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2009 Commission Summary

80 Seward

Residential Real Property - Current

Number of Sales	515	COD	8.61
Total Sales Price	\$56,748,899	PRD	100.86
Total Adj. Sales Price	\$56,713,589	COV	14.44
Total Assessed Value	\$52,537,837	STD	13.49
Avg. Adj. Sales Price	\$110,123	Avg. Absolute Deviation	8.18
Avg. Assessed Value	\$102,015	Average Assessed Value of the Base	\$105,419
Median	95	Wgt. Mean	93
Mean	93	Max	195
Min	20.74		

Confidence Interval - Current

95% Median C.I	93.94 to 95.40
95% Mean C.I	92.27 to 94.60
95% Wgt. Mean C.I	91.38 to 93.89

% of Value of the Class of all Real Property Value in the County	44.52
% of Records Sold in the Study Period	8.35
% of Value Sold in the Study Period	8.08

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	576	95	8.73	101.53
2007	607	97	7.55	100.65
2006	614	98	6.62	100.6
2005	571	99	6.67	100.75

2009 Commission Summary

80 Seward

Commercial Real Property - Current

Number of Sales	42	COD	16.86
Total Sales Price	\$6,596,338	PRD	105.14
Total Adj. Sales Price	\$6,411,088	COV	29.84
Total Assessed Value	\$5,862,549	STD	28.69
Avg. Adj. Sales Price	\$152,645	Avg. Absolute Deviation	16.07
Avg. Assessed Value	\$139,585	Average Assessed Value of the Base	\$193,449
Median	95	Wgt. Mean	91
Mean	96	Max	226
Min	45		

Confidence Interval - Current

95% Median C.I	90.76 to 98.49
95% Mean C.I	87.47 to 104.82
95% Wgt. Mean C.I	86.85 to 96.04

% of Value of the Class of all Real Property Value in the County 8.95

% of Records Sold in the Study Period 6.21

% of Value Sold in the Study Period 4.48

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	42	92	19.93	107.33
2007	45	94	20.68	106.28
2006	39	98	17.69	102.52
2005	48	98	15.83	105.72

2009 Opinions of the Property Tax Administrator for Seward 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 Seward County is 95.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Seward 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 Seward County is 95.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Seward 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 Seward County is 71.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Seward County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

NUMBER of Sales:	510	MEDIAN:	94	COV:	16.09	95% Median C.I.:	93.68 to 95.05	(! : Derived)
TOTAL Sales Price:	55,643,786	WGT. MEAN:	91	STD:	14.92	95% Wgt. Mean C.I.:	89.82 to 93.10	
TOTAL Adj.Sales Price:	55,608,476	MEAN:	93	AVG.ABS.DEV:	8.82	95% Mean C.I.:	91.44 to 94.03	
TOTAL Assessed Value:	50,858,271							
AVG. Adj. Sales Price:	109,036	COD:	9.35	MAX Sales Ratio:	195.20			
AVG. Assessed Value:	99,722	PRD:	101.40	MIN Sales Ratio:	15.19			

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	94	94.81	94.36	91.95	10.30	102.62	50.22	195.20	92.19 to 96.46	111,050	102,111
10/01/06 TO 12/31/06	56	93.21	89.52	87.80	10.14	101.96	38.64	114.84	89.84 to 95.92	110,806	97,287
01/01/07 TO 03/31/07	51	95.00	96.56	93.92	7.62	102.82	78.39	166.90	92.85 to 96.41	107,676	101,126
04/01/07 TO 06/30/07	83	94.46	93.22	91.49	9.74	101.89	20.74	162.48	92.73 to 97.34	124,915	114,285
07/01/07 TO 09/30/07	57	95.00	90.67	91.86	9.84	98.71	48.24	118.66	86.87 to 95.79	97,784	89,819
10/01/07 TO 12/31/07	61	95.79	95.16	94.74	8.27	100.45	61.79	121.81	92.59 to 99.36	97,495	92,365
01/01/08 TO 03/31/08	42	94.78	91.47	92.47	7.56	98.92	33.33	120.01	89.81 to 95.84	97,477	90,136
04/01/08 TO 06/30/08	66	92.49	89.95	88.50	9.27	101.64	15.19	126.23	89.93 to 94.57	113,485	100,437
____Study Years____											
07/01/06 TO 06/30/07	284	94.40	93.47	91.34	9.65	102.33	20.74	195.20	93.68 to 95.42	114,448	104,541
07/01/07 TO 06/30/08	226	94.28	91.82	91.62	8.98	100.22	15.19	126.23	92.53 to 95.42	102,234	93,666
____Calendar Yrs____											
01/01/07 TO 12/31/07	252	95.00	93.79	92.76	9.00	101.11	20.74	166.90	93.94 to 95.79	108,652	100,782
____ALL____											
	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

ASSESSOR LOCATION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
BEAVER CROSSING	12	89.97	88.46	88.89	13.70	99.51	61.67	118.66	70.83 to 98.58	48,800	43,380
BEE	4	81.41	83.41	84.77	4.37	98.40	78.64	92.19	N/A	74,237	62,931
CORDOVA	5	92.40	101.91	112.71	19.21	90.42	72.00	156.14	N/A	10,600	11,947
GARLAND	5	98.45	97.61	97.61	2.03	100.00	92.81	100.63	N/A	83,180	81,189
GOEHNER	5	89.81	87.21	88.14	4.65	98.94	80.36	91.82	N/A	85,800	75,626
MILFORD	80	95.00	93.30	93.64	4.65	99.64	48.24	102.24	94.01 to 95.84	97,326	91,139
PLEASANT DALE	6	96.46	86.21	91.92	12.86	93.78	38.64	100.16	38.64 to 100.16	112,791	103,681
RURAL	64	89.97	89.06	83.88	18.89	106.17	26.95	166.90	83.01 to 95.84	159,272	133,603
RURAL SUB	12	94.29	99.25	90.61	15.94	109.54	67.50	195.20	85.79 to 100.00	147,429	133,583
SEWARD	276	95.01	93.36	93.21	7.51	100.17	15.19	132.66	93.22 to 95.79	109,160	101,744
STAPLEHURST	7	94.27	87.13	94.63	15.18	92.08	20.74	110.94	20.74 to 110.94	69,771	66,027
TAMORA	2	108.69	108.69	95.89	41.20	113.34	63.91	153.47	N/A	28,000	26,850
UTICA	32	96.57	93.78	94.44	8.25	99.30	33.33	118.80	92.68 to 99.63	85,303	80,561
____ALL____											
	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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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	431	95.00	93.08	93.30	7.53	99.77	15.19	156.14	93.87 to 95.42	100,970	94,202
2	17	90.00	93.00	83.70	18.72	111.10	59.73	166.90	73.81 to 98.04	143,514	120,128
3	62	90.48	90.27	85.12	19.60	106.04	26.95	195.20	84.33 to 96.80	155,650	132,496
ALL	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

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	408	94.37	93.67	92.89	7.81	100.83	50.16	156.14	93.53 to 95.40	126,387	117,407
2	101	95.00	89.13	73.10	15.33	121.92	15.19	195.20	92.08 to 95.42	39,843	29,127
3	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
ALL	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	505	94.40	92.53	91.45	9.11	101.17	15.19	195.20	93.63 to 95.05	109,653	100,282
06	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
07	4	127.80	123.34	93.40	22.80	132.05	81.61	156.14	N/A	53,875	50,318
ALL	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	1	92.19	92.19	92.19			92.19	92.19	N/A	109,500	100,950
30-0001	1	156.14	156.14	156.14			156.14	156.14	N/A	15,500	24,201
55-0148	4	55.66	58.77	49.68	37.24	118.28	26.95	96.80	N/A	243,250	120,850
55-0161	1	93.82	93.82	93.82			93.82	93.82	N/A	257,000	241,105
76-0002	2	83.41	83.41	83.26	14.99	100.18	70.91	95.91	N/A	167,000	139,044
76-0044											
76-0068	8	94.61	94.92	101.83	10.59	93.21	72.00	113.44	72.00 to 113.44	81,276	82,768
80-0005	105	95.00	92.14	91.58	7.54	100.62	38.64	148.80	93.68 to 95.00	109,960	100,698
80-0009	332	94.11	92.62	91.89	8.86	100.79	15.19	195.20	92.72 to 95.37	112,433	103,315
80-0567	56	96.02	95.89	95.42	12.11	100.49	33.33	166.90	92.89 to 99.00	78,489	74,897
NonValid School											
ALL	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	108	95.00	89.71	77.03	15.42	116.46	15.19	195.20	92.08 to 95.42	46,028	35,457
Prior TO 1860											
1860 TO 1899	22	94.82	90.64	91.53	10.65	99.03	63.91	110.94	83.35 to 100.11	75,915	69,484
1900 TO 1919	80	91.86	91.09	89.81	9.48	101.43	59.93	132.66	89.63 to 94.01	91,618	82,282
1920 TO 1939	40	92.77	92.03	88.83	9.98	103.60	50.16	153.47	88.02 to 97.52	98,231	87,258
1940 TO 1949	14	96.54	94.35	94.04	5.16	100.33	75.74	103.76	89.25 to 99.47	97,948	92,112
1950 TO 1959	24	94.07	93.35	93.46	5.57	99.88	78.39	106.13	90.85 to 96.59	102,938	96,203
1960 TO 1969	48	92.78	93.34	92.68	7.93	100.71	78.24	121.81	88.09 to 97.34	116,591	108,059
1970 TO 1979	67	92.89	93.39	91.23	6.99	102.36	59.73	118.66	91.47 to 95.15	147,418	134,488
1980 TO 1989	14	94.43	95.27	95.36	4.08	99.91	87.18	103.35	90.81 to 100.16	137,142	130,776
1990 TO 1994	18	96.63	97.88	93.70	8.93	104.46	80.61	156.14	89.64 to 99.58	156,891	147,003
1995 TO 1999	14	94.59	93.56	94.72	6.60	98.78	81.27	105.22	86.40 to 100.44	154,885	146,700
2000 TO Present	61	97.95	97.40	96.69	3.45	100.74	85.79	130.23	96.90 to 98.57	188,210	181,975
ALL	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	91.02	86.61	87.96	6.25	98.46	72.00	92.40	N/A	2,800	2,463
5000 TO 9999	7	99.00	95.03	94.88	14.26	100.16	61.67	118.80	61.67 to 118.80	5,892	5,590
Total \$											
1 TO 9999	11	92.40	91.97	93.40	13.29	98.46	61.67	118.80	72.00 to 108.00	4,768	4,453
10000 TO 29999	40	95.84	102.06	98.64	20.63	103.48	20.74	195.20	92.08 to 101.79	21,935	21,636
30000 TO 59999	78	95.42	93.01	93.27	9.46	99.72	33.33	132.66	95.00 to 95.79	39,391	36,739
60000 TO 99999	113	93.30	91.21	91.48	8.69	99.70	50.22	121.81	91.74 to 95.20	81,079	74,174
100000 TO 149999	144	93.03	91.61	91.77	7.03	99.83	46.90	113.44	92.19 to 94.28	123,195	113,057
150000 TO 249999	107	96.80	93.68	93.42	6.96	100.27	15.19	130.23	94.85 to 98.02	181,557	169,613
250000 TO 499999	17	88.88	83.88	80.87	11.80	103.73	26.95	100.44	79.82 to 94.37	310,426	251,031
ALL	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	76.36	72.17	60.63	22.46	119.04	20.74	92.40	20.74 to 92.40	4,671	2,832
5000 TO 9999	5	105.70	105.43	104.99	6.08	100.41	95.65	118.80	N/A	5,950	6,247
Total \$											
1 TO 9999	12	92.30	86.03	81.76	18.67	105.22	20.74	118.80	72.00 to 105.70	5,204	4,255
10000 TO 29999	57	95.00	95.19	89.30	17.62	106.60	33.33	195.20	88.24 to 95.84	26,068	23,279
30000 TO 59999	79	95.00	89.44	82.89	11.90	107.90	15.19	153.47	89.68 to 95.79	50,525	41,882
60000 TO 99999	127	92.85	92.28	90.95	8.22	101.46	46.90	132.66	90.71 to 94.46	89,235	81,162
100000 TO 149999	135	93.51	92.21	90.22	6.73	102.20	26.95	119.93	92.53 to 94.40	136,080	122,775
150000 TO 249999	91	97.95	96.83	96.06	4.74	100.80	79.13	130.23	96.46 to 98.54	192,440	184,860
250000 TO 499999	9	89.16	88.20	86.48	9.49	101.98	59.73	100.44	79.82 to 98.61	316,959	274,114
ALL											
	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	110	95.00	89.79	77.20	15.39	116.31	15.19	195.20	92.08 to 95.42	46,137	35,615
10	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
15	1	92.89	92.89	92.89			92.89	92.89	N/A	92,000	85,463
20	8	97.19	97.44	88.40	26.32	110.24	59.73	153.47	59.73 to 153.47	136,618	120,765
25	4	111.21	110.10	105.49	11.10	104.37	91.74	126.23	N/A	54,045	57,010
30	252	92.83	92.31	91.32	8.06	101.09	50.16	156.14	91.82 to 94.03	106,952	97,664
35	112	97.25	95.51	95.24	4.52	100.28	78.24	113.44	96.32 to 98.14	158,878	151,323
40	20	94.19	94.37	93.97	5.90	100.42	74.85	114.84	91.33 to 98.43	196,887	185,020
45	1	89.16	89.16	89.16			89.16	89.16	N/A	329,984	294,212
50	1	92.45	92.45	92.45			92.45	92.45	N/A	100,000	92,448
ALL											
	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	510	MEDIAN:	94	COV:	16.09	95% Median C.I.:	93.68 to 95.05	(! : Derived)
TOTAL Sales Price:	55,643,786	WGT. MEAN:	91	STD:	14.92	95% Wgt. Mean C.I.:	89.82 to 93.10	
TOTAL Adj.Sales Price:	55,608,476	MEAN:	93	AVG.ABS.DEV:	8.82	95% Mean C.I.:	91.44 to 94.03	
TOTAL Assessed Value:	50,858,271							
AVG. Adj. Sales Price:	109,036	COD:	9.35	MAX Sales Ratio:	195.20			
AVG. Assessed Value:	99,722	PRD:	101.40	MIN Sales Ratio:	15.19			

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STYLE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	111	95.00	89.80	78.25	15.10	114.75	15.19	195.20	92.08 to 95.42	48,335	37,824
100	7	93.98	99.92	89.87	18.13	111.18	74.85	156.14	74.85 to 156.14	81,614	73,348
101	285	94.38	94.12	93.71	7.45	100.43	59.73	153.47	93.44 to 95.92	122,783	115,062
102	25	96.90	94.96	94.47	5.89	100.52	77.96	114.84	93.77 to 99.37	169,626	160,245
103	12	85.43	87.06	87.43	5.35	99.57	81.30	99.58	82.33 to 91.86	161,825	141,482
104	44	91.16	89.36	87.50	10.08	102.12	50.16	132.66	85.79 to 95.91	120,898	105,787
106	2	89.69	89.69	89.50	2.95	100.21	87.04	92.33	N/A	139,750	125,075
111	12	96.25	95.59	95.30	4.04	100.30	87.46	101.69	89.67 to 99.92	126,491	120,548
301	10	95.79	93.95	93.98	4.56	99.97	83.96	101.27	86.63 to 98.69	113,540	106,699
304	2	94.90	94.90	94.81	0.50	100.09	94.43	95.37	N/A	121,951	115,624
ALL											
	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	109	95.00	89.63	77.11	15.41	116.24	15.19	195.20	91.67 to 95.42	46,423	35,795
10	1	91.78	91.78	91.78			91.78	91.78	N/A	20,500	18,815
20	4	96.69	90.20	95.39	10.29	94.56	63.91	103.50	N/A	111,375	106,243
25	4	108.60	106.93	110.59	6.12	96.69	96.81	113.71	N/A	65,750	72,714
30	158	96.50	95.23	94.72	6.32	100.54	59.73	153.47	95.17 to 97.73	153,219	145,129
35	96	92.52	92.64	91.03	9.47	101.77	59.93	156.14	89.25 to 95.37	112,159	102,093
40	81	92.73	91.70	89.96	8.20	101.94	50.16	132.66	90.25 to 94.97	104,676	94,162
45	38	92.91	92.14	92.12	6.69	100.01	70.91	114.84	89.06 to 94.37	103,595	95,435
50	13	93.87	93.03	91.38	4.36	101.81	80.60	98.85	89.93 to 98.43	139,915	127,848
55	4	93.53	94.34	94.16	2.88	100.19	90.71	99.60	N/A	103,507	97,459
60	2	95.29	95.29	94.80	2.85	100.51	92.57	98.01	N/A	97,500	92,434
ALL											
	510	94.40	92.74	91.46	9.35	101.40	15.19	195.20	93.68 to 95.05	109,036	99,722

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

Residential

- 1) Reappraisal of the land and improvements in the unincorporated village of Tamora. Tamora was reviewed and reappraised while updating to 2005 pricing this appraisal also included updated land values.
- 2) The review and reappraisal of the rural home sites (acreages) were completed 3 years ago. This project taking three years to complete. The past 2 years the assessor's office has been reviewing and reappraising the rural farm home sites and farm buildings, updating to the 2005 pricing to align with the previously mentioned rural home sites. The county has completed 3/4 of the county, doing a range a year. Next year, 2010 will complete the review and reappraisal of that subclass.
- 3) Increased the land values by 10 percent in Beaver Crossing while the improvements are holding their value.
- 4) Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2008 and changed according to completion as of January 1, 2009.
- 5) Reappraisal of the houses and buildings on properties classified as farms in Range 2.
- 6) Increased the first vacant acre values and the additional acres values on the farm home sites and rural residential home sites.
- 7) Reviewed and recalculated cash flow discounts on new subdivisions that were discounted.
- 8) Reviewed lots in several Seward subdivisions.
- 9) There was annexation to the town of Milford; the annexed properties that were added to Milford were re-appraised using the same pricing as the balance of the residential properties in Milford. The previous reappraisal of Milford improvements which occurred last year.
- 10) The sales were also reviewed predominantly for verification of arms length transactions.

