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2009 Commission Summary

81 Sheridan

Residential Real Property - Current

Number of Sales	155	COD	40.86
Total Sales Price	\$6,270,363	PRD	131.73
Total Adj. Sales Price	\$6,270,363	COV	89.34
Total Assessed Value	\$5,336,451	STD	100.15
Avg. Adj. Sales Price	\$40,454	Avg. Absolute Deviation	39.32
Avg. Assessed Value	\$34,429	Average Assessed Value of the Base	\$32,496
Median	96	Wgt. Mean	85
Mean	112	Max	1,200
Min	10.28		

Confidence Interval - Current

95% Median C.I	88.27 to 101.14
95% Mean C.I	96.34 to 127.88
95% Wgt. Mean C.I	72.46 to 97.75

% of Value of the Class of all Real Property Value in the County	15.89
% of Records Sold in the Study Period	6.50
% of Value Sold in the Study Period	6.89

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	135	96	33.24	113.77
2007	123	99	30.3	117.5
2006	152	99	28.66	125.99
2005	154	97	29.68	116.65

2009 Commission Summary

81 Sheridan

Commercial Real Property - Current

Number of Sales	38	COD	48.68
Total Sales Price	\$2,245,421	PRD	137.88
Total Adj. Sales Price	\$2,245,421	COV	62.75
Total Assessed Value	\$1,575,780	STD	60.72
Avg. Adj. Sales Price	\$59,090	Avg. Absolute Deviation	45.55
Avg. Assessed Value	\$41,468	Average Assessed Value of the Base	\$46,837
Median	94	Wgt. Mean	70
Mean	97	Max	281
Min	2		

Confidence Interval - Current

95% Median C.I	74.49 to 120.12
95% Mean C.I	77.46 to 116.07
95% Wgt. Mean C.I	45.06 to 95.29

% of Value of the Class of all Real Property Value in the County 4.38

% of Records Sold in the Study Period 8.33

% of Value Sold in the Study Period 7.38

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	34	96	41	122.06
2007	29	112	34.18	123.58
2006	27	97	41.03	120.65
2005	20	100	34.15	115.91

2009 Commission Summary

81 Sheridan

Agricultural Land - Current

Number of Sales	52	COD	31.96
Total Sales Price	\$9,948,178	PRD	111.14
Total Adj. Sales Price	\$9,897,753	COV	44.64
Total Assessed Value	\$6,207,864	STD	31.12
Avg. Adj. Sales Price	\$190,341	Avg. Absolute Deviation	22.41
Avg. Assessed Value	\$119,382	Average Assessed Value of the Base	\$72,985
Median	70	Wgt. Mean	63
Mean	70	Max	189.55
Min	16.90		

Confidence Interval - Current

95% Median C.I	60.62 to 78.11
95% Mean C.I	61.25 to 78.16
95% Wgt. Mean C.I	55.45 to 69.99

% of Value of the Class of all Real Property Value in the County	79.72
% of Records Sold in the Study Period	0.98
% of Value Sold in the Study Period	3.07

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	48	72	27.34	110.33
2007	42	74	28.32	117.18
2006	34	76	20.3	100.67
2005	34	74	20.1	96.66

2009 Opinions of the Property Tax Administrator for Sheridan 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 Sheridan County is 96.23% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Sheridan County is not in compliance with generally accepted mass appraisal practices.

In order to move the level of value of Assessor Location of Rural with-in the acceptable range, I have recommended an adjustment of 7.77%.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Sheridan County is 93.57% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Sheridan County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural or special value land in Sheridan County is 70.13% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Sheridan County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

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:	155	MEDIAN:	97	COV:	48.21	95% Median C.I.:	89.77 to 102.95
TOTAL Sales Price:	6,270,363	WGT. MEAN:	85	STD:	50.58	95% Wgt. Mean C.I.:	72.03 to 97.66
TOTAL Adj.Sales Price:	6,270,363	MEAN:	105	AVG.ABS.DEV:	34.63	95% Mean C.I.:	96.96 to 112.89
TOTAL Assessed Value:	5,319,803						
AVG. Adj. Sales Price:	40,453	COD:	35.70	MAX Sales Ratio:	294.50		
AVG. Assessed Value:	34,321	PRD:	123.67	MIN Sales Ratio:	2.31		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
_____Qrtrs_____												
07/01/06 TO 09/30/06	15	91.57	101.94	99.83	21.16	102.11	66.33	150.74	85.54 to 122.39		56,683	56,588
10/01/06 TO 12/31/06	36	88.87	104.62	89.28	38.63	117.19	20.00	263.00	81.38 to 107.43		36,218	32,335
01/01/07 TO 03/31/07	14	80.69	90.39	82.64	37.52	109.38	43.80	170.09	57.29 to 129.59		41,895	34,621
04/01/07 TO 06/30/07	14	97.41	110.18	98.75	34.08	111.58	53.33	248.15	72.78 to 133.66		36,839	36,377
07/01/07 TO 09/30/07	22	91.11	91.08	76.05	33.64	119.77	2.31	200.64	80.34 to 113.71		39,587	30,106
10/01/07 TO 12/31/07	14	98.29	88.18	46.84	28.10	188.26	10.29	147.65	48.80 to 111.73		61,250	28,689
01/01/08 TO 03/31/08	17	119.89	135.78	120.56	43.88	112.63	39.13	294.50	88.16 to 175.60		24,435	29,458
04/01/08 TO 06/30/08	23	102.24	113.63	85.98	38.01	132.16	35.80	278.95	85.58 to 125.09		37,832	32,526
_____Study Years_____												
07/01/06 TO 06/30/07	79	91.45	102.58	92.34	33.75	111.09	20.00	263.00	85.30 to 102.95		41,220	38,061
07/01/07 TO 06/30/08	76	100.11	107.37	76.74	38.00	139.91	2.31	294.50	90.02 to 111.37		39,657	30,433
_____Calendar Yrs_____												
01/01/07 TO 12/31/07	64	91.86	94.47	72.70	33.53	129.95	2.31	248.15	84.25 to 105.05		44,229	32,155
_____ALL_____												
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95		40,453	34,321

