,785,205	3,967,980	2.21%	2,709,520	0.70%
02. Recreational	32,484,530	39,092,969	6,608,439	20.34%	1,422,645	15.96%
03. Ag-Homesite Land, Ag-Res Dwelling	40,625,805	40,567,690	-58,115	-0.14%	489,635	-1.35%
04. Total Residential (sum lines 1-3)	252,927,560	263,445,864	10,518,304	4.16%	4,621,800	2.33%
05. Commercial	41,573,500	42,853,400	1,279,900	3.08%	1,113,070	0.40%
06. Industrial	972,350	972,350	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	21,603,235	23,017,085	1,413,850	6.54%	1,426,410	-0.06%
08. Minerals	585	585	0	0.00%		
09. Total Commercial (sum lines 5-8)	64,149,670	66,843,420	2,693,750	4.20%		
10. Total Non-Agland Real Property	317,077,230	330,289,284	13,212,054	4.17%		
11. Irrigated	242,856,585	282,804,930	39,948,345	16.45%		
12. Dryland	20,130,890	20,450,535	319,645	1.59%		
13. Grassland	44,607,615	47,023,420	2,415,805	5.42%		
14. Wasteland	0	0	0			
15. Other Agland	2,484,550	2,530,330	45,780	1.84%		
16. Total Agricultural Land	310,079,640	352,809,215	42,729,575	13.78%		
17. Total Value of all Real Property (Locally Assessed)	627,156,870	683,098,499	55,941,629	8.92%		

2009 Plan of Assessment for Merrick County Assessment Years 2009, 2010 and 2011

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the "plan"), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after 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." Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land;

Reference, Nebraska Rev. Stat. 77-201 and LB 968

General Description of Real Property in Merrick County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base	
Residential	3117	45.46%	28.77%	
Commercial	473		6.89%	6.68%
Industrial	2	.02%	.15%	
Recreational	400		5.83%	5.23%
Agricultural	2864	41.80%		59.17%

Other pertinent facts:

For assessment year 2008, an estimated 356 building permits and/or information statements were filed for new property construction or additions and agland use update in the county.

Current Resources

A. Staff consists of Assessor, Deputy Assessor, Clerk & part time clerk. All except the part time clerk currently hold assessor certificates. The deputy is a registered appraiser and has taken on more of the appraisal functions in consultation with an outside appraisal firm. The 2008-2009 office budget request is \$130,847. An additional \$36,340 was requested for contract appraisal services.

B. Merrick County currently uses 1989 Cadastral maps with ownership updates done on a monthly basis. Agricultural land is based on 1981 soil survey.

- C. Property Record Cards contain current listings along with a sketch of the dwelling and a 2003 digital aerial photo of rural improvements.
- D. Merrick County is currently using CAMA 2000 and County Solutions Administrative Software

Current Assessment Procedures for Real Property

- A. Real Estate Transfers and ownership changes are handled on a monthly basis by the clerk.
- B. Initial sales reviews are done by the staff with follow-up sales letters mailed both to the seller and the buyer.
- C. The county maintains a sales file that is available for staff and contract appraisal. Each sale is physically reviewed by staff or outside appraisal for verification. Building permits are required for the removal or additions of improvements
- D. Merrick County uses Market, Cost and/or Income approach to value according to IAAO standards. Modeling is handled by Stanard Appraisal Services. The county is currently using Marshall and Swift Cost information.
- E. Merrick County will work with Stanard Appraisal and Knoche Appraisal & Consulting in establishing market areas and land values.
- F. Reconciliation of final value, documentation and review of assessment sales ratios has been handled by Stanard Appraisal.
- G. Board of Supervisors is kept informed as to the actions of the assessor's office. Notices of valuation changes are sent to the property owner on or before June 1 of each year.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98	11.33	105.20
Commercial		99	7.89
Agricultural Land	72	23.60	109.10

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

Assessment Actions Planned for Assessment Year 2009:

Residential

The county plans to review the Clarks and Central City Lakes, Thunderbird, Flatwater, Riverside and Equineus. This will include a drive-by inspection along with taking new digital pictures. These properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will be completed for residential properties.

Commercial

Since commercial and industrial properties were re-appraised in 2008, a statistical analysis will be done to determine if an appraisal adjustment is necessary to comply with statistical measures as required by law. Sales review and pick-up work will be completed.