2009 Assessment Survey for Seward County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor's office Staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor's office Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	<p>Urban: 2002-05, Suburban: 2005, Rural: 1999-05</p> <p>The Urban properties have been valued using the pricing at the time of the appraisal which varies from 2002 to 2005. But the 2002, 03 and 04 pricing have been updated by current cost multipliers as necessary.</p> <p>The rural pricing on one quarter of the county is still on the 1999 pricing with current cost multipliers up to 2005 and three fourths of the county is now up to the 2005 pricing.</p>
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	<p>Urban: 1997, Suburban: 1997, Rural: 1997</p> <p>The tables in the CAMA program were built from market analysis; the straight line depreciation schedules stay the same. Market analysis is completed each time an area is reappraised with an economic deprecation factor established for each area or assessor location. Cost tables updated as appraisal work is completed for the area that is being appraised.</p>
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Residential properties in Seward County are valued using only the Cost Approach to Value and not the Market or Sales Comparison Approaches to value.
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	<p>More than 20 Residential market areas in addition to small town and village assessor locations. Neighborhood areas are used to define market areas for the residential properties.</p> <p>The town of Seward maintains 18 market / neighborhood areas and do not</p>

	necessarily follow subdivision lines but generally follow age and style groupings. The town of Milford maintains 8 market / neighborhood areas and again do not necessarily follow subdivision lines but generally follow age and style groupings. The village of Utica has 2 areas mainly because of the difference in the way the lots are sized.
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	Market areas are defined by the same market forces that are used to establish the land values. The neighborhood areas are generally defined by the combining of similar residential subdivisions. Subdivisions are where the structures are similar in age, quality and basic construction. The towns of Seward and Milford maintains the majority of the neighborhood areas with the small towns generally identified as single areas in addition to several rural 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 <i>of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	No - The statutory line does not align with Market Areas established by the county.
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?
	The rural agricultural related improvements have been appraised separate from the rural residential in the past, but this process is being changed. The county is in the third year of re-appraising the improvements on agricultural related parcels to be appraised the same as the rural residential.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
237		72	309

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	515	MEDIAN:	95	COV:	14.44	95% Median C.I.:	93.94 to 95.40	(! : Derived)
TOTAL Sales Price:	56,748,899	WGT. MEAN:	93	STD:	13.49	95% Wgt. Mean C.I.:	91.38 to 93.89	
TOTAL Adj.Sales Price:	56,713,589	MEAN:	93	AVG.ABS.DEV:	8.18	95% Mean C.I.:	92.27 to 94.60	
TOTAL Assessed Value:	52,537,837							
AVG. Adj. Sales Price:	110,123	COD:	8.61	MAX Sales Ratio:	195.20			
AVG. Assessed Value:	102,015	PRD:	100.86	MIN Sales Ratio:	20.74			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	94	95.00	94.08	92.06	9.66	102.20	59.93	195.20	92.19 to 96.54	111,050	102,232
10/01/06 TO 12/31/06	56	93.61	90.59	90.25	9.26	100.37	38.64	114.84	90.56 to 96.59	110,806	100,008
01/01/07 TO 03/31/07	51	95.00	96.69	94.09	7.66	102.76	78.39	166.90	93.01 to 96.41	107,676	101,316
04/01/07 TO 06/30/07	83	94.46	93.51	92.31	9.58	101.30	20.74	162.48	92.82 to 97.34	124,915	115,306
07/01/07 TO 09/30/07	57	95.00	91.46	92.70	9.83	98.66	48.24	130.45	88.33 to 95.79	97,784	90,649
10/01/07 TO 12/31/07	61	95.79	95.85	95.27	7.75	100.61	73.80	121.81	93.22 to 99.36	97,495	92,885
01/01/08 TO 03/31/08	44	95.00	92.58	93.37	6.61	99.15	66.67	120.01	89.81 to 96.53	104,689	97,752
04/01/08 TO 06/30/08	69	93.30	92.39	92.24	7.11	100.16	57.50	126.23	92.20 to 95.84	117,143	108,054
____Study Years____											
07/01/06 TO 06/30/07	284	94.61	93.70	92.14	9.21	101.69	20.74	195.20	93.77 to 95.82	114,448	105,450
07/01/07 TO 06/30/08	231	95.00	93.11	93.31	7.91	99.79	48.24	130.45	93.22 to 95.79	104,805	97,791
____Calendar Yrs____											
01/01/07 TO 12/31/07	252	95.00	94.26	93.39	8.83	100.93	20.74	166.90	94.01 to 95.79	108,652	101,470
____ALL____											
	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	12	93.22	90.39	89.57	13.72	100.91	67.83	119.82	71.27 to 99.46	48,800	43,710
BEE	4	81.41	83.41	84.77	4.37	98.40	78.64	92.19	N/A	74,237	62,931
CORDOVA	5	92.40	101.91	112.71	19.21	90.42	72.00	156.14	N/A	10,600	11,947
GARLAND	5	98.45	97.61	97.61	2.03	100.00	92.81	100.63	N/A	83,180	81,189
GOEHNER	5	89.81	87.21	88.14	4.65	98.94	80.36	91.82	N/A	85,800	75,626
MILFORD	81	95.00	93.15	93.27	4.78	99.87	48.24	102.24	94.01 to 95.00	99,026	92,357
PLEASANT DALE	6	96.46	86.21	91.92	12.86	93.78	38.64	100.16	38.64 to 100.16	112,791	103,681
RURAL	64	93.06	92.42	87.96	16.90	105.06	41.28	166.90	84.33 to 97.89	159,272	140,103
RURAL SUB	11	94.77	100.47	92.00	15.48	109.21	67.50	195.20	85.79 to 102.70	139,468	128,308
SEWARD	281	95.20	93.74	93.91	7.13	99.82	59.93	132.66	93.74 to 95.79	111,151	104,380
STAPLEHURST	7	94.27	87.13	94.63	15.18	92.08	20.74	110.94	20.74 to 110.94	69,771	66,027
TAMORA	2	100.19	100.19	99.29	3.13	100.91	97.05	103.33	N/A	28,000	27,801
UTICA	32	96.57	94.83	94.81	7.17	100.02	66.67	118.80	92.68 to 99.63	85,303	80,873
____ALL____											
	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

PAD 2009 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	515	MEDIAN:	95	COV:	14.44	95% Median C.I.:	93.94 to 95.40	(/: Derived)
TOTAL Sales Price:	56,748,899	WGT. MEAN:	93	STD:	13.49	95% Wgt. Mean C.I.:	91.38 to 93.89	
TOTAL Adj.Sales Price:	56,713,589	MEAN:	93	AVG.ABS.DEV:	8.18	95% Mean C.I.:	92.27 to 94.60	
TOTAL Assessed Value:	52,537,837							
AVG. Adj. Sales Price:	110,123	COD:	8.61	MAX Sales Ratio:	195.20			
AVG. Assessed Value:	102,015	PRD:	100.86	MIN Sales Ratio:	20.74			

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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	437	95.00	93.43	93.75	7.22	99.66	20.74	156.14	94.01 to 95.73	102,651	96,234
2	16	92.58	96.65	90.08	17.08	107.29	67.50	166.90	78.24 to 99.64	137,796	124,129
3	62	93.91	92.64	88.05	16.38	105.21	41.28	195.20	85.75 to 98.14	155,650	137,052
ALL	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

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	416	94.42	93.94	93.48	7.52	100.49	51.72	156.14	93.77 to 95.84	127,541	119,220
2	98	95.00	91.46	80.48	13.27	113.64	20.74	195.20	92.40 to 95.65	37,124	29,877
3	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
ALL	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	510	94.91	93.22	92.64	8.37	100.63	20.74	195.20	93.94 to 95.37	110,745	102,591
06	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
07	4	130.40	124.64	93.76	23.34	132.93	81.61	156.14	N/A	53,875	50,513
ALL	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	1	92.19	92.19	92.19			92.19	92.19	N/A	109,500	100,950
30-0001	1	156.14	156.14	156.14			156.14	156.14	N/A	15,500	24,201
55-0148	4	62.50	66.52	59.24	26.44	112.28	41.28	99.80	N/A	243,250	144,101
55-0161	1	93.82	93.82	93.82			93.82	93.82	N/A	257,000	241,105
76-0002	2	84.91	84.91	84.75	15.29	100.18	71.92	97.89	N/A	167,000	141,534
76-0044											
76-0068	8	94.61	97.05	105.50	12.84	91.99	72.00	130.45	72.00 to 130.45	81,276	85,745
80-0005	105	95.00	92.67	92.15	7.33	100.57	38.64	154.00	93.80 to 95.65	109,960	101,324
80-0009	337	94.43	93.24	93.11	7.97	100.13	20.74	195.20	93.22 to 95.73	114,044	106,190
80-0567	56	97.35	96.67	95.57	11.41	101.15	65.19	166.90	93.30 to 99.46	78,489	75,014
NonValid School											
ALL	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

PAD 2009 R&O Statistics

Base Stat

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Type: Qualified

State Stat Run

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

NUMBER of Sales:	515	MEDIAN:	95	COV:	14.44	95% Median C.I.:	93.94 to 95.40	(! : Derived)
TOTAL Sales Price:	56,748,899	WGT. MEAN:	93	STD:	13.49	95% Wgt. Mean C.I.:	91.38 to 93.89	
TOTAL Adj.Sales Price:	56,713,589	MEAN:	93	AVG.ABS.DEV:	8.18	95% Mean C.I.:	92.27 to 94.60	
TOTAL Assessed Value:	52,537,837							
AVG. Adj. Sales Price:	110,123	COD:	8.61	MAX Sales Ratio:	195.20			
AVG. Assessed Value:	102,015	PRD:	100.86	MIN Sales Ratio:	20.74			

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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	111	95.00	92.07	85.45	13.09	107.75	20.74	195.20	94.12 to 95.79	50,125	42,832
Prior TO 1860											
1860 TO 1899	22	96.44	92.28	92.38	9.07	99.90	69.44	110.94	84.33 to 100.11	75,915	70,131
1900 TO 1919	80	92.39	91.30	90.20	9.41	101.23	59.93	132.66	89.63 to 94.01	91,618	82,635
1920 TO 1939	40	92.77	90.89	88.80	8.50	102.35	51.72	113.55	88.02 to 97.52	98,231	87,232
1940 TO 1949	14	96.54	94.76	94.66	5.59	100.11	75.74	103.76	89.25 to 100.62	97,948	92,715
1950 TO 1959	24	94.07	93.39	93.52	5.53	99.86	78.39	106.13	90.85 to 96.59	102,938	96,268
1960 TO 1969	48	92.78	93.46	92.82	7.93	100.68	78.24	121.81	88.09 to 97.34	116,591	108,222
1970 TO 1979	67	93.05	94.25	92.86	6.74	101.50	79.24	130.45	91.83 to 95.15	147,418	136,886
1980 TO 1989	14	94.43	95.27	95.36	4.08	99.91	87.18	103.35	90.81 to 100.16	137,142	130,776
1990 TO 1994	18	96.91	98.47	94.36	8.80	104.35	80.77	156.14	89.64 to 99.93	156,891	148,049
1995 TO 1999	14	94.59	93.56	94.72	6.60	98.78	81.27	105.22	86.40 to 100.44	154,885	146,700
2000 TO Present	63	97.95	97.52	96.86	3.33	100.69	85.79	132.90	96.99 to 98.57	190,366	184,386
ALL	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	92.30	88.86	90.54	7.32	98.15	72.00	98.84	N/A	2,800	2,535
5000 TO 9999	7	99.00	96.28	96.27	13.74	100.00	67.83	118.80	67.83 to 118.80	5,892	5,673
Total \$											
1 TO 9999	11	95.65	93.58	95.05	12.56	98.45	67.83	118.80	72.00 to 108.29	4,768	4,532
10000 TO 29999	40	95.84	100.94	97.58	19.46	103.44	20.74	195.20	92.08 to 101.79	21,935	21,405
30000 TO 59999	78	95.42	93.78	93.89	8.64	99.88	38.64	132.66	95.00 to 95.79	39,391	36,986
60000 TO 99999	113	93.32	91.70	91.95	8.31	99.73	59.99	121.81	91.82 to 95.27	81,079	74,556
100000 TO 149999	144	93.03	92.11	92.30	6.86	99.79	58.71	130.45	92.19 to 94.28	123,195	113,713
150000 TO 249999	111	97.25	94.89	94.74	5.85	100.16	51.72	132.90	95.73 to 98.14	182,259	172,668
250000 TO 499999	18	89.02	87.66	85.71	9.34	102.28	41.28	100.44	82.42 to 96.54	309,905	265,617
ALL	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	515	MEDIAN:	95	COV:	14.44	95% Median C.I.:	93.94 to 95.40	(! : Derived)
TOTAL Sales Price:	56,748,899	WGT. MEAN:	93	STD:	13.49	95% Wgt. Mean C.I.:	91.38 to 93.89	
TOTAL Adj.Sales Price:	56,713,589	MEAN:	93	AVG.ABS.DEV:	8.18	95% Mean C.I.:	92.27 to 94.60	
TOTAL Assessed Value:	52,537,837							
AVG. Adj. Sales Price:	110,123	COD:	8.61	MAX Sales Ratio:	195.20			
AVG. Assessed Value:	102,015	PRD:	100.86	MIN Sales Ratio:	20.74			

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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	76.36	74.34	62.64	22.99	118.67	20.74	98.84	20.74 to 98.84	4,671	2,926
5000 TO 9999	5	108.00	105.95	105.69	6.01	100.24	95.65	118.80	N/A	5,950	6,288
Total \$											
1 TO 9999	12	94.03	87.51	83.15	18.35	105.24	20.74	118.80	72.00 to 108.00	5,204	4,327
10000 TO 29999	57	95.00	96.57	90.87	16.66	106.28	38.64	195.20	91.67 to 95.84	25,788	23,433
30000 TO 59999	76	95.00	90.41	87.52	9.46	103.30	58.71	126.23	90.37 to 95.79	48,092	42,090
60000 TO 99999	128	92.87	92.72	91.65	7.86	101.16	59.93	132.66	90.73 to 94.46	88,548	81,158
100000 TO 149999	134	93.57	92.75	92.03	6.30	100.78	51.72	119.93	92.59 to 94.40	133,243	122,623
150000 TO 249999	96	98.04	96.84	95.32	5.13	101.60	41.28	132.90	96.93 to 98.64	193,892	184,817
250000 TO 499999	12	92.78	91.66	91.01	6.78	100.71	80.41	100.44	85.79 to 97.31	310,306	282,417
ALL											
	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	114	95.00	92.16	85.92	13.01	107.27	20.74	195.20	94.77 to 95.79	51,571	44,308
10	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
15	1	92.89	92.89	92.89			92.89	92.89	N/A	92,000	85,463
20	8	100.19	98.97	99.27	12.16	99.70	73.46	132.90	73.46 to 132.90	136,618	135,617
25	4	111.79	110.39	105.80	11.30	104.33	91.74	126.23	N/A	54,045	57,181
30	252	92.87	92.48	91.55	8.04	101.02	51.72	156.14	91.86 to 94.03	106,952	97,910
35	112	97.26	95.82	95.60	4.57	100.23	78.24	130.45	96.39 to 98.14	158,878	151,885
40	21	94.43	94.69	94.42	5.66	100.28	74.85	114.84	92.11 to 98.43	201,847	190,580
45	1	89.16	89.16	89.16			89.16	89.16	N/A	329,984	294,212
50	1	92.45	92.45	92.45			92.45	92.45	N/A	100,000	92,448
ALL											
	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40	110,123	102,015