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
GORDON	56	101.16	108.01	96.65	27.49	111.75	43.80	294.50	90.70 to 107.83		39,912	38,575
HAY SPRINGS	34	95.10	105.66	68.45	35.16	154.37	10.29	278.95	81.26 to 111.37		42,564	29,133
RURAL	20	73.93	79.93	76.48	52.33	104.51	2.31	253.77	47.92 to 97.01		76,660	58,632
RUSHVILLE	41	100.60	116.58	98.15	38.40	118.78	39.13	255.12	89.09 to 120.78		21,528	21,129
SMALL TOWNS	4	59.51	61.02	75.52	40.92	80.80	20.00	105.05	N/A		43,062	32,518
_____ALL_____												
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95		40,453	34,321

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	135	99.61	108.63	87.55	33.13	124.08	10.29	294.50	91.30 to 105.21		35,090	30,719
3	20	73.93	79.93	76.48	52.33	104.51	2.31	253.77	47.92 to 97.01		76,660	58,632
_____ALL_____												
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95		40,453	34,321

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	138	98.31	106.54	84.82	32.24	125.61	8.93	294.50	90.31 to 104.06		45,160	38,304
2	17	53.50	91.82	88.47	101.44	103.79	2.31	263.00	43.90 to 149.50		2,250	1,990
_____ALL_____												
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95		40,453	34,321

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

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TOTAL Sales Price:	6,270,363	WGT. MEAN:	85	STD:	50.58	95% Wgt. Mean C.I.:	72.03 to 97.66
TOTAL Adj.Sales Price:	6,270,363	MEAN:	105	AVG.ABS.DEV:	34.63	95% Mean C.I.:	96.96 to 112.89
TOTAL Assessed Value:	5,319,803						
AVG. Adj. Sales Price:	40,453	COD:	35.70	MAX Sales Ratio:	294.50		
AVG. Assessed Value:	34,321	PRD:	123.67	MIN Sales Ratio:	2.31		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	148	97.06	105.15	84.68	34.56	124.17	8.93	294.50	89.77 to 103.92	42,148	35,691
06	2	16.16	16.16	6.00	85.70	269.25	2.31	30.00	N/A	1,500	90
07	5	98.53	133.86	126.72	48.88	105.64	72.78	255.12	N/A	5,884	7,456
____ALL____											
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95	40,453	34,321

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006											
07-0010											
23-0002											
38-0011	3	53.33	68.77	102.76	35.71	66.92	47.92	105.05	N/A	15,650	16,082
81-0003	42	93.55	103.94	66.48	35.97	156.35	10.29	278.95	81.26 to 105.47	47,801	31,777
81-0010	110	98.47	106.29	93.39	35.46	113.82	2.31	294.50	90.31 to 106.22	38,324	35,789
NonValid School											
____ALL____											
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95	40,453	34,321

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	24	77.29	88.24	93.34	64.71	94.54	2.31	263.00	46.20 to 116.70	11,635	10,860
Prior TO 1860											
1860 TO 1899	2	145.67	145.67	123.04	37.74	118.40	90.70	200.64	N/A	8,500	10,458
1900 TO 1919	30	99.94	111.65	87.73	37.05	127.27	35.80	278.95	81.38 to 124.24	27,496	24,121
1920 TO 1939	36	97.76	105.83	91.72	30.30	115.38	51.24	294.50	83.83 to 111.37	38,196	35,033
1940 TO 1949	14	94.05	115.69	51.11	51.35	226.34	10.29	248.15	69.85 to 218.60	61,160	31,261
1950 TO 1959	18	93.44	96.98	88.24	20.18	109.90	57.29	150.96	84.25 to 108.77	45,208	39,892
1960 TO 1969	11	103.92	105.09	101.02	18.71	104.03	72.78	170.09	81.40 to 141.01	49,697	50,204
1970 TO 1979	13	100.60	117.78	84.99	39.89	138.58	38.53	255.12	74.73 to 150.68	76,461	64,982
1980 TO 1989	1	78.81	78.81	78.81			78.81	78.81	N/A	120,000	94,576
1990 TO 1994	3	93.51	97.63	100.44	7.07	97.20	89.77	109.61	N/A	44,500	44,695
1995 TO 1999	1	65.68	65.68	65.68			65.68	65.68	N/A	125,000	82,103
2000 TO Present	2	102.70	102.70	102.62	2.70	100.07	99.92	105.47	N/A	92,500	94,927
____ALL____											
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95	40,453	34,321