Agricultural Land

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house in consultation with a contract appraiser. Sales review and pick-up work will be completed for agricultural properties. Merrick County is working to convert from old soil symbols to new numeric symbols.

Assessment Actions Planned for Assessment Year 2010:

Residential

The county has plans to begin an appraisal update of rural improvements. All properties will include a drive-by-inspection and new digital pictures will be taken. This will include acreages and farms along with any outbuildings. There are approximately 1800 improved parcels in the rural area. Our goal is to review approximately 900 or as many as time and money will allow. Sales review and pick up will be completed. The towns-villages, Clarks Lakes and GI Subs statistics will be reviewed.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2008. Sales and pick up work will be completed.

Agricultural

We will begin appraisal update of agricultural improvements. As time permits a land use study will be conducted. There will be an annual sales analysis by land classification group of all agricultural sales to determine any possible adjustments to comply with statistical measures. Farm and Home site values will be reviewed and adjusted if necessary. The market analysis is conducted in house with consultation by an outside appraiser.

Assessment Actions Planned for Assessment Year 2011:

Residential

Merrick County will complete the appraisal update of rural residential improvements started in 2010. This includes Archer. These properties will be valued using the cost approach using market derived depreciation. All other residential properties will be maintained including statistical and sales review. Pick-up work will also be completed. If time permits, we will begin the review of the towns and villages.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were re-appraised in 2008. Sales and pick up work will be completed.

Agricultural

We will complete appraisal update of agricultural improvements. As time permits a land use study will be conducted. There will be an annual sales analysis by land classification group of all agricultural sales to determine any possible adjustments to comply with statistical measures. Farm and Home site values will be reviewed and adjusted if necessary. The market analysis is conducted in house with consultation by an outside appraiser.

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

1. Record Maintenance, Mapping updates, & Ownership changes done on a monthly basis
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report

3. Personal Property; administer annual filing of approximately 1,200 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 400 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 - attends 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/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. This is made available to all staff even though scheduling is difficult due to limited staff.

Additional Information:

The assessor's office has hired a part-time clerk in cooperation with planning and zoning office. The primary responsibility is data entry into the GIS data layers.

Katt Surveying in cooperation with the Merrick County Surveyor is continuing survey work along the Merrick/Hamilton County line on the Platte River from the Chapman Bridge to the western county line. Polk County Surveyor in cooperation with Merrick County Surveyor is continuing survey work along the Merrick/Polk County line on the Platte River to ascertain proper number of acres and boundary lines. After the completion of this work, it is hoped that a constant county line will be defined as opposed to thread of the stream.

Conclusion:

In order to achieve assessment actions, \$130,847 was requested to be budgeted for the office including wages for permanent staff. An additional \$36,340 was requested for contract appraisal services including \$4,000 for Terc review. The assessor requested that additional survey work be done on the Platte River along the Merrick/Hamilton County line from the Hwy 14 Bridge to the eastern county line to ascertain proper number of acres and boundary lines. Assessor, also, requested \$1,177 in the general budget for the assessor information be put on line and maintained by MIPS.

Respectfully submitted:

Assessor signature: _____ Date: _____

2009 Assessment Survey for Merrick County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	0
5.	Number of shared employees
	1
6.	Assessor's requested budget for current fiscal year
	\$130,847
7.	Part of the budget that is dedicated to the computer system
	\$2,750
8.	Adopted budget, or granted budget if different from above
	\$130,847
9.	Amount of the total budget set aside for appraisal work
	\$9,164
10.	Amount of the total budget set aside for education/workshops
	\$2,475
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$36,340
12.	Other miscellaneous funds
	\$4,000 in appeal costs come from the county general fund.
13.	Total budget
	\$171,187
a.	Was any of last year's budget not used:
	Yes

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS/County Solutions
2.	CAMA software
3.	Cadastral maps: Are they currently being used?

	Yes
4.	Who maintains the Cadastral Maps?
	Assessor's office
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	GIS Workshop maintains the software and the assessor and staff maintains the maps.
7.	Personal Property software:
	MIPS/County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Central City, Chapman, Clarks, Palmer, Silver Creek
4.	When was zoning implemented?
	1970s

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal
2.	Other services
	GIS Workshop

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 Merrick 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