PAD 2009 R&O Statistics

Base Stat

PAGE:5 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	515	MEDIAN:	95	COV:	14.44	95% Median C.I.:	93.94 to 95.40	(! : Derived)
TOTAL Sales Price:	56,748,899	WGT. MEAN:	93	STD:	13.49	95% Wgt. Mean C.I.:	91.38 to 93.89	
TOTAL Adj.Sales Price:	56,713,589	MEAN:	93	AVG.ABS.DEV:	8.18	95% Mean C.I.:	92.27 to 94.60	
TOTAL Assessed Value:	52,537,837							
AVG. Adj. Sales Price:	110,123	COD:	8.61	MAX Sales Ratio:	195.20			
AVG. Assessed Value:	102,015	PRD:	100.86	MIN Sales Ratio:	20.74			

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STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	114	95.00	92.12	86.08	12.86	107.01	20.74	195.20	94.12 to 95.78		52,263	44,990
100	7	93.98	100.56	90.57	17.46	111.03	74.85	156.14	74.85 to 156.14		81,614	73,920
101	287	94.97	94.37	94.33	7.07	100.04	68.62	132.90	93.63 to 96.34		123,712	116,702
102	25	96.90	95.06	94.64	5.90	100.45	77.96	114.84	93.77 to 99.60		169,626	160,537
103	12	85.43	87.06	87.43	5.35	99.57	81.30	99.58	82.33 to 91.86		161,825	141,482
104	44	92.80	89.78	88.19	9.80	101.80	51.72	132.66	85.79 to 96.41		120,898	106,620
106	2	89.69	89.69	89.50	2.95	100.21	87.04	92.33	N/A		139,750	125,075
111	12	96.25	95.59	95.30	4.04	100.30	87.46	101.69	89.67 to 99.92		126,491	120,548
301	10	95.79	94.03	94.01	4.65	100.02	83.96	101.27	86.63 to 99.46		113,540	106,743
304	2	94.90	94.90	94.81	0.50	100.09	94.43	95.37	N/A		121,951	115,624
ALL												
	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40		110,123	102,015

CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	113	95.00	92.03	85.86	13.02	107.19	20.74	195.20	94.12 to 95.79		51,895	44,558
10	1	91.78	91.78	91.78			91.78	91.78	N/A		20,500	18,815
20	4	98.43	99.24	99.28	2.45	99.95	96.59	103.50	N/A		111,375	110,573
25	4	108.74	111.18	119.65	10.02	92.92	96.81	130.45	N/A		65,750	78,669
30	159	96.54	95.23	95.30	5.77	99.92	72.15	132.90	95.40 to 97.73		154,149	146,906
35	96	93.18	92.84	91.35	9.38	101.63	59.93	156.14	89.25 to 95.37		112,159	102,456
40	81	92.73	91.89	90.23	8.13	101.84	51.72	132.66	90.56 to 94.97		104,676	94,450
45	38	92.91	92.20	92.22	6.62	99.98	71.92	114.84	89.06 to 94.37		103,595	95,532
50	13	93.87	93.56	92.23	4.23	101.45	81.67	100.62	91.82 to 98.79		139,915	129,037
55	4	93.53	94.34	94.16	2.88	100.19	90.71	99.60	N/A		103,507	97,459
60	2	95.29	95.29	94.80	2.85	100.51	92.57	98.01	N/A		97,500	92,434
ALL												
	515	94.97	93.43	92.64	8.61	100.86	20.74	195.20	93.94 to 95.40		110,123	102,015

2009 Correlation Section
for Seward County

Residential Real Property

I. Correlation

RESIDENTIAL: The median is most representative of the overall level of value for this class of property. The actions of the assessment of this property class are apparent, through the pro-active approach with the appraisal and office staff that many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property.

**2009 Correlation Section
for Seward 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	696	515	73.99
2008	764	576	75.39
2007	820	607	74.02
2006	880	614	69.77
2005	830	571	68.80

RESIDENTIAL: The sales qualification and utilization for this property class is the sole responsibility of the county assessor. The above table indicates that a reasonable percentage of all available sales is being utilized for the sales study, and would indicate that the county is not excessively trimming the residential sales file.

2009 Correlation Section
for Seward 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 Seward County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	94	0.76	95	95
2008	94.43	2.63	97	95
2007	97	1.13	98	97
2006	97	2.39	100	98
2005	93	9.31	101	99

RESIDENTIAL: This comparison between the trended level of value and the final median for this property class indicates that the two values are similar and support each other.

2009 Correlation Section
for Seward 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 Seward 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)
1.09	2009	0.76
4.09	2008	2.63
0.98	2007	1.13
2.79	2006	2.39
9.77	2005	9.31

RESIDENTIAL: The percent change for this class of property indicates that the two rates are similar. Having a small difference between these two measurements supports the actions of the assessor's office.

2009 Correlation Section
for Seward 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 Seward County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95	93	93

RESIDENTIAL: All three measures of central tendency shown here reflect that the statistics for the qualified sales for this property type are within the acceptable range. There is little difference between the three measures of central tendency which gives reasonable indication this property type is being treated uniformly and proportionately. The median is the best indication of level of value for this county for this property type.

**2009 Correlation Section
for Seward 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	8.61	100.86
Difference	0.00	0.00

RESIDENTIAL: Both the coefficient of dispersion and the price-related differential are within the prescribed range as qualitative measures, and indicate a general level of good assessment uniformity for this property class as a whole.

**2009 Correlation Section
for Seward 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	510	515	5
Median	94	95	1
Wgt. Mean	91	93	2
Mean	93	93	0
COD	9.35	8.61	-0.74
PRD	101.40	100.86	-0.54
Minimum	15.19	20.74	5.55
Maximum	195.20	195.20	0.00

RESIDENTIAL: The statistics for this class of property in this county represent the assessment actions completed for this property class for this assessment year and improved from the preliminary analysis.

**2009 Correlation Section
for Seward 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	515	257	258
Median	95	96	-1
Wgt. Mean	93	96	-3
Mean	93	105	-12
COD	8.61	15.95	-7.34
PRD	100.86	92.01	8.85
Minimum	20.74	51.64	-30.90
Maximum	195.20	241.56	-46.36

The median is only 1 point difference between the Reports and Opinion statistical analysis and the Trended Value analysis. The mean is out which also causes the price related differential to be high. The two data sets are somewhat similar and somewhat representative of each other yet at this time I feel the Reports and Opinion Analysis fairly representative of both the sold parcels and the unsold parcels.

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:	42	MEDIAN:	88	COV:	32.74	95% Median C.I.:	74.40 to 96.12	(! : Derived)
TOTAL Sales Price:	6,596,338	WGT. MEAN:	83	STD:	29.74	95% Wgt. Mean C.I.:	78.04 to 88.81	
TOTAL Adj.Sales Price:	6,411,088	MEAN:	91	AVG.ABS.DEV:	20.54	95% Mean C.I.:	81.85 to 99.84	
TOTAL Assessed Value:	5,348,599							
AVG. Adj. Sales Price:	152,644	COD:	23.42	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	127,347	PRD:	108.89	MIN Sales Ratio:	44.80			

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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	6	103.21	121.83	103.70	24.04	117.49	96.04	210.90	96.04 to 210.90	148,971	154,481
10/01/05 TO 12/31/05	1	92.64	92.64	92.64			92.64	92.64	N/A	301,500	279,320
01/01/06 TO 03/31/06	3	94.04	103.94	90.33	17.82	115.07	83.76	134.02	N/A	74,333	67,144
04/01/06 TO 06/30/06	3	74.34	89.31	78.03	27.43	114.46	66.20	127.38	N/A	283,166	220,945
07/01/06 TO 09/30/06	5	71.24	81.34	75.27	16.01	108.06	69.16	99.84	N/A	182,500	137,362
10/01/06 TO 12/31/06	1	84.64	84.64	84.64			84.64	84.64	N/A	450,000	380,900
01/01/07 TO 03/31/07	5	77.91	81.01	79.28	14.98	102.19	64.07	97.08	N/A	131,200	104,014
04/01/07 TO 06/30/07	3	93.33	89.62	94.36	13.41	94.98	69.00	106.54	N/A	85,000	80,202
07/01/07 TO 09/30/07	4	72.75	71.13	72.18	6.53	98.55	62.87	76.14	N/A	254,687	183,825
10/01/07 TO 12/31/07	2	72.83	72.83	58.01	38.49	125.55	44.80	100.86	N/A	56,250	32,629
01/01/08 TO 03/31/08	4	83.50	82.22	91.84	17.57	89.52	58.85	103.01	N/A	108,250	99,421
04/01/08 TO 06/30/08	5	74.40	97.56	82.32	37.47	118.51	62.80	167.80	N/A	61,101	50,298
____Study Years____											
07/01/05 TO 06/30/06	13	96.12	107.95	91.30	23.47	118.24	66.20	210.90	83.76 to 127.38	174,448	159,267
07/01/06 TO 06/30/07	14	81.28	83.23	80.42	15.97	103.49	64.07	106.54	69.16 to 97.08	162,392	130,599
07/01/07 TO 06/30/08	15	75.61	83.12	77.54	24.30	107.20	44.80	167.80	62.87 to 100.86	124,650	96,648
____Calendar Yrs____											
01/01/06 TO 12/31/06	12	84.20	89.26	79.34	19.95	112.49	66.20	134.02	70.04 to 99.84	202,916	160,998
01/01/07 TO 12/31/07	14	75.88	78.86	76.45	17.98	103.16	44.80	106.54	64.07 to 97.08	145,875	111,516
____ALL____											
	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
BEAVER CROSSING	3	94.04	102.21	62.09	43.60	164.62	44.80	167.80	N/A	40,333	25,043
BEE	1	74.40	74.40	74.40			74.40	74.40	N/A	35,000	26,040
GARLAND	3	74.20	80.44	77.63	12.15	103.62	70.04	97.08	N/A	64,666	50,201
MILFORD	8	85.96	97.84	92.91	34.66	105.30	62.87	210.90	62.87 to 210.90	58,845	54,674
RURAL	2	88.40	88.40	84.15	11.87	105.05	77.91	98.89	N/A	302,500	254,557
SEWARD	23	84.64	87.34	82.97	18.88	105.26	58.85	127.38	71.24 to 99.84	214,536	178,003
STAPLEHURST	1	134.02	134.02	134.02			134.02	134.02	N/A	23,000	30,824
UTICA	1	90.76	90.76	90.76			90.76	90.76	N/A	28,000	25,412
____ALL____											
	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

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:	42	MEDIAN:	88	COV:	32.74	95% Median C.I.:	74.40 to 96.12	(! : Derived)
TOTAL Sales Price:	6,596,338	WGT. MEAN:	83	STD:	29.74	95% Wgt. Mean C.I.:	78.04 to 88.81	
TOTAL Adj.Sales Price:	6,411,088	MEAN:	91	AVG.ABS.DEV:	20.54	95% Mean C.I.:	81.85 to 99.84	
TOTAL Assessed Value:	5,348,599							
AVG. Adj. Sales Price:	152,644	COD:	23.42	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	127,347	PRD:	108.89	MIN Sales Ratio:	44.80			

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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	40	87.70	90.97	83.35	23.99	109.13	44.80	210.90	74.34 to 96.12	145,152	120,987
3	2	88.40	88.40	84.15	11.87	105.05	77.91	98.89	N/A	302,500	254,557
____ALL____											
	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

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	36	84.20	90.74	82.72	25.71	109.69	44.80	210.90	74.20 to 96.12	150,221	124,270
2	6	96.11	91.48	87.22	11.40	104.89	70.32	108.58	70.32 to 108.58	167,184	145,811
____ALL____											
	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	1	74.40	74.40	74.40			74.40	74.40	N/A	35,000	26,040
30-0001											
55-0148											
55-0161											
76-0002											
76-0044											
76-0068											
80-0005	9	77.91	95.62	85.79	33.99	111.45	62.87	210.90	64.07 to 107.53	99,528	85,390
80-0009	28	88.64	88.68	83.53	18.88	106.16	58.85	134.02	74.20 to 98.89	190,404	159,053
80-0567	4	92.40	99.35	67.48	34.17	147.23	44.80	167.80	N/A	37,250	25,135
NonValid School											
____ALL____											
	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

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:	42	MEDIAN:	88	COV:	32.74	95% Median C.I.:	74.40 to 96.12	(! : Derived)
TOTAL Sales Price:	6,596,338	WGT. MEAN:	83	STD:	29.74	95% Wgt. Mean C.I.:	78.04 to 88.81	
TOTAL Adj.Sales Price:	6,411,088	MEAN:	91	AVG.ABS.DEV:	20.54	95% Mean C.I.:	81.85 to 99.84	
TOTAL Assessed Value:	5,348,599							
AVG. Adj. Sales Price:	152,644	COD:	23.42	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	127,347	PRD:	108.89	MIN Sales Ratio:	44.80			

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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	8	99.37	101.10	86.17	18.29	117.32	69.16	167.80	69.16 to 167.80	115,576	99,592
Prior TO 1860											
1860 TO 1899	1	96.12	96.12	96.12			96.12	96.12	N/A	75,000	72,087
1900 TO 1919	12	81.00	96.41	81.01	37.10	119.01	58.85	210.90	66.20 to 121.51	76,884	62,284
1920 TO 1939	2	74.30	74.30	74.25	0.13	100.06	74.20	74.40	N/A	64,500	47,893
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	6	90.86	94.38	89.11	16.27	105.91	76.24	127.38	76.24 to 127.38	220,000	196,038
1970 TO 1979	5	69.89	71.24	73.27	9.28	97.23	62.87	83.76	N/A	210,550	154,275
1980 TO 1989	3	95.68	88.69	84.79	7.56	104.59	74.34	96.04	N/A	420,240	356,342
1990 TO 1994	2	86.27	86.27	84.19	11.74	102.47	76.14	96.40	N/A	131,950	111,089
1995 TO 1999	1	92.64	92.64	92.64			92.64	92.64	N/A	301,500	279,320
2000 TO Present	2	75.67	75.67	73.56	40.80	102.86	44.80	106.54	N/A	80,500	59,218
ALL	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	167.80	167.80	167.80			167.80	167.80	N/A	5,000	8,390
Total \$											
1 TO 9999	1	167.80	167.80	167.80			167.80	167.80	N/A	5,000	8,390
10000 TO 29999	5	100.86	99.45	98.87	17.20	100.58	64.07	134.02	N/A	23,950	23,679
30000 TO 59999	7	94.04	106.17	110.73	31.88	95.88	69.00	210.90	69.00 to 210.90	36,265	40,156
60000 TO 99999	11	95.68	85.89	85.15	21.64	100.87	44.80	127.38	58.85 to 108.58	76,918	65,499
100000 TO 149999	4	68.26	73.95	72.90	13.79	101.43	62.87	96.40	N/A	116,162	84,686
150000 TO 249999	4	88.55	88.03	88.23	9.13	99.77	76.14	98.89	N/A	164,750	145,363
250000 TO 499999	8	76.76	80.51	80.00	11.77	100.64	69.16	103.01	69.16 to 103.01	358,750	287,007
500000 +	2	85.19	85.19	84.17	12.74	101.21	74.34	96.04	N/A	596,360	501,980
ALL	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