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:	155	MEDIAN:	97	COV:	48.21	95% Median C.I.:	89.77 to 102.95
TOTAL Sales Price:	6,270,363	WGT. MEAN:	85	STD:	50.58	95% Wgt. Mean C.I.:	72.03 to 97.66
TOTAL Adj.Sales Price:	6,270,363	MEAN:	105	AVG.ABS.DEV:	34.63	95% Mean C.I.:	96.96 to 112.89
TOTAL Assessed Value:	5,319,803						
AVG. Adj. Sales Price:	40,453	COD:	35.70	MAX Sales Ratio:	294.50		
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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	17	91.30	101.00	106.89	65.82	94.49	2.31	263.00	46.20 to 175.60		1,832	1,958
5000 TO 9999	18	130.45	148.39	144.89	42.58	102.42	43.90	294.50	98.53 to 200.64		6,140	8,895
Total \$												
1 TO 9999	35	107.83	125.37	136.53	55.37	91.82	2.31	294.50	91.30 to 149.50		4,047	5,526
10000 TO 29999	50	103.95	110.84	108.71	34.50	101.96	8.93	253.77	85.58 to 123.98		19,115	20,780
30000 TO 59999	37	93.51	96.84	95.44	17.67	101.47	57.29	161.33	87.64 to 100.60		42,304	40,374
60000 TO 99999	19	88.16	93.57	92.51	17.02	101.15	66.96	132.56	76.02 to 107.54		75,534	69,874
100000 TO 149999	11	74.73	78.00	79.09	29.38	98.62	35.80	150.23	51.24 to 107.43		116,727	92,320
150000 TO 249999	1	65.98	65.98	65.98			65.98	65.98	N/A		153,500	101,274
250000 TO 499999	2	24.41	24.41	20.28	57.85	120.35	10.29	38.53	N/A		367,500	74,540
ALL												
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95		40,453	34,321

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	19	53.33	81.29	51.22	90.47	158.71	2.31	263.00	39.13 to 107.83		3,481	1,783
5000 TO 9999	14	101.86	110.26	93.41	27.06	118.04	43.80	202.23	85.52 to 140.11		7,785	7,272
Total \$												
1 TO 9999	33	91.30	93.58	77.48	49.45	120.78	2.31	263.00	53.33 to 107.83		5,307	4,112
10000 TO 29999	48	103.95	120.51	102.09	38.25	118.05	59.64	294.50	88.30 to 123.98		17,777	18,148
30000 TO 59999	47	95.30	100.51	77.22	26.39	130.17	10.29	223.17	87.64 to 103.92		55,303	42,703
60000 TO 99999	22	93.54	100.59	90.18	28.76	111.54	58.65	253.77	74.73 to 109.61		83,302	75,125
100000 TO 149999	3	65.98	65.32	59.61	26.74	109.57	38.53	91.45	N/A		185,000	110,285
150000 TO 249999	2	128.83	128.83	126.39	16.61	101.93	107.43	150.23	N/A		127,500	161,151
ALL												
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95		40,453	34,321

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	22	68.85	86.00	72.55	71.42	118.53	2.31	263.00	43.90 to 123.98		13,134	9,529
10	10	140.56	141.01	143.16	27.73	98.50	53.50	255.12	100.61 to 202.23		8,480	12,140
20	65	98.40	111.03	94.33	36.15	117.70	35.80	294.50	85.58 to 107.83		28,688	27,062
30	49	95.30	99.78	77.89	24.61	128.10	10.29	278.95	87.64 to 103.92		70,008	54,528
40	9	91.45	95.04	92.75	20.52	102.47	59.49	132.56	72.78 to 116.70		66,822	61,977
ALL												
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95		40,453	34,321

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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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)	23	73.12	86.32	74.87	65.54	115.29	2.31	263.00	46.20 to 120.78	14,128	10,578
100	8	104.07	123.00	92.25	39.11	133.33	65.68	255.12	65.68 to 255.12	30,552	28,185
101	105	100.60	109.86	85.19	32.39	128.95	10.29	294.50	91.45 to 106.22	43,726	37,252
102	2	69.15	69.15	69.36	13.97	99.70	59.49	78.81	N/A	117,500	81,493
103	1	85.22	85.22	85.22			85.22	85.22	N/A	64,000	54,538
104	15	90.31	97.33	90.36	22.06	107.71	51.24	138.46	83.83 to 114.45	49,313	44,559
106	1	75.49	75.49	75.49			75.49	75.49	N/A	71,000	53,601
ALL											
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95	40,453	34,321

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	22	68.85	86.00	72.55	71.42	118.53	2.31	263.00	43.90 to 123.98	13,134	9,529
10	2	239.80	239.80	243.35	16.33	98.54	200.64	278.95	N/A	5,500	13,384
20	20	97.76	105.15	95.73	28.56	109.84	43.80	253.77	85.52 to 112.78	25,082	24,011
30	101	98.40	107.48	83.49	30.27	128.73	10.29	294.50	90.70 to 105.05	46,494	38,819
40	7	65.98	82.37	84.75	43.44	97.19	35.80	150.23	35.80 to 150.23	98,328	83,332
50	1	150.74	150.74	150.74			150.74	150.74	N/A	27,000	40,700
60	2	103.24	103.24	101.48	13.04	101.73	89.77	116.70	N/A	28,750	29,175
ALL											
	155	97.01	104.93	84.84	35.70	123.67	2.31	294.50	89.77 to 102.95	40,453	34,321

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

Residential

For assessment year 2009, the Sheridan County Assessor addressed the residential property class with the following actions: Improvements in Gordon and Rushville were lowered by 4% to closer match the realities of the market. Rural home sites were raised to \$12,000 for the first acre, the farm site acre was raised to \$1,500 per acre for the next four acres and any remaining land was valued at \$500 for each additional acre. Also, the land around Walgren's lake was raised to reflect market activity (raised to \$1,200 per lot).

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	An independent lister
2.	Valuation done by:
	The Assessor and contracted appraiser
3.	Pickup work done by whom:
	The independent lister
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	1988
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	The last market-derived depreciation schedule was developed in 1995.
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The Cost Approach
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	Five: Gordon, Hay Springs, Rural, Rushville and Small Towns
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	These are the "Assessor Locations"
9.	Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes, Assessor Location is a unique usable valuation grouping for Sheridan County.
10.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	No—the suburban is currently included in the city/town's valuation.
11.	Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?
	Yes, both dwellings on agricultural parcels and those on rural residential parcels are valued in the same manner (same cost index and same depreciation schedule).

Residential Permit Numbers:

Permits	Information Statements	Other	Total
118	2	0	120

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	155	MEDIAN:	96	COV:	89.34	95% Median C.I.:	88.27 to 101.14
TOTAL Sales Price:	6,270,363	WGT. MEAN:	85	STD:	100.15	95% Wgt. Mean C.I.:	72.46 to 97.75
TOTAL Adj.Sales Price:	6,270,363	MEAN:	112	AVG.ABS.DEV:	39.32	95% Mean C.I.:	96.34 to 127.88
TOTAL Assessed Value:	5,336,451						
AVG. Adj. Sales Price:	40,453	COD:	40.86	MAX Sales Ratio:	1200.00		
AVG. Assessed Value:	34,428	PRD:	131.73	MIN Sales Ratio:	10.28		

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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	15	88.21	99.50	97.76	22.60	101.79	63.90	155.36	82.35 to 117.98	56,683	55,412
10/01/06 TO 12/31/06	36	87.43	103.81	90.44	38.43	114.78	20.00	263.00	80.18 to 112.35	36,218	32,756
01/01/07 TO 03/31/07	14	85.67	89.37	81.81	34.41	109.24	42.87	164.14	55.39 to 125.38	41,895	34,274
04/01/07 TO 06/30/07	14	97.41	108.39	96.81	33.40	111.96	53.33	248.15	72.78 to 128.83	36,839	35,665
07/01/07 TO 09/30/07	22	96.86	148.02	78.78	74.48	187.90	10.28	1200.00	82.09 to 113.71	39,587	31,185
10/01/07 TO 12/31/07	14	96.66	87.14	46.62	27.97	186.91	10.29	142.81	48.80 to 111.37	61,250	28,554
01/01/08 TO 03/31/08	17	119.89	137.91	120.46	40.94	114.48	69.60	285.28	86.98 to 175.60	24,435	29,435
04/01/08 TO 06/30/08	23	98.45	111.21	87.41	36.83	127.22	43.90	251.27	85.58 to 125.09	37,832	33,070
____Study Years____											
07/01/06 TO 06/30/07	79	88.21	101.24	91.81	34.31	110.28	20.00	263.00	82.89 to 101.42	41,220	37,842
07/01/07 TO 06/30/08	76	98.31	123.40	77.87	49.03	158.48	10.28	1200.00	92.20 to 107.54	39,657	30,879
____Calendar Yrs____											
01/01/07 TO 12/31/07	64	93.62	113.20	72.95	47.59	155.18	10.28	1200.00	85.77 to 104.79	44,229	32,265
____ALL____											
	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14	40,453	34,428

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
GORDON	56	97.32	104.18	92.98	27.17	112.05	42.87	285.28	87.88 to 103.57	39,912	37,109
HAY SPRINGS	34	95.10	104.83	68.29	34.32	153.51	10.29	251.27	81.26 to 111.37	42,564	29,066
RURAL	20	90.69	151.26	84.55	101.04	178.90	10.28	1200.00	63.56 to 117.91	76,660	64,817
RUSHVILLE	41	98.93	114.86	95.58	36.73	120.17	48.80	247.18	86.98 to 120.78	21,528	20,576
SMALL TOWNS	4	59.51	61.02	75.52	40.92	80.80	20.00	105.05	N/A	43,062	32,518
____ALL____											
	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14	40,453	34,428

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	135	96.51	106.31	85.29	32.58	124.65	10.29	285.28	88.27 to 102.79	35,090	29,926
3	20	90.69	151.26	84.55	101.04	178.90	10.28	1200.00	63.56 to 117.91	76,660	64,817
____ALL____											
	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14	40,453	34,428

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	138	96.49	105.48	84.97	31.23	124.13	10.28	285.28	88.21 to 101.42	45,160	38,373
2	17	91.30	165.94	106.82	123.85	155.34	20.00	1200.00	47.92 to 175.60	2,250	2,403
____ALL____											
	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14	40,453	34,428

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

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TOTAL Adj.Sales Price:	6,270,363	MEAN:	112	AVG.ABS.DEV:	39.32	95% Mean C.I.:	96.34 to 127.88
TOTAL Assessed Value:	5,336,451						
AVG. Adj. Sales Price:	40,453	COD:	40.86	MAX Sales Ratio:	1200.00		
AVG. Assessed Value:	34,428	PRD:	131.73	MIN Sales Ratio:	10.28		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	148	95.77	104.22	84.84	33.54	122.84	10.28	285.28	88.06 to 101.14	42,148	35,759
06	2	646.16	646.16	240.00	85.71	269.23	92.31	1200.00	N/A	1,500	3,600
07	5	96.51	131.87	124.99	48.26	105.50	72.78	247.18	N/A	5,884	7,354
____ALL____	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14	40,453	34,428

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006											
07-0010											
23-0002											
38-0011	3	53.33	68.77	102.76	35.71	66.92	47.92	105.05	N/A	15,650	16,082
81-0003	42	93.62	103.94	67.95	35.00	152.98	10.29	251.27	81.38 to 106.19	47,801	32,479
81-0010	110	96.86	116.41	93.08	43.29	125.06	10.28	1200.00	89.08 to 102.79	38,324	35,673
NonValid School											
____ALL____	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14	40,453	34,428