PAD 2009 Preliminary Statistics

Base Stat

PAGE: 4 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	88	COV:	32.74	95% Median C.I.:	74.40 to 96.12	(! : Derived)
TOTAL Sales Price:	6,596,338	WGT. MEAN:	83	STD:	29.74	95% Wgt. Mean C.I.:	78.04 to 88.81	
TOTAL Adj.Sales Price:	6,411,088	MEAN:	91	AVG.ABS.DEV:	20.54	95% Mean C.I.:	81.85 to 99.84	
TOTAL Assessed Value:	5,348,599							
AVG. Adj. Sales Price:	152,644	COD:	23.42	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	127,347	PRD:	108.89	MIN Sales Ratio:	44.80			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	167.80	167.80	167.80			167.80	167.80	N/A	5,000	8,390
Total \$											
1 TO 9999	1	167.80	167.80	167.80			167.80	167.80	N/A	5,000	8,390
10000 TO 29999	7	90.76	85.81	84.76	14.95	101.24	64.07	107.53	64.07 to 107.53	27,392	23,218
30000 TO 59999	8	73.14	83.17	71.94	32.88	115.60	44.80	134.02	44.80 to 134.02	55,562	39,974
60000 TO 99999	11	96.12	101.69	92.80	26.86	109.59	62.87	210.90	66.20 to 127.38	85,747	79,572
100000 TO 149999	4	88.55	87.41	86.41	8.42	101.15	76.14	96.40	N/A	145,975	126,144
150000 TO 249999	3	69.89	79.31	76.05	14.18	104.29	69.16	98.89	N/A	270,000	205,341
250000 TO 499999	7	77.91	82.77	81.01	10.84	102.18	71.24	103.01	71.24 to 103.01	413,142	334,673
500000 +	1	96.04	96.04	96.04			96.04	96.04	N/A	540,720	519,282
ALL											
	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	99.37	101.10	86.17	18.29	117.32	69.16	167.80	69.16 to 167.80	115,576	99,592
10	3	95.68	85.61	90.56	11.50	94.54	64.07	97.08	N/A	43,666	39,544
15	1	44.80	44.80	44.80			44.80	44.80	N/A	86,000	38,530
20	28	77.07	89.36	82.79	24.95	107.94	58.85	210.90	74.20 to 94.04	181,770	150,488
25	1	106.54	106.54	106.54			106.54	106.54	N/A	75,000	79,906
30	1	96.40	96.40	96.40			96.40	96.40	N/A	104,900	101,123
ALL											
	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

PAD 2009 Preliminary Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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NUMBER of Sales:	42	MEDIAN:	88	COV:	32.74	95% Median C.I.:	74.40 to 96.12	(! : Derived)
TOTAL Sales Price:	6,596,338	WGT. MEAN:	83	STD:	29.74	95% Wgt. Mean C.I.:	78.04 to 88.81	
TOTAL Adj.Sales Price:	6,411,088	MEAN:	91	AVG.ABS.DEV:	20.54	95% Mean C.I.:	81.85 to 99.84	
TOTAL Assessed Value:	5,348,599							
AVG. Adj. Sales Price:	152,644	COD:	23.42	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	127,347	PRD:	108.89	MIN Sales Ratio:	44.80			

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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)	8	99.37	101.10	86.17	18.29	117.32	69.16	167.80	69.16 to 167.80	115,576	99,592
325	2	111.53	111.53	112.56	14.21	99.08	95.68	127.38	N/A	72,750	81,891
340	2	152.47	152.47	164.69	38.32	92.58	94.04	210.90	N/A	37,930	62,465
344	4	73.74	75.68	74.41	14.43	101.72	58.85	96.40	N/A	148,350	110,381
350	4	86.97	87.62	87.86	16.29	99.72	69.00	107.53	N/A	253,742	222,949
351	1	134.02	134.02	134.02			134.02	134.02	N/A	23,000	30,824
352	1	92.64	92.64	92.64			92.64	92.64	N/A	301,500	279,320
353	8	72.83	78.87	76.29	15.98	103.38	62.80	106.54	62.80 to 106.54	163,125	124,453
358	1	97.08	97.08	97.08			97.08	97.08	N/A	40,000	38,832
386	1	44.80	44.80	44.80			44.80	44.80	N/A	86,000	38,530
406	5	76.14	85.38	81.78	19.39	104.40	64.07	121.51	N/A	55,600	45,467
419	1	74.34	74.34	74.34			74.34	74.34	N/A	652,000	484,679
442	2	68.54	68.54	67.42	8.27	101.65	62.87	74.20	N/A	116,875	78,802
528	2	93.83	93.83	91.81	9.79	102.20	84.64	103.01	N/A	368,750	338,534
ALL	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

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	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347
04											
ALL	42	87.70	90.84	83.43	23.42	108.89	44.80	210.90	74.40 to 96.12	152,644	127,347

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

Commercial

- 1) Reviewed the sales to see if the 2000 county's comprehensive reappraisal was staying with the current market. The assessor's office has identified a need to re-visit the commercial properties and plans are being made to review and re-appraise for 2009 (see #5 & 6).
- 2) Revalued land in the city of Seward for 2008 and fine tuned for 2009.
- 3) Reviewed Section 42 Housing properties.
- 4) Review and appraise all commercial properties within the city limits of Seward.
- 5) Milford land and Improvements increased by a percentage adjustment to follow the market trends.
- 6) Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2008 and changed according to completion as of January 1, 2009.

2009 Assessment Survey for Seward 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?
	Part of the counties commercial parcels are still on the 1999 pricing but the pricing is trended each year.
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2000 the depreciation schedules were developed using different economic adjustments developed for different locations within the county.
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?
	The cost approach is predominantly used for the valuation of the commercial properties in Seward County. If a parcel is called up in a protest an income approach is developed to support the cost approach.
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The predominant valuation process in this county is to depend on the Cost Approach to Value. The Sales Comparison Approach to value is not developed or used.
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	There are several market areas in addition to the assessor locations and rural.
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	In Seward there is the downtown area and the highway corridors going north, east, west and south and an area is defined out around the interstate interchange. The rest of the towns and villages including Milford and the rural are separate assessor locations.

10.	Is “Market Area/Neighborhood/Assessor Location” a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes, For the most part but Seward would be the exception being divided into many different market area influences.
11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	Yes - With most difference in total value generally related to the land values which are most affected by location around the county.
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 The statutory line does not align with Market Areas established by the county.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
27		10	37

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:	42	MEDIAN:	95	COV:	29.84	95% Median C.I.:	90.76 to 98.49
TOTAL Sales Price:	6,596,338	WGT. MEAN:	91	STD:	28.69	95% Wgt. Mean C.I.:	86.85 to 96.04
TOTAL Adj.Sales Price:	6,411,088	MEAN:	96	AVG.ABS.DEV:	16.07	95% Mean C.I.:	87.47 to 104.82
TOTAL Assessed Value:	5,862,549						
AVG. Adj. Sales Price:	152,644	COD:	16.86	MAX Sales Ratio:	226.23		
AVG. Assessed Value:	139,584	PRD:	105.14	MIN Sales Ratio:	44.80		

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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	6	108.02	127.60	107.66	25.62	118.52	98.89	226.23	98.89 to 226.23	148,971	160,381
10/01/05 TO 12/31/05	1	92.64	92.64	92.64			92.64	92.64	N/A	301,500	279,320
01/01/06 TO 03/31/06	3	97.53	108.53	100.83	13.66	107.64	94.04	134.02	N/A	74,333	74,948
04/01/06 TO 06/30/06	3	94.34	95.63	94.64	2.11	101.05	93.30	99.26	N/A	283,166	267,990
07/01/06 TO 09/30/06	5	96.24	88.81	86.86	14.43	102.25	69.16	108.78	N/A	182,500	158,510
10/01/06 TO 12/31/06	1	85.40	85.40	85.40			85.40	85.40	N/A	450,000	384,287
01/01/07 TO 03/31/07	5	77.91	82.86	80.06	16.04	103.50	66.64	102.37	N/A	131,200	105,041
04/01/07 TO 06/30/07	3	93.33	88.33	92.33	8.44	95.67	74.02	97.64	N/A	85,000	78,479
07/01/07 TO 09/30/07	4	89.20	85.35	88.66	10.20	96.26	66.07	96.91	N/A	254,687	225,815
10/01/07 TO 12/31/07	2	71.65	71.65	57.45	37.47	124.71	44.80	98.49	N/A	56,250	32,315
01/01/08 TO 03/31/08	4	93.49	92.13	97.10	6.47	94.88	81.40	100.14	N/A	108,250	105,106
04/01/08 TO 06/30/08	5	90.49	101.08	87.17	26.02	115.96	74.20	167.80	N/A	61,101	53,264
____Study Years____											
07/01/05 TO 06/30/06	13	99.26	113.13	100.11	17.82	113.00	92.64	226.23	94.04 to 124.24	174,448	174,648
07/01/06 TO 06/30/07	14	89.37	86.34	85.22	14.53	101.31	66.64	108.78	70.04 to 99.84	162,392	138,391
07/01/07 TO 06/30/08	15	90.76	90.57	88.49	17.06	102.35	44.80	167.80	74.40 to 98.49	124,650	110,309
____Calendar Yrs____											
01/01/06 TO 12/31/06	12	95.29	95.16	90.58	11.32	105.06	69.16	134.02	85.40 to 99.84	202,916	183,804
01/01/07 TO 12/31/07	14	89.20	83.14	84.64	15.34	98.23	44.80	102.37	66.64 to 97.64	145,875	123,466
____ALL____											
	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
BEAVER CROSSING	3	94.04	102.21	62.09	43.60	164.62	44.80	167.80	N/A	40,333	25,043
BEE	1	74.40	74.40	74.40			74.40	74.40	N/A	35,000	26,040
GARLAND	3	74.20	80.44	77.63	12.15	103.62	70.04	97.08	N/A	64,666	50,201
MILFORD	8	91.89	105.11	100.28	36.00	104.81	66.07	226.23	66.07 to 226.23	58,845	59,012
RURAL	2	88.40	88.40	84.15	11.87	105.05	77.91	98.89	N/A	302,500	254,557
SEWARD	23	96.24	94.49	92.68	6.77	101.95	69.16	124.24	92.64 to 98.53	214,536	198,840
STAPLEHURST	1	134.02	134.02	134.02			134.02	134.02	N/A	23,000	30,824
UTICA	1	90.76	90.76	90.76			90.76	90.76	N/A	28,000	25,412
____ALL____											
	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

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:	42	MEDIAN:	95	COV:	29.84	95% Median C.I.:	90.76 to 98.49
TOTAL Sales Price:	6,596,338	WGT. MEAN:	91	STD:	28.69	95% Wgt. Mean C.I.:	86.85 to 96.04
TOTAL Adj.Sales Price:	6,411,088	MEAN:	96	AVG.ABS.DEV:	16.07	95% Mean C.I.:	87.47 to 104.82
TOTAL Assessed Value:	5,862,549						
AVG. Adj. Sales Price:	152,644	COD:	16.86	MAX Sales Ratio:	226.23		
AVG. Assessed Value:	139,584	PRD:	105.14	MIN Sales Ratio:	44.80		

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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	40	95.28	96.53	92.20	17.16	104.69	44.80	226.23	90.76 to 98.49	145,152	133,835
3	2	88.40	88.40	84.15	11.87	105.05	77.91	98.89	N/A	302,500	254,557
____ALL____											
	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

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	37	94.34	96.68	91.33	18.21	105.85	44.80	226.23	90.49 to 97.64	157,648	143,986
2	5	98.53	92.18	92.55	7.12	99.60	70.32	99.84	N/A	115,621	107,011
____ALL____											
	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	1	74.40	74.40	74.40			74.40	74.40	N/A	35,000	26,040
30-0001											
55-0148											
55-0161											
76-0002											
76-0044											
76-0068											
80-0005	9	81.40	102.09	89.67	36.59	113.85	66.07	226.23	66.64 to 115.35	99,528	89,246
80-0009	28	96.57	94.55	92.52	8.85	102.19	69.16	134.02	92.64 to 98.53	190,404	176,169
80-0567	4	92.40	99.35	67.48	34.17	147.23	44.80	167.80	N/A	37,250	25,135
NonValid School											
____ALL____											
	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

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:	42	MEDIAN:	95	COV:	29.84	95% Median C.I.:	90.76 to 98.49
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AVG. Assessed Value:	139,584	PRD:	105.14	MIN Sales Ratio:	44.80		

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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	8	98.51	99.55	85.16	16.97	116.89	69.16	167.80	69.16 to 167.80	115,576	98,426
Prior TO 1860											
1860 TO 1899	1	100.69	100.69	100.69			100.69	100.69	N/A	75,000	75,519
1900 TO 1919	12	95.13	108.75	101.46	24.50	107.18	70.04	226.23	90.49 to 124.24	76,884	78,009
1920 TO 1939	2	74.30	74.30	74.25	0.13	100.06	74.20	74.40	N/A	64,500	47,893
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	6	91.24	90.20	87.24	9.46	103.39	77.91	100.14	77.91 to 100.14	220,000	191,934
1970 TO 1979	5	86.42	82.71	89.11	14.29	92.82	66.07	97.53	N/A	210,550	187,631
1980 TO 1989	3	100.20	98.97	97.29	2.67	101.73	94.34	102.37	N/A	420,240	408,838
1990 TO 1994	2	100.38	100.38	98.66	8.37	101.75	91.98	108.78	N/A	131,950	130,179
1995 TO 1999	1	92.64	92.64	92.64			92.64	92.64	N/A	301,500	279,320
2000 TO Present	2	71.22	71.22	69.42	37.10	102.60	44.80	97.64	N/A	80,500	55,881
ALL	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	167.80	167.80	167.80			167.80	167.80	N/A	5,000	8,390
Total \$											
1 TO 9999	1	167.80	167.80	167.80			167.80	167.80	N/A	5,000	8,390
10000 TO 29999	5	98.49	101.05	100.10	18.68	100.95	66.64	134.02	N/A	23,950	23,973
30000 TO 59999	7	94.04	110.20	115.26	33.08	95.61	74.02	226.23	74.02 to 226.23	36,265	41,798
60000 TO 99999	11	97.64	88.55	87.91	11.63	100.73	44.80	102.37	70.04 to 100.69	76,918	67,617
100000 TO 149999	4	81.81	84.62	83.66	20.07	101.14	66.07	108.78	N/A	116,162	97,183
150000 TO 249999	4	95.43	95.43	95.61	2.91	99.82	91.98	98.89	N/A	164,750	157,513
250000 TO 499999	8	89.53	88.10	87.88	9.36	100.25	69.16	100.14	69.16 to 100.14	358,750	315,276
500000 +	2	97.27	97.27	97.00	3.01	100.28	94.34	100.20	N/A	596,360	578,452
ALL	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

PAD 2009 R&O Statistics

Base Stat

PAGE: 4 of 5

Type: Qualified

State Stat Run

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

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AVG. Assessed Value:	139,584	PRD:	105.14	MIN Sales Ratio:	44.80		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	167.80	167.80	167.80			167.80	167.80	N/A	5,000	8,390
Total \$											
1 TO 9999	1	167.80	167.80	167.80			167.80	167.80	N/A	5,000	8,390
10000 TO 29999	7	90.76	87.67	86.31	14.61	101.58	66.64	115.35	66.64 to 115.35	27,392	23,643
30000 TO 59999	6	89.24	91.93	79.35	29.71	115.85	44.80	134.02	44.80 to 134.02	47,000	37,294
60000 TO 99999	11	97.64	90.51	87.87	9.63	103.00	66.07	102.37	70.32 to 100.69	85,441	75,081
100000 TO 149999	5	93.33	122.72	106.26	32.09	115.49	91.98	226.23	N/A	115,952	123,213
150000 TO 249999	3	97.53	88.53	84.46	10.16	104.81	69.16	98.89	N/A	221,666	187,225
250000 TO 499999	7	92.64	90.81	90.19	6.72	100.69	77.91	100.14	77.91 to 100.14	365,000	329,192
500000 +	2	97.27	97.27	97.00	3.01	100.28	94.34	100.20	N/A	596,360	578,452
ALL											
	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	98.51	99.55	85.16	16.97	116.89	69.16	167.80	69.16 to 167.80	115,576	98,426
10	3	97.08	88.70	94.48	12.27	93.88	66.64	102.37	N/A	43,666	41,256
15	1	44.80	44.80	44.80			44.80	44.80	N/A	86,000	38,530
20	28	93.67	97.30	92.85	16.26	104.80	66.07	226.23	86.42 to 97.53	181,770	168,767
25	1	97.64	97.64	97.64			97.64	97.64	N/A	75,000	73,232
30	1	108.78	108.78	108.78			108.78	108.78	N/A	104,900	114,114
ALL											
	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

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:	42	MEDIAN:	95	COV:	29.84	95% Median C.I.:	90.76 to 98.49
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TOTAL Assessed Value:	5,862,549						
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AVG. Assessed Value:	139,584	PRD:	105.14	MIN Sales Ratio:	44.80		

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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)	8	98.51	99.55	85.16	16.97	116.89	69.16	167.80	69.16 to 167.80	115,576	98,426
325	2	100.82	100.82	100.71	1.54	100.10	99.26	102.37	N/A	72,750	73,266
340	2	160.14	160.14	173.95	41.27	92.06	94.04	226.23	N/A	37,930	65,979
344	4	96.22	95.66	97.45	7.12	98.16	81.40	108.78	N/A	148,350	144,571
350	4	89.06	91.87	90.38	17.86	101.65	74.02	115.35	N/A	253,742	229,336
351	1	134.02	134.02	134.02			134.02	134.02	N/A	23,000	30,824
352	1	92.64	92.64	92.64			92.64	92.64	N/A	301,500	279,320
353	8	95.10	91.63	92.73	6.90	98.81	70.04	100.69	70.04 to 100.69	163,125	151,267
358	1	97.08	97.08	97.08			97.08	97.08	N/A	40,000	38,832
386	1	44.80	44.80	44.80			44.80	44.80	N/A	86,000	38,530
406	5	90.76	89.60	91.38	16.57	98.06	66.64	124.24	N/A	55,600	50,804
419	1	94.34	94.34	94.34			94.34	94.34	N/A	652,000	615,086
442	2	70.13	70.13	69.34	5.80	101.15	66.07	74.20	N/A	116,875	81,041
528	2	92.77	92.77	91.14	7.94	101.79	85.40	100.14	N/A	368,750	336,088
ALL	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

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	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584
04											
ALL	42	95.28	96.15	91.44	16.86	105.14	44.80	226.23	90.76 to 98.49	152,644	139,584

2009 Correlation Section
for Seward County

Commerical Real Property

I. Correlation

COMMERCIAL: The actions taken by the assessor are supported by the statistics. This county has met the criteria to achieve an acceptable level of assessment for this class of property. The median is most representative of the overall level of value for this class of property. But the assessor has recognized the need to re-appraise the commercial properties and has begun the process of analysis for the re-appraisal for next year by re-appraising and applying the new values to the land for the commercial properties in Seward and Milford and was fine tuned for 2009. There also was a review of the Seward and Milford commercial properties and the Milford improvements were increased by a percentage to bring this sub-class up to standard.