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	24	96.62	143.25	100.05	91.15	143.17	10.28	1200.00	53.33 to 120.78	11,635	11,641
Prior TO 1860											
1860 TO 1899	2	141.68	141.68	119.52	37.97	118.54	87.88	195.48	N/A	8,500	10,159
1900 TO 1919	30	98.78	110.54	90.21	35.60	122.54	42.87	273.56	81.38 to 120.14	27,496	24,804
1920 TO 1939	36	96.53	104.96	92.11	29.62	113.94	57.58	285.28	82.89 to 107.86	38,196	35,184
1940 TO 1949	14	97.65	115.56	51.71	49.05	223.47	10.29	248.15	67.43 to 210.91	61,160	31,627
1950 TO 1959	18	91.56	94.12	85.61	20.16	109.95	55.39	145.41	81.17 to 104.79	45,208	38,701
1960 TO 1969	11	100.25	103.79	98.95	20.12	104.90	72.78	164.14	78.47 to 153.51	49,697	49,173
1970 TO 1979	13	96.51	113.45	85.50	36.98	132.70	44.57	247.18	76.98 to 155.36	76,461	65,373
1980 TO 1989	1	78.81	78.81	78.81			78.81	78.81	N/A	120,000	94,576
1990 TO 1994	3	90.17	94.09	96.82	7.16	97.18	86.36	105.74	N/A	44,500	43,086
1995 TO 1999	1	65.68	65.68	65.68			65.68	65.68	N/A	125,000	82,103
2000 TO Present	2	102.70	102.70	102.62	2.70	100.07	99.92	105.47	N/A	92,500	94,927
____ALL____	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14	40,453	34,428

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

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TOTAL Sales Price:	6,270,363	WGT. MEAN:	85	STD:	100.15	95% Wgt. Mean C.I.:	72.46 to 97.75
TOTAL Adj.Sales Price:	6,270,363	MEAN:	112	AVG.ABS.DEV:	39.32	95% Mean C.I.:	96.34 to 127.88
TOTAL Assessed Value:	5,336,451						
AVG. Adj. Sales Price:	40,453	COD:	40.86	MAX Sales Ratio:	1200.00		
AVG. Assessed Value:	34,428	PRD:	131.73	MIN Sales Ratio:	10.28		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	17	98.45	174.62	128.46	117.31	135.93	20.00	1200.00	48.80 to 189.80		1,832	2,353
5000 TO 9999	18	129.38	144.30	140.93	40.32	102.39	43.90	285.28	96.51 to 195.48		6,140	8,653
Total \$												
1 TO 9999	35	113.71	159.03	138.19	74.09	115.08	20.00	1200.00	92.31 to 150.63		4,047	5,593
10000 TO 29999	50	101.04	109.27	106.33	32.99	102.77	10.28	273.56	85.77 to 117.98		19,115	20,324
30000 TO 59999	37	93.56	96.80	95.16	18.77	101.73	55.39	155.82	86.98 to 100.25		42,304	40,255
60000 TO 99999	19	85.74	91.70	90.87	16.51	100.92	66.27	127.67	78.47 to 105.47		75,534	68,635
100000 TO 149999	11	76.98	81.74	82.56	26.59	99.00	51.12	155.36	57.35 to 112.35		116,727	96,373
150000 TO 249999	1	69.07	69.07	69.07			69.07	69.07	N/A		153,500	106,024
250000 TO 499999	2	27.43	27.43	22.42	62.49	122.35	10.29	44.57	N/A		367,500	82,390
ALL												
	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14		40,453	34,428

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	18	82.04	153.43	66.04	133.29	232.33	10.28	1200.00	47.92 to 149.50		3,119	2,060
5000 TO 9999	16	107.07	117.17	99.81	31.00	117.40	42.87	198.60	90.02 to 150.63		7,531	7,517
Total \$												
1 TO 9999	34	97.48	136.37	89.08	76.36	153.09	10.28	1200.00	72.78 to 135.03		5,195	4,628
10000 TO 29999	48	99.55	114.20	98.60	35.49	115.83	57.58	285.28	85.77 to 112.27		18,266	18,010
30000 TO 59999	46	94.20	99.55	77.24	25.89	128.89	10.29	215.47	86.97 to 103.21		55,744	43,056
60000 TO 99999	22	94.50	100.44	89.67	27.64	112.01	57.35	273.56	76.98 to 105.74		83,757	75,109
100000 TO 149999	3	69.07	67.23	62.43	20.99	107.69	44.57	88.06	N/A		185,000	115,504
150000 TO 249999	2	133.86	133.86	131.41	16.07	101.86	112.35	155.36	N/A		127,500	167,546
ALL												
	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14		40,453	34,428

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	22	90.66	146.69	80.94	103.15	181.24	10.28	1200.00	48.80 to 135.03		13,134	10,630
10	10	140.39	139.68	146.92	27.69	95.07	53.50	247.18	98.45 to 198.60		8,480	12,458
20	65	94.90	108.88	94.04	35.47	115.78	42.87	285.28	85.74 to 105.13		28,688	26,979
30	49	95.30	98.96	78.32	24.44	126.35	10.29	251.27	87.82 to 101.42		70,008	54,831
40	9	88.06	91.85	89.39	20.18	102.75	57.35	127.67	72.78 to 112.27		66,822	59,733
ALL												
	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14		40,453	34,428

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:	155	MEDIAN:	96	COV:	89.34	95% Median C.I.:	88.27 to 101.14
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TOTAL Adj.Sales Price:	6,270,363	MEAN:	112	AVG.ABS.DEV:	39.32	95% Mean C.I.:	96.34 to 127.88
TOTAL Assessed Value:	5,336,451						
AVG. Adj. Sales Price:	40,453	COD:	40.86	MAX Sales Ratio:	1200.00		
AVG. Assessed Value:	34,428	PRD:	131.73	MIN Sales Ratio:	10.28		

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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)	23	90.17	144.23	81.96	99.20	175.98	10.28	1200.00	53.33 to 123.98	14,128	11,579
100	8	96.49	115.91	86.62	35.36	133.80	65.68	247.18	65.68 to 247.18	30,552	26,465
101	105	98.45	108.48	85.39	32.56	127.04	10.29	285.28	88.21 to 105.13	43,726	37,338
102	2	68.08	68.08	68.31	15.76	99.66	57.35	78.81	N/A	117,500	80,263
103	1	82.09	82.09	82.09			82.09	82.09	N/A	64,000	52,536
104	15	98.62	96.70	90.99	18.23	106.28	60.79	134.96	81.01 to 110.43	49,313	44,868
106	1	72.85	72.85	72.85			72.85	72.85	N/A	71,000	51,727
ALL											
	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14	40,453	34,428

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	22	90.66	146.69	80.94	103.15	181.24	10.28	1200.00	48.80 to 135.03	13,134	10,630
10	2	223.38	223.38	225.91	12.49	98.88	195.48	251.27	N/A	5,500	12,425
20	20	98.31	107.75	101.03	29.35	106.65	42.87	273.56	85.52 to 113.71	25,082	25,341
30	101	96.23	104.99	82.30	29.75	127.57	10.29	285.28	88.06 to 102.95	46,494	38,265
40	7	69.07	85.73	88.73	39.39	96.62	51.12	155.36	51.12 to 155.36	98,328	87,247
50	1	145.20	145.20	145.20			145.20	145.20	N/A	27,000	39,204
60	2	99.32	99.32	97.63	13.04	101.73	86.36	112.27	N/A	28,750	28,068
ALL											
	155	96.23	112.11	85.11	40.86	131.73	10.28	1200.00	88.27 to 101.14	40,453	34,428

2009 Correlation Section for Sheridan County

RESIDENTIAL: The following tables and accompanying narratives will indicate that only the overall median is within acceptable range. The mean and the weighted mean are both outside of the recommended parameters and trimming the file of extreme outliers would not bring either of these within range. The median receives modest support from the Trended Preliminary ratio and will probably be used as the overall point estimate for the residential level of value.

Review of Table VI shows that neither the coefficient of dispersion nor the price-related differential is within professionally prescribed standards. The removal of extreme outliers would mitigate both but still fail to bring either within their respective prescribed parameters (at 29.38 and 114.56 respectively).

The Trended Ratio Analysis conducted in Table VIII shows close correspondence between the three trended measures of central tendency and their R&O counterpart. Both qualitative statistics for the two statistical profiles are also quite close.

Further review of the statistical profile heading Assessor Location reveals that the Rural location has 20 sales with a median of 90.69 a mean of 151.26 and a weighted mean of 84.55 a COD of 101.01 and a PRD of 178.90. The median is definitely outside of acceptable range and it should be noted that any previous discussion of trimming the sample of extreme outliers would eliminate three of these Rural location sales, leaving 17 with a median of 89.08 a mean of 90.67 a weighted mean of 82.20 a COD of 30.28 and a PRD of 120.17. Therefore to move the Rural subclass to the midpoint of acceptable range an adjustment to both land and improvements of 7.77% would need to be made.

The overall results (from Query 7202, What If ID 5849) would be an overall median of 96.51 a mean of 113.62 a weighted mean of 85.11 a COD of 41.58 and a PRD of 133.51. The untrimmed Rural location would have a median of 97.73 a mean of 163.02 a weighted mean of 84.55 a DOD of 101.05 and a PRD of 192.80. However trimming the sample of extreme outliers would leave the overall median of all residential the same and would move the (rounded) mean to 105 and the weighted mean of 91 a COD of 29 and a PRD of 115. Further under the Assessor Location heading the Rural location would contain 17 sales with a (rounded) median of 96 a mean of 98 a weighted mean of 82 a COD of 30 and a PRD of 119. Therefore a nonbinding recommendation of increasing land and improvements under the heading Assessor Location Rural by 7.77% will be made.

Under the heading Status Improved Unimproved and IOLL Range 2 has a median of 91 (rounded) a mean of 166 (rounded) and a weighted mean of 107 a COD of 124 and a PRD of 155. Trimming the file of extreme outliers would leave this subclass with a median (rounded) of 91 a mean of 96 a weighted mean of 94 a COD of 45 and a PRD of 102. Further review of these 17 sales (untrimmed) shows that 2 are located in Small Towns 6 are in Gordon 4 in Rushville 3 are Rural and Hay Springs has 2. Since the vacant lots vary in their geographic location and A/S ratios no nonbinding recommendation will be made for this subclass of residential property.

**2009 Correlation Section
for Sheridan 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	212	155	73.11
2008	208	135	64.90
2007	183	123	67.21
2006	222	152	68.47
2005	217	154	70.97

RESIDENTIAL: Table II above reveals that a significant percent of residential sales is utilized for the sales study. This is accomplished by the Assessors sales qualification and review process that consists of a questionnaire mailed to the buyer of any residential, commercial or agricultural parcel within the County (excluding obvious exceptions, such as partial interests, family sales, etc.). The Assessor estimates that she receives a response of about 95%. The remaining 5% would then have a questionnaire mailed to the seller of the property. If no response is obtained, it is the Assessor's general practice to qualify the sale.