**2009 Correlation Section
for Seward 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	85	42	49.41
2008	75	42	56.00
2007	79	45	56.96
2006	73	39	53.42
2005	78	48	61.54

COMMERCIAL: The sales qualification and utilization for this property class is a combined effort between the County and the Department. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

2009 Correlation Section
for Seward 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 Seward County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	88	4.24	92	95
2008	85.15	3.59	88	92.11
2007	92	0.72	93	94
2006	94	2.68	97	98
2005	98	3.02	101	98

COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two values are similar and do support each other. Especially considering that both measures are both within the range.

2009 Correlation Section
for Seward 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 Seward 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)
12.82	2009	4.24
30.54	2008	3.59
5.73	2007	0.72
-16.94	2006	2.68
0.00	2005	3.02

COMMERCIAL: The percent change for this class of property indicates a significant change. This is not a significant issue because there is a reasonable explanation for not showing a closer relationship. It is a combination of land values that were significantly increased mainly through a re-appraisal of the commercial land in and around the towns of Seward and Milford which made up the majority of both the parcel counts and the sales counts. Values in the down town areas, on the average, doubled. And also there was significantly more of an impact on the sales file than on the overall commercial base because of a few records in an instance where the city annexed farm ground into the city with commercial zoning and a few records where the land value increased significantly in one commercial subdivision. The information identified through sales of land tended to create a significant increase in the sales file without a corresponding increase in the assessment base.

2009 Correlation Section
for Seward 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 Seward County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95	91	96

COMMERCIAL: The median will be the best indication of level of value for this county for this property type. As demonstrated by the above table there is a spread between the median and the weighted mean. The median level of value is within the acceptable range but the low weighted mean is also reflected in a high PRD and indicates that the higher valued properties (on the average) may be under assessed or the lower valued properties may be over assessed. The appraiser for the county has analyzed the market for this class of property and has made plans for appraisal action. The initial appraisal action implemented this year was to fine tune the re-appraisal of the land values in Seward and Milford and a percentage increase to the improvements in the town of Milford.

**2009 Correlation Section
for Seward 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	16.86	105.14
Difference	0.00	2.14

COMMERCIAL: The coefficient of dispersion is within the prescribed range as a qualitative measure but the price-related is outside the range. The price-related differential is 2 points outside of the prescribed range, as another indicator that follows the weighted mean that is also out of line and was discussed in the narrative in Table V.

**2009 Correlation Section
for Seward 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	42	42	0
Median	88	95	7
Wgt. Mean	83	91	8
Mean	91	96	5
COD	23.42	16.86	-6.56
PRD	108.89	105.14	-3.75
Minimum	44.80	44.80	0.00
Maximum	210.90	226.23	15.33

COMMERCIAL: The above statistics support the actions of the assessor for this class of property for this assessment year and reflect from the assessment actions taken by the assessor and appraisal staff to improve the level of value and quality of assessment to this class of property.

**Agricultural or
Special Valuation Reports**

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

Agricultural

- 1) Verified land use changes using GIS mapping program, FSA records and maps along with contact with property owners and physical inspections. The assessor's office has completed such changes and recounted acres. All sixteen precincts completed for GIS land use layer. The deputy assessor has predominantly been working on the soil conversion and has completed the market areas 2 and 3 which are valued using the same special value table. The balance of the counties soil conversion (market area 1) to be completed by January 1, 2010. The recounting the acres using the GIS programming and aligning the acres with the 2007 flight FSA as the base map that help identify and verify land use. Before any property owner requested changes are made to land use it is required that the owner provide verification and alignment with NRD records. Both the GIS measured acres and the deeded acres are being identified with the deeded acres carrying the most weight for the parcel acre counts, until an actual survey is completed to justify making any adjustments to the deeded acres.
- 2) Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary.
- 3) Verified the existing market areas still follow the market trends as set last year.
- 4) Revalued agricultural land as follows: revalued all irrigated land, all the grassland all the dryland in all three Market Areas with the exception of the dryland in Market Area 1 where only one LCG was changed.
- 5) One of the major changes is where were several tree cover classifications have been combined into one class which is GRT1 to combine all tree cover acres under one classification and all valued the same.
- 6) The sales were also reviewed predominantly for verification of arms length transactions.
- 7) As described in statement number 1 above, one the major projects for the county assessor's office this last year was the conversion of the soil survey from an alpha naming convention to a numeric naming convention for the soil types. The deputy assessor has been the predominant employee working a significant amount of her time on this project.

2009 Assessment Survey for Seward County

Agricultural Appraisal Information

1.	Data collection done by:
	Deputy Assessor
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Deputy Assessor
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?
	To the best of the county assessor's office knowledge as long as the parcel is being used predominant and primary agricultural use. Physical inspections are used to verify and document a parcels predominant use.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	If the income approach was used, what Capitalization Rate was used?
	N/A
7.	What is the date of the soil survey currently used?
	1974
8.	What date was the last countywide land use study completed?
	The land use is an ongoing process with an emphasis last year and this year due to the soil conversion and verification.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Land use is a continuous project with a part of the county being completed each year. Many changes have been made in using the GIS maps as a base and also the NRD is requiring operators to match records with the assessor's office. When other than part of the above mentioned rotation process is not used a physical inspection maybe completed.

b.	By whom?
	County office staff and Deputy Assessor.
c.	What proportion is complete / implemented at this time?
	Market areas 2 and 3 are completed and other acre changes are made if documentation is presented by the owner.
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	3
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	There are two market areas that are defined by the topography and accessibility to well water for irrigation. Market Area 1 which has access to well water for irrigation and Market Area 3 has the more hilly topography and limited irrigation potential. Market Area 2 is also defined by the topography (which also has limited irrigation potential) and the proximity to the development (non agricultural market influence) from Lancaster County.
11.	In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?
	Yes or No
	No
a.	If yes, list.
	N/A
12.	In your opinion, what is the level of value of these groupings?
	N/A
13.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Yes Part of the county, the market has demonstrated a need for special value.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
205	1500	64	1769

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7063

Type: Qualified

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

NUMBER of Sales:	54	MEDIAN:	71	COV:	21.88	95% Median C.I.:	64.07 to 73.98	
(AgLand) TOTAL Sales Price:	17,233,046	WGT. MEAN:	67	STD:	15.45	95% Wgt. Mean C.I.:	63.39 to 70.72	(!/: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,967,139	MEAN:	71	AVG.ABS.DEV:	10.82	95% Mean C.I.:	66.49 to 74.73	
(AgLand) TOTAL Assessed Value:	11,377,247							
AVG. Adj. Sales Price:	314,206	COD:	15.20	MAX Sales Ratio:	133.12			
AVG. Assessed Value:	210,689	PRD:	105.30	MIN Sales Ratio:	42.19			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
<u>Qrtrs</u>												
07/01/05 TO 09/30/05	2	65.99	65.99	73.65	17.44	89.59	54.48	77.49	N/A		300,000	220,962
10/01/05 TO 12/31/05	3	71.73	88.66	70.56	33.45	125.65	61.13	133.12	N/A		286,400	202,080
01/01/06 TO 03/31/06	7	74.94	74.01	75.50	10.04	98.03	59.90	85.21	59.90 to 85.21		393,020	296,737
04/01/06 TO 06/30/06	4	71.93	71.55	70.37	7.68	101.67	60.41	81.92	N/A		269,502	189,651
07/01/06 TO 09/30/06	2	78.88	78.88	68.36	26.05	115.39	58.33	99.42	N/A		384,250	262,662
10/01/06 TO 12/31/06	6	72.05	73.27	72.06	4.80	101.69	66.97	82.68	66.97 to 82.68		299,416	215,750
01/01/07 TO 03/31/07	5	75.20	79.38	75.22	14.75	105.53	59.14	110.82	N/A		262,600	197,540
04/01/07 TO 06/30/07	1	54.74	54.74	54.74			54.74	54.74	N/A		96,000	52,552
07/01/07 TO 09/30/07	1	74.94	74.94	74.94			74.94	74.94	N/A		128,000	95,927
10/01/07 TO 12/31/07	11	59.39	61.09	57.61	16.36	106.04	42.19	96.49	51.36 to 76.68		404,405	232,989
01/01/08 TO 03/31/08	9	68.05	67.52	66.47	6.48	101.58	60.10	79.13	60.91 to 72.10		246,479	163,833
04/01/08 TO 06/30/08	3	76.50	69.02	54.94	14.35	125.63	48.81	81.74	N/A		303,333	166,642
<u>Study Years</u>												
07/01/05 TO 06/30/06	16	71.97	75.14	73.44	15.02	102.31	54.48	133.12	61.13 to 81.92		330,522	242,745
07/01/06 TO 06/30/07	14	73.33	74.93	71.97	13.67	104.11	54.74	110.82	59.14 to 82.68		283,857	204,291
07/01/07 TO 06/30/08	24	63.97	65.07	60.13	15.39	108.21	42.19	96.49	59.39 to 72.10		321,032	193,051
<u>Calendar Yrs</u>												
01/01/06 TO 12/31/06	19	72.22	73.77	72.81	10.15	101.32	58.33	99.42	66.97 to 81.92		336,534	245,031
01/01/07 TO 12/31/07	18	59.82	66.59	61.80	21.09	107.75	42.19	110.82	53.88 to 75.20		332,525	205,503
<u>ALL</u>												
	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98		314,206	210,689

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7063

Type: Qualified

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

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AVG. Assessed Value:	210,689	PRD:	105.30	MIN Sales Ratio:	42.19			

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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.			
3233	5	71.26	83.37	72.15	21.22	115.55	66.94	133.12	N/A		390,660	281,864
3235	9	75.20	75.09	72.31	12.98	103.83	42.19	110.82	70.31 to 79.13		217,205	157,069
3237	2	67.56	67.56	67.69	9.51	99.81	61.13	73.98	N/A		333,200	225,531
3287	2	63.58	63.58	68.40	14.31	92.96	54.48	72.68	N/A		212,500	145,340
3289	6	60.51	60.27	60.08	4.99	100.31	51.77	67.95	51.77 to 67.95		239,733	144,043
3291	9	60.41	66.70	61.24	19.40	108.93	51.36	96.49	53.65 to 78.11		433,605	265,521
3457	2	74.88	74.88	74.88	0.08	100.00	74.82	74.94	N/A		229,698	172,003
3459	1	82.68	82.68	82.68			82.68	82.68	N/A		248,000	205,038
3461	4	69.60	69.55	68.19	4.96	101.99	64.07	74.94	N/A		191,895	130,859
3511	3	81.92	80.32	79.83	16.19	100.61	59.62	99.42	N/A		180,833	144,361
3513	3	54.74	61.76	51.71	20.05	119.43	48.81	81.74	N/A		292,000	151,007
3515	8	69.35	69.90	69.64	12.28	100.36	59.14	85.21	59.14 to 85.21		466,658	325,002
ALL												
	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98		314,206	210,689

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	42	71.16	70.94	66.77	15.62	106.24	48.81	133.12	60.91 to 74.82		340,633	227,454
3	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20		221,709	152,014
ALL												
	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98		314,206	210,689

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
2	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98		314,206	210,689
ALL												
	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98		314,206	210,689

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7063

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	11,377,247							
AVG. Adj. Sales Price:	314,206	COD:	15.20	MAX Sales Ratio:	133.12			
AVG. Assessed Value:	210,689	PRD:	105.30	MIN Sales Ratio:	42.19			

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SCHOOL DISTRICT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
12-0056											
12-0502	2	67.56	67.56	67.69	9.51	99.81	61.13	73.98	N/A	333,200	225,531
30-0001											
55-0148											
55-0161											
76-0002											
76-0044											
76-0068	6	65.88	68.25	67.77	18.61	100.71	48.81	85.21	48.81 to 85.21	440,466	298,513
80-0005	5	81.74	78.16	77.56	13.11	100.78	59.62	99.42	N/A	151,916	117,824
80-0009	20	71.35	70.28	68.93	12.72	101.96	42.19	110.82	61.01 to 75.20	224,037	154,429
80-0567	21	68.05	70.09	64.83	17.42	108.11	51.36	133.12	58.33 to 74.94	400,838	259,876
NonValid School											
ALL											
	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98	314,206	210,689

ACRES IN SALE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
10.01 TO 30.00	3	81.74	98.00	95.38	22.02	102.75	79.13	133.12	N/A	47,512	45,315
30.01 TO 50.00	5	72.22	66.33	64.95	13.00	102.12	51.77	76.68	N/A	131,437	85,373
50.01 TO 100.00	22	69.22	70.10	68.68	15.25	102.06	42.19	110.82	60.10 to 74.94	202,412	139,024
100.01 TO 180.00	21	71.26	68.29	65.76	12.84	103.85	48.81	99.42	59.14 to 73.98	460,184	302,618
180.01 TO 330.00	3	66.97	70.32	68.32	12.55	102.93	59.39	84.60	N/A	683,488	466,967
ALL											
	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98	314,206	210,689

MAJORITY LAND USE > 95%										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY	10	77.04	79.48	78.99	10.73	100.62	67.95	99.42	68.12 to 96.49	154,161	121,767
DRY-N/A	11	61.01	62.85	62.21	11.83	101.03	42.19	77.77	54.48 to 76.68	223,577	139,082
GRASS-N/A	1	54.74	54.74	54.74			54.74	54.74	N/A	96,000	52,552
IRRGTD	9	74.94	79.12	68.82	25.55	114.96	48.81	133.12	51.77 to 110.82	295,801	203,582
IRRGTD-N/A	23	70.31	67.83	66.07	10.56	102.65	51.36	85.21	60.10 to 72.22	443,824	293,255
ALL											
	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98	314,206	210,689

PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7063

Type: Qualified

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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	13	73.98	73.67	70.72	14.93	104.17	42.19	99.42	61.13 to 81.92	178,924	126,534
DRY-N/A	8	62.54	66.05	65.83	11.81	100.33	54.48	77.77	54.48 to 77.77	209,368	137,829
GRASS-N/A	1	54.74	54.74	54.74			54.74	54.74	N/A	96,000	52,552
IRRGTD	27	70.31	70.80	66.13	17.61	107.06	48.81	133.12	59.90 to 74.94	420,925	278,366
IRRGTD-N/A	5	72.22	72.09	70.50	2.80	102.26	66.97	76.50	N/A	301,037	212,240
ALL	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98	314,206	210,689

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	20	72.53	71.30	69.01	14.37	103.32	42.19	99.42	61.13 to 77.77	192,548	132,877
DRY-N/A	1	60.02	60.02	60.02			60.02	60.02	N/A	150,000	90,035
GRASS	1	54.74	54.74	54.74			54.74	54.74	N/A	96,000	52,552
IRRGTD	31	71.26	70.97	66.51	15.72	106.70	48.81	133.12	60.41 to 74.82	405,489	269,703
IRRGTD-N/A	1	72.10	72.10	72.10			72.10	72.10	N/A	300,000	216,306
ALL	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98	314,206	210,689

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	106.13	106.13	105.29	25.44	100.79	79.13	133.12	N/A	41,269	43,452
60000 TO 99999	2	68.24	68.24	65.12	19.78	104.79	54.74	81.74	N/A	78,000	50,796
100000 TO 149999	6	75.72	75.22	76.44	10.57	98.40	54.48	96.49	54.48 to 96.49	122,364	93,539
150000 TO 249999	15	71.41	74.22	74.10	15.20	100.16	51.77	110.82	61.01 to 81.92	186,385	138,119
250000 TO 499999	17	66.94	66.31	67.06	10.95	98.88	42.19	85.21	60.10 to 72.68	335,822	225,213
500000 +	12	63.18	64.36	63.12	16.02	101.97	48.81	84.60	53.65 to 77.49	624,136	393,924
ALL	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98	314,206	210,689

PAD 2009 R&O Agricultural Statistics

Base Stat

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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 \$											
30000 TO 59999	5	79.13	80.64	71.77	26.70	112.36	54.48	133.12	N/A	67,707	48,595
60000 TO 99999	5	74.94	72.07	71.48	5.59	100.83	60.02	76.68	N/A	127,837	91,377
100000 TO 149999	10	68.04	67.79	65.43	16.58	103.61	42.19	96.49	51.77 to 81.92	177,952	116,434
150000 TO 249999	17	71.41	72.36	70.23	13.73	103.02	59.14	110.82	60.41 to 75.20	271,555	190,718
250000 TO 499999	16	69.66	67.63	65.98	13.10	102.50	48.81	85.21	53.88 to 77.49	543,935	358,873
500000 +	1	59.39	59.39	59.39			59.39	59.39	N/A	890,464	528,842
ALL	54	71.16	70.61	67.05	15.20	105.30	42.19	133.12	64.07 to 73.98	314,206	210,689

PAD 2009 Special Value Statistics

Base Stat

PAGE:1 of 3

Query: 7063

Type: Qualified

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

NUMBER of Sales:	12	MEDIAN:	70	COV:	20.16	95% Median C.I.:	61.13 to 75.20	
(AgLand) TOTAL Sales Price:	2,660,518	WGT. MEAN:	69	STD:	14.00	95% Wgt. Mean C.I.:	59.89 to 77.24	(!/: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,660,518	MEAN:	69	AVG.ABS.DEV:	9.78	95% Mean C.I.:	60.55 to 78.33	
(AgLand) TOTAL Assessed Value:	1,824,176							
AVG. Adj. Sales Price:	221,709	COD:	13.90	MAX Sales Ratio:	99.42			
AVG. Assessed Value:	152,014	PRD:	101.28	MIN Sales Ratio:	42.19			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/05 TO 09/30/05	1	54.48	54.48	54.48			54.48	54.48	N/A	100,000	54,481
10/01/05 TO 12/31/05	1	61.13	61.13	61.13			61.13	61.13	N/A	326,400	199,518
01/01/06 TO 03/31/06	1	64.07	64.07	64.07			64.07	64.07	N/A	320,000	205,018
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	99.42	99.42	99.42			99.42	99.42	N/A	187,500	186,417
10/01/06 TO 12/31/06	1	72.68	72.68	72.68			72.68	72.68	N/A	325,000	236,199
01/01/07 TO 03/31/07	2	74.59	74.59	74.57	0.82	100.03	73.98	75.20	N/A	326,000	243,088
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07	1	74.94	74.94	74.94			74.94	74.94	N/A	128,000	95,927
10/01/07 TO 12/31/07	1	42.19	42.19	42.19			42.19	42.19	N/A	260,000	109,704
01/01/08 TO 03/31/08	3	68.12	71.73	69.34	5.47	103.46	67.95	79.13	N/A	120,539	83,578
04/01/08 TO 06/30/08											
____Study Years____											
07/01/05 TO 06/30/06	3	61.13	59.89	61.50	5.23	97.39	54.48	64.07	N/A	248,800	153,005
07/01/06 TO 06/30/07	4	74.59	80.32	78.04	9.37	102.92	72.68	99.42	N/A	291,125	227,198
07/01/07 TO 06/30/08	5	68.12	66.47	60.88	12.90	109.18	42.19	79.13	N/A	149,923	91,273
____Calendar Yrs____											
01/01/06 TO 12/31/06	3	72.68	78.72	75.39	16.21	104.42	64.07	99.42	N/A	277,500	209,211
01/01/07 TO 12/31/07	4	74.46	66.58	66.52	11.41	100.09	42.19	75.20	N/A	260,000	172,952
____ALL____											
	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
3235	3	75.20	65.51	61.51	16.37	106.50	42.19	79.13	N/A	204,846	125,998
3237	2	67.56	67.56	67.69	9.51	99.81	61.13	73.98	N/A	333,200	225,531
3287	2	63.58	63.58	68.40	14.31	92.96	54.48	72.68	N/A	212,500	145,340
3289	1	67.95	67.95	67.95			67.95	67.95	N/A	162,000	110,080
3461	3	68.12	69.04	67.42	5.32	102.41	64.07	74.94	N/A	201,693	135,980
3511	1	99.42	99.42	99.42			99.42	99.42	N/A	187,500	186,417
____ALL____											
	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
3	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014
____ALL____											
	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

PAD 2009 Special Value Statistics

Base Stat

Query: 7063

Type: Qualified

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

NUMBER of Sales:	12	MEDIAN:	70	COV:	20.16	95% Median C.I.:	61.13 to 75.20
(AgLand) TOTAL Sales Price:	2,660,518	WGT. MEAN:	69	STD:	14.00	95% Wgt. Mean C.I.:	59.89 to 77.24
(AgLand) TOTAL Adj.Sales Price:	2,660,518	MEAN:	69	AVG.ABS.DEV:	9.78	95% Mean C.I.:	60.55 to 78.33
(AgLand) TOTAL Assessed Value:	1,824,176						
AVG. Adj. Sales Price:	221,709	COD:	13.90	MAX Sales Ratio:	99.42		
AVG. Assessed Value:	152,014	PRD:	101.28	MIN Sales Ratio:	42.19		

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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
2	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014
ALL											
	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	2	67.56	67.56	67.69	9.51	99.81	61.13	73.98	N/A	333,200	225,531
30-0001											
55-0148											
55-0161											
76-0002											
76-0044											
76-0068											
80-0005	2	83.77	83.77	85.15	18.68	98.38	68.12	99.42	N/A	172,290	146,706
80-0009	8	70.32	66.33	65.45	13.02	101.34	42.19	79.13	42.19 to 79.13	206,192	134,962
80-0567											
NonValid School											
ALL											
	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	79.13	79.13	79.13			79.13	79.13	N/A	42,538	33,659
30.01 TO 50.00	1	54.48	54.48	54.48			54.48	54.48	N/A	100,000	54,481
50.01 TO 100.00	4	68.04	63.30	59.78	12.10	105.88	42.19	74.94	N/A	176,770	105,676
100.01 TO 180.00	6	73.33	74.41	72.52	11.53	102.61	61.13	99.42	61.13 to 99.42	301,816	218,888
ALL											
	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

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	6	74.46	77.26	77.14	9.72	100.15	67.95	99.42	67.95 to 99.42	169,519	130,770
DRY-N/A	5	61.13	59.41	60.93	13.94	97.51	42.19	75.20	N/A	263,680	160,670
IRRGTD-N/A	1	72.68	72.68	72.68			72.68	72.68	N/A	325,000	236,199
ALL											
	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

PAD 2009 Special Value Statistics

Base Stat

Query: 7063

Type: Qualified

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

NUMBER of Sales:	12	MEDIAN:	70	COV:	20.16	95% Median C.I.:	61.13 to 75.20	
(AgLand) TOTAL Sales Price:	2,660,518	WGT. MEAN:	69	STD:	14.00	95% Wgt. Mean C.I.:	59.89 to 77.24	(!/: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,660,518	MEAN:	69	AVG.ABS.DEV:	9.78	95% Mean C.I.:	60.55 to 78.33	
(AgLand) TOTAL Assessed Value:	1,824,176							
AVG. Adj. Sales Price:	221,709	COD:	13.90	MAX Sales Ratio:	99.42			
AVG. Assessed Value:	152,014	PRD:	101.28	MIN Sales Ratio:	42.19			

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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	8	71.05	70.86	68.22	15.50	103.87	42.19	99.42	42.19 to 99.42	200,439	136,730
DRY-N/A	3	64.07	64.58	67.50	10.78	95.67	54.48	75.20	N/A	244,000	164,710
IRRGTD-N/A	1	72.68	72.68	72.68			72.68	72.68	N/A	325,000	236,199
ALL	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

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	11	68.12	69.15	67.99	15.06	101.70	42.19	99.42	54.48 to 79.13	212,319	144,361
IRRGTD	1	72.68	72.68	72.68			72.68	72.68	N/A	325,000	236,199
ALL	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	1	79.13	79.13	79.13			79.13	79.13	N/A	42,538	33,659
100000 TO 149999	2	64.71	64.71	65.97	15.81	98.09	54.48	74.94	N/A	114,000	75,204
150000 TO 249999	3	68.12	78.50	79.65	15.40	98.55	67.95	99.42	N/A	168,860	134,497
250000 TO 499999	6	68.38	64.88	65.66	13.28	98.81	42.19	75.20	42.19 to 75.20	313,900	206,102
ALL	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

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 \$											
30000 TO 59999	2	66.80	66.80	61.84	18.45	108.04	54.48	79.13	N/A	71,269	44,070
60000 TO 99999	1	74.94	74.94	74.94			74.94	74.94	N/A	128,000	95,927
100000 TO 149999	3	67.95	59.42	56.43	12.72	105.30	42.19	68.12	N/A	193,026	108,926
150000 TO 249999	5	72.68	74.50	72.19	13.60	103.21	61.13	99.42	N/A	294,180	212,357
250000 TO 499999	1	73.98	73.98	73.98			73.98	73.98	N/A	340,000	251,544
ALL	12	70.40	69.44	68.56	13.90	101.28	42.19	99.42	61.13 to 75.20	221,709	152,014

METHODOLOGY REPORT OF SPECIAL VALUATION PROCEDURES

SEWARD COUNTY – 2009

Special valuation methodology:

As done in the past, the agricultural values are set according to the agricultural sales that are determined to be arms length by the assessor and by the Nebraska Department of Property Assessment and Taxation. A market study is done based on the attached spreadsheet. Each sale is listed and contains the number of acres in each land capability group. New values per acre are substituted for last year's values to calculate new assessed values and ratios. New statistical measurements including the mean, median and aggregate mean, coefficient of dispersion, price-related differential and the absolute standard deviation are calculated. The final step is the reconciliation of value. It is the process in which the estimates of value are evaluated and the applicability of the indicated values is weighed. This is a reconciliation of the facts, trends and observations developed in the analysis and a review of the conclusions and the validity and reliability of those conclusions. The market study to arrive at the special value was analyzed using only the uninfluenced sales from the market area 3, which was created in 2002. Area 3 does not have the aquifer lying under it. Area 3 has a slight change in boundaries for 2008, adding 1 $\frac{3}{4}$ sections from Area 1. Market Area 3 is most like market Area 2, which has special valuation. The new assessed value (ag/special value) for each land capability group is then applied to all agricultural parcels in area 2.

Exhibit attached:

Spreadsheet of the sales in Market Area 3, the uninfluenced area, establishing the special valuations for Market Area 2.

2009 Market Area 3

Bk/Pg	Area	Class	2100 1A1-3	2100 1A-3	2000 2A1-3	1800 2A-3	1700 3A1-3	1600 3A-3	1400 4A1-3	900 4A-3	1900 1D1-3	1850 1D-3	1550 2D1-3	1500 2D-3	1475 3D1-3	1200 3D-3	1200 4D1-3	800 4D
133-116	3	DRY									7.77	13.64	2.15		15.32		32.85	0.95
130-290	3	DRY										6.06			12.88		16.13	0.02
130-571	3	DRY									76.25		0.73		23.2		9.62	
130-705	3	DRY									45.29	20.1	7.49		22.9		6.29	7.29
133-039	3	DRY										26.15			17.49		28.09	
133-197	3	DRY									5	25.74	0.42		15.29		21.19	
131-744	3	IRR	1.08	28.9	41.3		8.1		9.35	0.17	19.03	5.16	2.44					8.31
131-758	3	DRY									46.93	6.3	77.59		19.64		0.93	2.03
132-008	3	DRY									65.3	31.04	0.98		8.8		12.04	2.56
132-508	3	DRY										11.65	5	0.42	33.13		13.26	
133-523	3	DRY										18.2						
131-284	3	DRY									14.35	39.7	10.28		14.65		38.34	0.06
		ACRES	1.08	28.90	41.30	0.00	8.10	0.00	9.35	0.17	279.92	203.74	107.08	0.42	183.30	0.00	178.74	21.22

2009 Market Area 3

725	260	1610	675	1580	650	1350	650	600	200	550	900	1325	550	775	500	550	180	280	400
1G1	1G1T2	1G1C-3	1G	1GC	2G1	2G1C-3	2G	3G1	3G1T2	3G	3GC-3	GRASS	4G1	4G1C-3	4G	4GC-1	4G1T2	4GT1	Trees
0.4			0.05		0.5			0.33					2.54						
													1.74		7.08				
0.38								1.12					2.27		2.06				2.15
3.14		1.82		0.75	1.19	4.83		0.1					10.58			0.2			
			0.39					0.16					2.06						
0.16			0.08																
																			17.83
			0.7					4.23					8.77		21.58				
					0.1		1.19	0.49											
													0.3						
					0.03			0.06					1.06						
4.08	0.00	1.82	1.22	0.75	1.82	4.83	1.19	6.49	0.00	0.00	0.00	0.00	29.32	0.00	30.72	0.20	0.00	0.00	19.98

2009 Market Area 3

100 Shbt/Wst	Road RR	Total Acres	SUB	SUB	VALUATION	Sale Price	Ratio	ABS		Sale Date
2.5	1	80	106,953	1,647	108,600	260,000	41.77%	0.2839	Dry .92	12/6/2007
		43.91	49,581	4,497	54,078	100,000	54.08%	0.1609	Dry .79	8/25/2005
0.59	1.48	119.85	192,718	3,198	195,916	326,400	60.02%	0.1014	Dry .92	12/15/2005
12.93	1.48	146.38	195,749	7,222	202,971	320,000	63.43%	0.0674	Dry .75	2/15/2006
	0.66	75	108,243	1,133	109,376	162,000	67.52%	0.0265	Dry .96	1/2/2008
3.16	0.36	71.4	105,921	316	106,237	157,080	67.63%	0.0253	Dry .95	3/18/2008
4.24	3.38	149.29	228,704	7,556	236,260	325,000	72.70%	0.0253	Irr .6	11/20/2006
2.58	4	160	252,796	258	253,054	340,000	74.43%	0.0426	Dry .98	1/2/2007
	4	160	215,500	15,614	231,113	312,000	74.07%	0.0391	Dry .77	1/22/2007
	5.28	70.52	95,844	0	95,844	128,000	74.88%	0.0471	Dry .97	7/10/2007
	1.5	20	33,670	165	33,835	42,538	79.54%	0.0938	Dry .98	3/27/2008
3.05	3.42	125	184,364	888	185,252	187,500	98.80%	0.2864	Dry .96	7/24/2006
29.05	26.56	1221.35	1,770,041	42,493	1,812,534	2,660,518		0.1		
								COD	14.25	

MEDIAN	70.16%
AGGRE	68.13%
MEAN	69.07%
PRD	101.39%

2009 CORRELATION SECTION

For Seward County

AGRICULTURAL OR SPECIAL VALUATION

I. Correlation

- A. Agricultural Land: The actions of the assessor are supported by the statistics. Seward County has met the criteria to achieve quality of assessment and an acceptable level of assessment. The qualified Agricultural Unimproved report containing 54 sales with a Median of 71 is within the acceptable range for the level of value. The qualitative statistic for the coefficient of dispersion is within the acceptable range, but the qualitative statistic for the price related deferential is somewhat high. Yet taking this into consideration of the agricultural properties not being a homogeneous grouping of properties will contribute to a greater inconsistency with the quality statistics.