**2009 Correlation Section
for Sheridan 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 Sheridan County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	97	1.64	99	96
2008	95.53	1.66	97	95.53
2007	98	3.57	102	99
2006	99	-0.25	99	99
2005	98	-3.26	94	97

RESIDENTIAL: The difference between the Trended Preliminary Ratio and the R&O Median according to Table III above is slightly more than two points (2.36 using 96.23 from the statistical profile) and thus each figure provides modestly strong support for the other.

**2009 Correlation Section
for Sheridan 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 Sheridan 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)
1.3	2009	1.64
3.47	2008	1.66
7.28	2007	3.09
-1.05	2006	-0.25
-4.21	2005	-3.26

RESIDENTIAL: Table IV shows less than one point difference between the percent change in the sales file compared to the percent change in assessed value (0.34). This difference is statistically insignificant and acts to demonstrate no difference between assessment practices applied to the sold versus the unsold residential property within the County.

**2009 Correlation Section
for Sheridan 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 Sheridan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96	85	112

RESIDENTIAL:Table V reveals that only the overall median is within acceptable range. The weighted mean and mean are both outside of recommended parameters. Trimming the file of extreme outliers would not bring either of these within range. The median receives modest support from the Trended Preliminary ratio and will probably be used as the overall point estimate for the residential level of value.

**2009 Correlation Section
for Sheridan 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	40.86	131.73
Difference	25.86	28.73

RESIDENTIAL: Neither the coefficient of dispersion nor the price-related differential is within professionally prescribed standards. The removal of extreme outliers would mitigate both but still fail to bring either within their respective prescribed parameters (at 29.38 and 114.56 respectively).

**2009 Correlation Section
for Sheridan 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	R&O Statistics	Change
Number of Sales	155	155	0
Median	97	96	-1
Wgt. Mean	85	85	0
Mean	105	112	7
COD	35.70	40.86	5.16
PRD	123.67	131.73	8.06
Minimum	2.31	10.28	7.97
Maximum	294.50	1,200.00	905.50

**2009 Correlation Section
for Sheridan 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	155	155	0
Median	96	96	0
Wgt. Mean	85	86	-1
Mean	112	110	2
COD	40.86	42.38	-1.52
PRD	131.73	126.95	4.78
Minimum	10.28	3.69	6.59
Maximum	1,200.00	362.86	837.14

Table VIII is a comparison of the R&O statistical profile (that uses the reported assessed values) to statistics generated by using the assessed value in place for the year prior to the same sale. This value is then trended by the annual percent change in the assessed base (excluding growth) for the successive years through assessment year 2009. Any county that had a number of residential sales significantly above 250 was represented in the Trended Ratio Analysis by selecting 250 sales that reflected both the composition of sales contained in the sales file and the calculated estimate of the residential population. Since Sheridan County had only 155 qualified residential sales, all were used and trended by the method described above. As summarized in the Table VIII there is no difference between the R&O median and the trended median. In fact the other trended two measures of central tendency accurately reflect their R&O counterpart.

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	39	MEDIAN:	86	COV:	65.31	95% Median C.I.:	69.10 to 120.12
TOTAL Sales Price:	2,253,221	WGT. MEAN:	69	STD:	61.58	95% Wgt. Mean C.I.:	43.19 to 93.88
TOTAL Adj.Sales Price:	2,253,221	MEAN:	94	AVG.ABS.DEV:	46.59	95% Mean C.I.:	74.96 to 113.62
TOTAL Assessed Value:	1,544,178						
AVG. Adj. Sales Price:	57,774	COD:	53.97	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	39,594	PRD:	137.58	MIN Sales Ratio:	1.74		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	4	113.66	113.96	68.02	38.58	167.54	46.35	182.15	N/A		64,500	43,870
10/01/05 TO 12/31/05	2	123.37	123.37	123.13	1.68	100.19	121.29	125.44	N/A		22,500	27,705
01/01/06 TO 03/31/06	4	97.88	122.71	99.15	42.22	123.76	76.44	218.63	N/A		33,675	33,389
04/01/06 TO 06/30/06	1	187.93	187.93	187.93			187.93	187.93	N/A		3,000	5,638
07/01/06 TO 09/30/06	6	78.85	72.71	104.86	48.04	69.34	1.74	132.47	1.74 to 132.47		108,936	114,232
10/01/06 TO 12/31/06	2	63.07	63.07	33.32	54.41	189.25	28.75	97.38	N/A		112,500	37,490
01/01/07 TO 03/31/07	3	85.92	92.00	75.84	34.13	121.30	51.05	139.02	N/A		23,933	18,152
04/01/07 TO 06/30/07	4	79.08	118.39	63.40	88.43	186.75	34.90	280.50	N/A		43,325	27,466
07/01/07 TO 09/30/07	3	74.49	66.45	72.76	43.12	91.33	14.25	110.62	N/A		15,166	11,035
10/01/07 TO 12/31/07	2	68.53	68.53	11.47	90.57	597.24	6.46	130.59	N/A		122,450	14,049
01/01/08 TO 03/31/08	4	118.50	125.12	116.86	28.97	107.06	75.53	187.93	N/A		17,450	20,392
04/01/08 TO 06/30/08	4	33.79	36.79	32.45	72.35	113.37	10.47	69.10	N/A		82,150	26,655
____Study Years____												
07/01/05 TO 06/30/06	11	121.29	125.57	83.98	32.62	149.53	46.35	218.63	76.44 to 187.93		40,063	33,644
07/01/06 TO 06/30/07	15	79.15	87.46	82.29	56.46	106.29	1.74	280.50	34.90 to 120.12		74,914	61,646
07/01/07 TO 06/30/08	13	74.49	75.69	36.21	59.26	209.06	6.46	187.93	14.21 to 130.59		52,984	19,184
____Calendar Yrs____												
01/01/06 TO 12/31/06	13	86.33	95.47	88.51	51.42	107.86	1.74	218.63	28.75 to 132.47		78,178	69,197
01/01/07 TO 12/31/07	12	80.21	90.50	42.12	62.30	214.88	6.46	280.50	34.90 to 130.59		44,625	18,794
____ALL____												
	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12		57,774	39,594