For the determination of the level of value and the quality of assessment for the unimproved agricultural value (assessed value) is from an analysis of the non-influenced market areas in Seward County, which includes the market areas 1 and 3.

At this time it needs to be mentioned that the county has contributed a significant amount of resources in programming, time and staff towards the soil conversion from alpha to numeric soil identification format. The staff is also using this opportunity to use the digitized soils maps brought into their GIS to aid in this process and also to review and verify the land use on the rural parcels at the same time.

- B. Special Valuation: The actions of the assessor are supported by the statistical analysis. Seward County has met the criteria to achieve quality of assessment and an acceptable level of assessment. The qualified Agricultural Unimproved report for Market Area 3 is the analysis that is used to help determine the level of value for the special values (assessed value) which is identified as Market Area 2 in Seward County. This analysis of the 12 sales indicates the Level of Value at 70 which is within the acceptable range. The qualitative statistics are acceptable for this small sale sample. The qualitative statistics of the price related deferential is above the range with the coefficient of dispersion is within the acceptable range.

Again the analysis for the determination for the level of value and quality of assessment for the unimproved agricultural value (special value) for market area 2 is from the analysis of the non-influenced market areas in Seward County, which consists of the market area 3.

Total Real Property
Sum Lines 17, 25, & 30

Records : 10,119

Value : 1,460,735,385

Growth 18,924,063

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	415	4,686,303	126	2,516,646	192	4,945,141	733	12,148,090	
02. Res Improve Land	3,824	58,809,592	336	10,283,414	1,016	38,292,493	5,176	107,385,499	
03. Res Improvements	3,909	344,838,967	344	45,758,045	1,073	138,937,855	5,326	529,534,867	
04. Res Total	4,324	408,334,862	470	58,558,105	1,265	182,175,489	6,059	649,068,456	13,568,824
% of Res Total	71.36	62.91	7.76	9.02	20.88	28.07	59.88	44.43	71.70
05. Com UnImp Land	69	1,713,837	4	112,411	34	822,981	107	2,649,229	
06. Com Improve Land	436	14,162,582	18	405,406	42	4,442,951	496	19,010,939	
07. Com Improvements	465	65,927,085	25	5,629,683	67	20,347,501	557	91,904,269	
08. Com Total	534	81,803,504	29	6,147,500	101	25,613,433	664	113,564,437	2,001,347
% of Com Total	80.42	72.03	4.37	5.41	15.21	22.55	6.56	7.77	10.58
09. Ind UnImp Land	5	51,431	0	0	0	0	5	51,431	
10. Ind Improve Land	6	1,640,440	1	122,250	0	0	7	1,762,690	
11. Ind Improvements	6	12,445,692	1	2,946,948	0	0	7	15,392,640	
12. Ind Total	11	14,137,563	1	3,069,198	0	0	12	17,206,761	181,726
% of Ind Total	91.67	82.16	8.33	17.84	0.00	0.00	0.12	1.18	0.96
13. Rec UnImp Land	0	0	2	66,429	10	152,500	12	218,929	
14. Rec Improve Land	0	0	2	80,401	3	49,055	5	129,456	
15. Rec Improvements	1	1,384	3	180,190	94	730,475	98	912,049	
16. Rec Total	1	1,384	5	327,020	104	932,030	110	1,260,434	0
% of Rec Total	0.91	0.11	4.55	25.95	94.55	73.95	1.09	0.09	0.00
Res & Rec Total	4,325	408,336,246	475	58,885,125	1,369	183,107,519	6,169	650,328,890	13,568,824
% of Res & Rec Total	70.11	62.79	7.70	9.05	22.19	28.16	60.96	44.52	71.70
Com & Ind Total	545	95,941,067	30	9,216,698	101	25,613,433	676	130,771,198	2,183,073
% of Com & Ind Total	80.62	73.37	4.44	7.05	14.94	19.59	6.68	8.95	11.54
17. Taxable Total	4,870	504,277,313	505	68,101,823	1,470	208,720,952	6,845	781,100,088	15,751,897
% of Taxable Total	71.15	64.56	7.38	8.72	21.48	26.72	67.65	53.47	83.24

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	376	64	116	556

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	7	646,318	226	36,016,492	1,825	312,368,293	2,058	349,031,103
28. Ag-Improved Land	0	0	117	23,981,662	978	208,571,308	1,095	232,552,970
29. Ag Improvements	0	0	123	11,858,023	1,093	86,193,201	1,216	98,051,224
30. Ag Total							3,274	679,635,297

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	36,000	
32. HomeSite Improv Land	0	0.00	0	81	83.00	1,494,000	
33. HomeSite Improvements	0	0.00	0	80	79.00	8,991,849	
34. HomeSite Total							
35. FarmSite UnImp Land	5	135.57	259,922	13	37.03	15,862	
36. FarmSite Improv Land	0	0.00	0	39	133.17	254,870	
37. FarmSite Improvements	0	0.00	0	120	0.00	2,866,174	
38. FarmSite Total							
39. Road & Ditches	0	0.77	0	0	573.97	0	
40. Other- Non Ag Use	0	0.00	0	0	88.89	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	8	8.00	144,000	10	10.00	180,000	
32. HomeSite Improv Land	668	673.00	12,050,000	749	756.00	13,544,000	
33. HomeSite Improvements	642	639.00	65,358,456	722	718.00	74,350,305	3,172,166
34. HomeSite Total				732	766.00	88,074,305	
35. FarmSite UnImp Land	89	328.92	233,813	107	501.52	509,597	
36. FarmSite Improv Land	357	564.64	981,589	396	697.81	1,236,459	
37. FarmSite Improvements	1,068	0.00	20,834,745	1,188	0.00	23,700,919	0
38. FarmSite Total				1,295	1,199.33	25,446,975	
39. Road & Ditches	0	6,046.49	0	0	6,621.23	0	
40. Other- Non Ag Use	0	221.10	0	0	309.99	0	
41. Total Section VI				2,027	8,896.55	113,521,280	3,172,166

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	343.02	329,142
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	12	1,194.55	1,077,875	15	1,537.57	1,407,017

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	92	9,355.35	11,699,390
44. Recapture Value N/A	0	0.00	0	92	9,355.35	15,787,297
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	794	83,178.20	91,342,297	886	92,533.55	103,041,687
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	38,732.58	31.01%	105,545,909	35.00%	2,724.99
46. 1A	32,491.25	26.01%	87,725,475	29.09%	2,699.97
47. 2A1	1,586.96	1.27%	4,046,781	1.34%	2,550.02
48. 2A	10,619.79	8.50%	27,076,991	8.98%	2,549.67
49. 3A1	13,798.09	11.05%	31,045,863	10.30%	2,250.01
50. 3A	13,707.06	10.97%	26,728,891	8.86%	1,950.01
51. 4A1	9,530.48	7.63%	13,819,354	4.58%	1,450.02
52. 4A	4,456.04	3.57%	5,570,147	1.85%	1,250.02
53. Total	124,922.25	100.00%	301,559,411	100.00%	2,413.98
Dry					
54. 1D1	9,849.25	21.01%	21,668,350	25.54%	2,200.00
55. 1D	12,703.50	27.10%	26,676,750	31.44%	2,099.95
56. 2D1	1,019.44	2.17%	1,936,936	2.28%	1,900.00
57. 2D	3,255.71	6.94%	6,185,849	7.29%	1,900.00
58. 3D1	7,521.37	16.04%	13,162,572	15.51%	1,750.02
59. 3D	3,117.52	6.65%	4,364,528	5.14%	1,400.00
60. 4D1	7,392.41	15.77%	9,240,690	10.89%	1,250.02
61. 4D	2,024.67	4.32%	1,619,736	1.91%	800.00
62. Total	46,883.87	100.00%	84,855,411	100.00%	1,809.91
Grass					
63. 1G1	661.64	0.00%	504,649	6.03%	762.72
64. 1G	887.31	6.15%	691,933	8.27%	779.81
65. 2G1	953.41	6.61%	657,349	7.86%	689.47
66. 2G	579.43	4.02%	365,162	4.36%	630.21
67. 3G1	1,722.86	11.94%	1,119,708	13.38%	649.91
68. 3G	603.05	4.18%	278,943	3.33%	462.55
69. 4G1	3,041.52	21.08%	1,761,537	21.05%	579.16
70. 4G	5,978.55	41.44%	2,988,801	35.72%	499.92
71. Total	14,427.77	100.00%	8,368,082	100.00%	580.00
Irrigated Total	124,922.25	65.73%	301,559,411	76.22%	2,413.98
Dry Total	46,883.87	24.67%	84,855,411	21.45%	1,809.91
Grass Total	14,427.77	7.59%	8,368,082	2.12%	580.00
Waste	1,788.87	0.94%	178,887	0.05%	100.00
Other	2,039.93	1.07%	671,003	0.17%	328.93
Exempt	96.32	0.05%	0	0.00%	0.00
Market Area Total	190,062.69	100.00%	395,632,794	100.00%	2,081.59

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	479.52	30.54%	1,006,992	33.53%	2,100.00
46. 1A	296.94	18.91%	623,574	20.76%	2,100.00
47. 2A1	395.10	25.16%	790,200	26.31%	2,000.00
48. 2A	2.28	0.15%	4,104	0.14%	1,800.00
49. 3A1	171.08	10.90%	290,836	9.68%	1,700.00
50. 3A	56.69	3.61%	90,704	3.02%	1,600.00
51. 4A1	90.33	5.75%	126,462	4.21%	1,400.00
52. 4A	78.19	4.98%	70,371	2.34%	900.00
53. Total	1,570.13	100.00%	3,003,243	100.00%	1,912.74
Dry					
54. 1D1	4,156.54	10.53%	8,105,332	13.79%	1,950.02
55. 1D	7,401.96	18.74%	13,696,713	23.30%	1,850.42
56. 2D1	6,379.80	16.16%	9,573,852	16.28%	1,500.65
57. 2D	747.83	1.89%	1,121,745	1.91%	1,500.00
58. 3D1	6,407.12	16.23%	9,457,929	16.09%	1,476.16
59. 3D	5,285.48	13.38%	6,503,336	11.06%	1,230.42
60. 4D1	7,128.48	18.05%	8,745,257	14.88%	1,226.81
61. 4D	1,981.18	5.02%	1,585,606	2.70%	800.33
62. Total	39,488.39	100.00%	58,789,770	100.00%	1,488.79
Grass					
63. 1G1	290.40	0.00%	293,174	1.14%	1,009.55
64. 1G	1,107.80	2.90%	1,127,787	4.40%	1,018.04
65. 2G1	4,515.17	11.80%	4,069,460	15.89%	901.29
66. 2G	728.93	1.91%	626,778	2.45%	859.86
67. 3G1	4,999.81	13.07%	3,664,625	14.31%	732.95
68. 3G	6,173.75	16.14%	4,340,565	16.95%	703.07
69. 4G1	9,788.43	25.59%	6,052,580	23.63%	618.34
70. 4G	10,650.78	27.84%	5,435,898	21.22%	510.38
71. Total	38,255.07	100.00%	25,610,867	100.00%	669.48
Irrigated Total	1,570.13	1.87%	3,003,243	3.39%	1,912.74
Dry Total	39,488.39	47.14%	58,789,770	66.37%	1,488.79
Grass Total	38,255.07	45.67%	25,610,867	28.91%	669.48
Waste	1,552.17	1.85%	155,217	0.18%	100.00
Other	2,894.29	3.46%	1,016,425	1.15%	351.18
Exempt	58.70	0.07%	0	0.00%	0.00
Market Area Total	83,760.05	100.00%	88,575,522	100.00%	1,057.49

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,208.93	36.96%	4,638,753	39.73%	2,100.00
46. 1A	1,219.18	20.40%	2,560,278	21.93%	2,100.00
47. 2A1	1,088.44	18.21%	2,176,880	18.64%	2,000.00
48. 2A	169.36	2.83%	304,848	2.61%	1,800.00
49. 3A1	856.70	14.34%	1,456,390	12.47%	1,700.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	299.47	5.01%	419,258	3.59%	1,400.00
52. 4A	133.94	2.24%	120,546	1.03%	900.00
53. Total	5,976.02	100.00%	11,676,953	100.00%	1,953.97
Dry					
54. 1D1	9,300.49	23.04%	18,136,053	27.94%	1,950.01
55. 1D	9,421.15	23.34%	17,429,295	26.85%	1,850.02
56. 2D1	4,471.99	11.08%	6,707,985	10.34%	1,500.00
57. 2D	366.02	0.91%	549,030	0.85%	1,500.00
58. 3D1	7,753.71	19.21%	11,436,804	17.62%	1,475.01
59. 3D	158.22	0.39%	193,824	0.30%	1,225.03
60. 4D1	7,838.03	19.41%	9,601,668	14.79%	1,225.01
61. 4D	1,062.20	2.63%	849,760	1.31%	800.00
62. Total	40,371.81	100.00%	64,904,419	100.00%	1,607.67
Grass					
63. 1G1	379.75	0.00%	331,020	6.69%	871.68
64. 1G	572.86	7.41%	509,660	10.30%	889.68
65. 2G1	1,059.61	13.70%	774,459	15.66%	730.89
66. 2G	204.84	2.65%	154,512	3.12%	754.31
67. 3G1	1,014.20	13.11%	680,607	13.76%	671.08
68. 3G	179.71	2.32%	124,690	2.52%	693.84
69. 4G1	1,831.38	23.68%	1,121,054	22.67%	612.14
70. 4G	2,492.86	32.23%	1,250,119	25.27%	501.48
71. Total	7,735.21	100.00%	4,946,121	100.00%	639.43
Summary					
Irrigated Total	5,976.02	10.63%	11,676,953	14.26%	1,953.97
Dry Total	40,371.81	71.79%	64,904,419	79.24%	1,607.67
Grass Total	7,735.21	13.75%	4,946,121	6.04%	639.43
Waste	1,407.84	2.50%	140,784	0.17%	100.00
Other	748.72	1.33%	237,424	0.29%	317.11
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	56,239.60	100.00%	81,905,701	100.00%	1,456.37

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	11,566.86	27,172,749	120,901.54	289,066,858	132,468.40	316,239,607
77. Dry Land	230.82	375,219	16,588.02	27,303,765	109,925.23	180,870,616	126,744.07	208,549,600
78. Grass	15.47	9,184	5,686.27	3,467,459	54,716.31	35,448,427	60,418.05	38,925,070
79. Waste	10.00	1,000	703.43	70,343	4,035.45	403,545	4,748.88	474,888
80. Other	5.38	993	578.66	183,106	5,098.90	1,740,753	5,682.94	1,924,852
81. Exempt	0.00	0	5.02	0	150.00	0	155.02	0
82. Total	261.67	386,396	35,123.24	58,197,422	294,677.43	507,530,199	330,062.34	566,114,017

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	132,468.40	40.13%	316,239,607	55.86%	2,387.28
Dry Land	126,744.07	38.40%	208,549,600	36.84%	1,645.44
Grass	60,418.05	18.31%	38,925,070	6.88%	644.26
Waste	4,748.88	1.44%	474,888	0.08%	100.00
Other	5,682.94	1.72%	1,924,852	0.34%	338.71
Exempt	155.02	0.05%	0	0.00%	0.00
Total	330,062.34	100.00%	566,114,017	100.00%	1,715.17

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

80 Seward

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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	630,628,159	649,068,456	18,440,297	2.92%	13,568,824	0.77%
02. Recreational	1,305,988	1,260,434	-45,554	-3.49%	0	-3.49%
03. Ag-Homesite Land, Ag-Res Dwelling	84,877,387	88,074,305	3,196,918	3.77%	3,172,166	0.03%
04. Total Residential (sum lines 1-3)	716,811,534	738,403,195	21,591,661	3.01%	16,740,990	0.68%
05. Commercial	106,330,035	113,564,437	7,234,402	6.80%	2,001,347	4.92%
06. Industrial	17,027,046	17,206,761	179,715	1.06%	181,726	-0.01%
07. Ag-Farmsite Land, Outbuildings	23,385,274	25,446,975	2,061,701	8.82%	0	8.82%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	146,742,355	156,218,173	9,475,818	6.46%	2,183,073	4.97%
10. Total Non-Agland Real Property	863,553,889	894,621,368	31,067,479	3.60%	18,924,063	1.41%
11. Irrigated	294,511,920	316,239,607	21,727,687	7.38%		
12. Dryland	194,653,054	208,549,600	13,896,546	7.14%		
13. Grassland	34,988,984	38,925,070	3,936,086	11.25%		
14. Wasteland	462,231	474,888	12,657	2.74%		
15. Other Agland	29,339	1,924,852	1,895,513	6,460.73%		
16. Total Agricultural Land	524,645,528	566,114,017	41,468,489	7.90%		
17. Total Value of all Real Property (Locally Assessed)	1,388,199,417	1,460,735,385	72,535,968	5.23%	18,924,063	3.86%

**Seward County
2008 Plan of Assessment
For years 2009, 2010 & 2011**

Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned to 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 county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division 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 or real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Assessment Statistics for 2008:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	95%	8.73	101.53
Commercial	92%	19.93	107.33
Agricultural Land			
Unimproved	74%	16.06	103.82
Special Value	71%	16.64	104.09
Recapture Value	70%	19.94	103.43

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) The average absolute deviation divided by the median

PRD: (Price Related Differential) The mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Office Staff and Budget Information

Seward County Assessor's Office currently employs 2 full time personnel, 1 temporary part time person and a part time contract Appraiser besides the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division. Staff salaries are included in the office's budget presented to the County Board each year.

Goals

The main goal for the Seward County Assessor's Office is doing the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements with the resources available.

Procedures Manual

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor is filed in the office.

Responsibilities:

Record Maintenance

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel.

The office maintains a cadastral map system. The current cadastral maps were done in May 1966. They have been kept up to date with name changes, separations and new subdivisions. Seward County has implemented a GIS system. The office staff has completed identifying each parcel and attaching the parcel identification number used in the Terra Scan CAMA system. A land use layer is nearing completion. A flood plane layer has been added. Other layers will be developed in the future.

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

Prepare annually and file the following Administrative Reports

- County Abstract of Assessment for Real Property and Personal Property
- Assessor Survey
- Certification of Values to Political Subdivision
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update w/Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report

Homestead Exemptions - Homestead Exemption applications are accepted in the office from February 1st through June 30. They are verified that the applicant is owner/occupant. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue by August 1 for income verification. The State returns a roster in October of approved (with a percentage) and disapproved for final processing.

Personal Property - All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before August 1st a 10 percent penalty is applied and on August 1st and after a 25 percent penalty is applied. Every year for two weeks in February and April advertisements are published in the local newspapers and a weekly news supplement for non-subscribers. Out of county filers receive the actual schedule in the mail to review, correct and return. All in county filers receive a mailer reminding it is time to file their personal property. This office documents at least 4-6 reminders to those who need to file personal property.

Permissive Exemptions - Administer annual filings of applications for new or continued exempt use or continued exempt use. Review and make recommendations to the county board.

Taxable Government Owned Property - Annual review of government owned property not used public purpose, send notices of intent to tax, etc.

Centrally Assessed Properties - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections - Prepare tax list correction documents for the county board's approval.

County Board of Equalization - Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals - Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

TERC Statewide Equalization - Attend the hearings if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education - Attend meetings, workshops and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

Real Property: A four-year comprehensive countywide reappraisal of all classes of real property was started for assessment year 1997 and completed for assessment year 2000. The county contracted with an appraisal company for this project. The reappraisal consisted of visiting every property, re-measuring, new photographs of the main structure and interior inspections of homes where permitted. New property record cards were made. The following is a list of what properties were complete in each year.

- 1997 - Residential properties in the towns of Seward and Milford
- 1998 - Residential properties in the towns of Beaver Crossing, Bee, Garland, Goehner, Pleasant Dale, Staplehurst, Tamora, Utica and all the acreages
- 1999 - All improvements on properties classified as farm (residences and outbuildings)
- 2000 - All commercial and industrial properties in the county.

An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.

For assessment year 2001 the following was reappraised: Bee and Milford residential.

For assessment year 2002, the following was reappraised:

- Seward residential land and changed some boundaries on some neighborhoods and added some new ones.
- Reappraised the residential properties in the towns of Cordova, Pleasant Dale, and Staplehurst including new lot values.
- Re-priced acreage land in the county. Also, Range 4 houses received a 5% increase and Range 3 received 3% increase.
- Approximately 550 building and development permits were picked up along with approximately 70 recounts of agricultural land due to use changes or requests.
- Ag Land: Established a 3rd Market Area and expanded Market Area 2 by 8 sections.
Market Area 1 is an area defined as such as it lies over an aquifer. It will recognize the possibility of irrigation.
Market Area 2 is an area defined as Range 4 (six miles wide adjacent to Lancaster County). It was expanded for 2002 by 8 sections, 2 miles closer to Seward and 2 miles on either side of Highway 34. Area 2 is a special valuation area.
Market Area 3 is an area defined as such as it does not lie over an aquifer. The probability of irrigation will likely be limited to ponds and rivers. The ag values established in this area set the special valuations in Areas.

For the assessment year 2003, the following changes were made:

Residential:

- Reappraisal of the towns of Garland, Goehner and land in Beaver Crossing
- Range 3 & 4 acreages – increase in land values & Range 3 acreage houses – increased 3%
- Countywide increased improved site by an additional 2000 valuation
- Reviewed new subdivisions in Seward, recalculated discount cash flow and re-priced some to reflect current market trends
- Completed pickup work – 376 parcels including building permits on new construction

Commercial:

- Reviewed and analyzed sales to see if the comprehensive 2000 reappraisal was staying with the current market
- Revalued land in the towns of Garland, Goehner and Beaver Crossing
- Reviewed neighborhoods in Seward and re-neighborhooded 2 areas
- Completed pickup work – 34 parcels including building permits on new construction

Ag Land:

- Reviewed and analyzed sales to verify Market Areas follow the market trends
- Changed irrigated values in Market Area 1
- Verified land use changes using FSA records and maps. Also verified using contact with property owners and inspection of the property
- Reclassified wetlands into it's own class and valuation
- Started to reclassify CRP into it's own class and valuation
- Completed pickup work on ag improvements and building permits (rural homes and out buildings) – 64

For the assessment year 2004, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the towns of Bee, Utica and improvements only in Beaver Crossing.
- Reappraisal of the acreages in Range 4
- Reappraisal of the platted rural subdivisions in Range 4
- Reviewed new subdivisions in Seward, recalculated discount cash flow and priced some to reflect current market trends
- Completed pickup work and building permits on new construction
- Completed inspections on rural sites, both farms and acreages in the north half of the county (8 precincts) except about two-thirds of A Precinct due to running out of time. Inspected and updated properties for new construction, changes in construction including condition and removal or buildings.

Commercial:

- Reviewed sales to see if the 2000 county's comprehensive reappraisal was staying with the current market.
- Completed pickup work and building permits on new construction.

Agricultural Land:

- Reviewed sales and verified Market Areas still follow the market trends
- Verified land use changes using FSA records and maps, form 13AG (Nebraska Sales and Use Tax Exemption Certificate) along with contact with property owners. Completed such changes and recounted acres on 110 properties.
- Reviewed and made changes for the properties enrolled in CRP as needed.
- Revalued agricultural land as needed to comply with the required level of value.
- Revalued the market (recapture) value as needed to comply with the required level of value.

For assessment year 2005, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the towns of Seward and Milford
- Reappraisal of the acreages in Range 3 (Precincts B, G, J and O)
- Completed pickup work and building permits on new construction
- Completed inspections on rural sites, both farms and acreages in the south half of the county. Picked up unreported improvements.
- Increased by five percent (5%) the houses on properties classified as farms in the east half of the county.

Commercial:

- Reviewed sales
- Completed pickup work

Agricultural land:

- Reviewed sales
- Verified land use changes, completed changes.
- Reviewed and accounted for the properties in CRP.
- Verified Market Areas still follow the market trends.
- Revalued agricultural land as needed to comply with the required level of value.
- Started to create the land use layer in the GIS program.

For assessment year 2006, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the acreages in the west half of the county. (Completes a 3 year process of county-wide acreage reappraisal)
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2005 and changed according to completion as of January 1, 2006
- Increased by five percent (5%) the houses on properties classified as farms in the west half of the county
- Appraisal update on residential properties in the towns of Garland, Goehner, Grover and Pleasant Dale
- Reviewed and recalculated cash flow discounts on new subdivisions that were discounted and re-classified some neighborhoods in Seward as the market analysis indicated.

Commercial:

- Reviewed the sales
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2005 and changed according to completion as of January 1, 2006
- Reviewed and revalued tower sites on improvements on leased land (IOLL)
- Revalued land in Garland, Goehner, Grover and Pleasant Dale
- Reappraisal of the apartment buildings in Seward, Milford and Pleasant Dale

Agricultural Land:

- Reviewed the sales

- Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes.
- Verified the existing market areas still follow the market trends
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry cropland LCG values in the Market Area 1. Changed 1D1, 1D and 3D1 in Market Area 3
- Analyzed and changed market/recapture values in all the LCG's in the special valuation Market Area 2

For assessment year 2007, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the villages of Garland, Pleasant Dale and Staplehurst
- Reanalyzed neighborhoods in Milford and changed 5 of them
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2006 and changed according to completion as of January 1, 2007.
- Reappraisal of the houses and buildings on properties classified as farms in Range 4
- Changed farm home sites county wide from 12,000 to 15,000 for the first acre.
- Reviewed and recalculated cash flow discounts on new subdivisions that were discounted.
- Picked up improvements at Horseshoe Bend Lake in 15-10-3

Commercial:

- Reviewed sales
- Completed pickup work and building permits on new construction. Reviewed parcels that was a partial valuation for 2006 and changed according to completion as of January 1, 2007.
- Re-Neighborhooded and repriced land at the Seward and I80 Interchange.

Agricultural land:

- Reviewed sales
- Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical inspections. Completed changes and recounted acres. Fifteen out of sixteen precincts completed for GIS land use layer.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes.
- Verified the existing market areas still follow the market trends.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry cropland LCG values in Market Area 1. Changed various irrigated LCG values in Market Areas 2 & 3.
- Analyzed and changed market/recapture values in the special valuation Market Area 2.

For assessment year 2008, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the improvements in the city of Milford
- Reanalyzed neighborhoods in Milford and changed some subdivision lot values
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2007 and changed according to completion as of January 1, 2008.
- Reappraisal of the houses and buildings on properties classified as farms in Range 3. New aerial photos were taken in May 2008 for the project and GPS'd into the GIS system and attached to the parcel in the TerraScan camera system.
- Changed farm homesites and rural residential homesites county wide from 15,000 and 17,000 respectively to 18,000 for the first acre.
- Reviewed and recalculated cash flow discounts on new subdivisions that were discounted.
- Reviewed land values in rural residential subdivisions and revalued Westford Downs Subdivision.
- Reviewed and revalued lots in several Seward subdivisions.
- Reviewed, inspected and disqualified special valuation on parcels not primarily used for agricultural and horticultural Purposes. Sent disqualification notices and held County Board of Equalization hearings for appeals.

Commercial:

- Reviewed sales
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2007 and changed according to completion as of January 1, 2008.
- Revalued land in the city of Seward
- Revalued land in Seward on properties classified as apartments.
- Reviewed Section 42 Housing properties and revalued.

Agricultural Land:

- Reviewed sales
- Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical Inspections. Completed such changes and recounted acres. All sixteen precincts completed for GIS land use layer.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made necessary changes.
- Verified the existing market areas still follow the market trends. Made a slight change in moving properties in 3 Sections from Market Area 1 to Market Area 3.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and

dry land crop and grassland LCG values in Market Areas 1 and 3. Changed special valuation and market (recapture) values in Market Area 2.

- Changes building site acre from 1,750 to 1,800.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The office utilizes the Terra Scan administrative and CAMA system using the Marshall Swift costs. We download digital camera photos into the system. Eight by ten color aerial photos were taken during 2000 and 2001. The aerial photos were scanned into the computer and attached to the property record card.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.

RCN (replacement cost new). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

The real estate transfer statements, form 521, are processed on a continual basis.

The assessment plans for year 2009 are as follows:

Residential:

- ◆ Reappraisal of the houses and buildings classified as farms in Range 4.
- ◆ Review and analyze sales. Prioritize other areas that need adjustments. Possible percentage adjustments as budget restraints, personnel limitations and time factors allow keeping values within acceptable range of value.
- ◆ Review and analyze and recalculate newer subdivisions in Seward that already have land values set using discount cash flow. Set values in new subdivisions using a discount cash flow.
- ◆ Complete pickup work, including building permits on new construction.

Commercial:

- ◆ Complete pickup work and building permits on new construction.
- ◆ Review and analyze the sales.
- ◆ Reappraise the improvements in Seward.

Ag Land:

- ◆ Review and analyze sales for market trends
- ◆ Review and analyze the 3 market areas
- ◆ Revalue land as needed to comply with the required level of value
- ◆ Continue to monitor land use changes, using GIS, FSA records, maps, owner information and inspection of properties
- ◆ Implement new soil conversion. Complete Market Areas 2 & 3 with a recount of acres on all parcels

GIS:

- ◆ Continue with digital land use identification and further building of a GIS system for Seward County

The assessment plans for year 2010 are as follows:

Residential:

- Review and analyze sales. Prioritize areas that need appraisal review.
- Complete pickup work, including building permits on new construction.
- Revalue houses and buildings classified as farms in Range 1

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review
- Complete pickup work, including building permits on new construction

Agricultural Land:

- Review and analyze sales and analyze market areas
- Review and keep current on CRP and other farm programs
- Monitor and keep current with land use changes
- Finish the soil conversion and complete Market Area 1 with a recount of acres on all parcels

GIS:

- Continue with building of the GIS system adding additional layers.

The assessment plans for year 2011 are as follows:

Residential:

- Prioritize areas that need review and analyze sales
- Complete pickup work, including building permits on new construction

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal and review
- Complete pickup work, including building permits on new construction

Agricultural Land:

- Review and analyze sales and market areas
- Review and keep current with CRP and other farm programs
- Monitor and keep current with land use changes

GIS:

- Continue with building the GIS system adding additional layers

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Date

Marilyn Hladky
Seward County Assessor

2009 Assessment Survey for Seward 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
	2
4.	Other part-time employees
	1 Temporary part-time
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	230,450
7.	Part of the budget that is dedicated to the computer system
	24,000 Including GIS, Network Maintenance and GIS Workshop
8.	Adopted budget, or granted budget if different from above
	228,450
9.	Amount of the total budget set aside for appraisal work
	39,100
10.	Amount of the total budget set aside for education/workshops
	1,400
11.	Appraisal/Reappraisal budget, if not part of the total budget
	0
12.	Other miscellaneous funds
	2,000 into a sinking fund for the purchase of a personal property program

13.	Total budget
	228,450
a.	Was any of last year's budget not used:
	700

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan
2.	CAMA software
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes The cadastral maps were purchased in 1966 and are still maintained by the County Assessor's office. The county is moving to GIS maps are in the process of replacing the cadastral maps at this time.
4.	Who maintains the Cadastral Maps?
	Assessment Staff
5.	Does the county have GIS software?
	Yes - The county is moving to using GIS maps with GIS Workshop. And also the county is moving to GIS and maintains maps and index in GIS and in Terra Scan.
6.	Who maintains the GIS software and maps?
	GIS Workshop maintains the programming and the maps are maintained by the county assessor office staff.
7.	Personal Property software:
	TerraScan

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?
	Beaver Crossing, Bee, Garland, Goehner, Milford, Pleasant Dale, Seward*, Utica *County Seat
4.	When was zoning implemented?
	1973 And the comprehensive plan was updated in 1995. The county board conducted a total review of the comprehensive plan, which has been updated and was adopted in 2007.

D. Contracted Services

1.	Appraisal Services
	Jon Fritz does all commercial & industrial valuations including pickup work, sales and maintenance. Assists in residential market studies and has been doing reappraisal of towns and rural areas as needed. Jon assists in other requests from the assessor, including difficult to value properties.
2.	Other services
	TerraScan software package for administrative and CAMA including Marshall and Swift. GIS Workshop maintains and supports the GIS software ESRI updates and maintains a website that provides public access to the counties assessment records.

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 Seward 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