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
CLINTON	1	69.10	69.10	69.10			69.10	69.10	N/A		2,000	1,382
GORDON	20	95.01	97.41	79.01	31.42	123.28	6.46	182.15	76.44 to 125.44		55,664	43,981
HAY SPRINGS	6	108.34	110.29	37.79	81.11	291.83	14.25	218.63	14.25 to 218.63		39,416	14,895
RURAL	4	57.69	48.92	50.61	37.03	96.65	1.74	78.54	N/A		100,960	51,095
RUSHVILLE	5	120.12	148.61	123.54	35.98	120.30	97.38	280.50	N/A		52,800	65,227
SMALL TOWNS	3	14.21	19.86	18.52	57.31	107.21	10.47	34.90	N/A		77,866	14,424
____ALL____												
	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12		57,774	39,594

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	39	MEDIAN:	86	COV:	65.31	95% Median C.I.:	69.10 to 120.12
TOTAL Sales Price:	2,253,221	WGT. MEAN:	69	STD:	61.58	95% Wgt. Mean C.I.:	43.19 to 93.88
TOTAL Adj.Sales Price:	2,253,221	MEAN:	94	AVG.ABS.DEV:	46.59	95% Mean C.I.:	74.96 to 113.62
TOTAL Assessed Value:	1,544,178						
AVG. Adj. Sales Price:	57,774	COD:	53.97	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	39,594	PRD:	137.58	MIN Sales Ratio:	1.74		

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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	35	96.16	99.47	72.45	48.80	137.31	6.46	280.50	75.53 to 121.29	52,839	38,279
3	4	57.69	48.92	50.61	37.03	96.65	1.74	78.54	N/A	100,960	51,095
____ALL____	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594

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	34	95.61	102.11	71.10	47.87	143.61	6.46	280.50	75.53 to 125.44	63,564	45,196
2	5	24.22	41.09	8.15	123.26	504.45	1.74	96.16	N/A	18,408	1,499
____ALL____	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006											
07-0010											
23-0002											
38-0011	1	1.74	1.74	1.74			1.74	1.74	N/A	74,041	1,290
81-0003	6	108.34	110.29	37.79	81.11	291.83	14.25	218.63	14.25 to 218.63	39,416	14,895
81-0010	32	90.09	94.18	74.82	41.80	125.88	6.46	280.50	74.49 to 120.12	60,708	45,422
NonValid School											
____ALL____	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594

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:	39	MEDIAN:	86	COV:	65.31	95% Median C.I.:	69.10 to 120.12
TOTAL Sales Price:	2,253,221	WGT. MEAN:	69	STD:	61.58	95% Wgt. Mean C.I.:	43.19 to 93.88
TOTAL Adj.Sales Price:	2,253,221	MEAN:	94	AVG.ABS.DEV:	46.59	95% Mean C.I.:	74.96 to 113.62
TOTAL Assessed Value:	1,544,178						
AVG. Adj. Sales Price:	57,774	COD:	53.97	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	39,594	PRD:	137.58	MIN Sales Ratio:	1.74		

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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	10	84.69	91.97	30.57	57.86	300.81	1.74	187.93	6.46 to 187.93	46,634	14,258
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	97.38	97.38	97.38			97.38	97.38	N/A	15,000	14,607
1920 TO 1939	1	218.63	218.63	218.63			218.63	218.63	N/A	7,000	15,304
1940 TO 1949	9	74.49	89.76	81.84	76.38	109.68	10.47	280.50	14.21 to 132.47	68,286	55,883
1950 TO 1959	8	96.18	94.21	109.09	43.18	86.36	14.25	182.15	14.25 to 182.15	17,225	18,790
1960 TO 1969	1	53.37	53.37	53.37			53.37	53.37	N/A	159,800	85,278
1970 TO 1979	5	78.54	82.01	51.76	46.17	158.46	28.75	130.97	N/A	105,000	54,343
1980 TO 1989	2	98.28	98.28	110.47	22.22	88.96	76.44	120.12	N/A	128,350	141,791
1990 TO 1994											
1995 TO 1999	1	109.42	109.42	109.42			109.42	109.42	N/A	59,000	64,555
2000 TO Present	1	110.62	110.62	110.62			110.62	110.62	N/A	12,000	13,274
ALL	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594

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	142.05	135.28	143.45	37.07	94.31	69.10	187.93	N/A	2,625	3,765
5000 TO 9999	6	103.06	123.95	130.91	83.40	94.69	14.25	280.50	14.25 to 280.50	7,866	10,298
Total \$											
1 TO 9999	10	113.38	128.48	133.19	64.06	96.46	14.25	280.50	24.22 to 218.63	5,770	7,685
10000 TO 29999	12	108.33	111.77	109.64	21.75	101.95	74.49	182.15	85.92 to 133.47	19,323	21,186
30000 TO 59999	5	93.85	92.35	91.26	24.06	101.19	51.05	130.97	N/A	43,240	39,459
60000 TO 99999	5	34.90	38.28	40.23	71.40	95.16	1.74	78.54	N/A	75,528	30,381
100000 TO 149999	1	10.47	10.47	10.47			10.47	10.47	N/A	100,000	10,471
150000 TO 249999	5	46.35	51.01	49.17	59.67	103.75	6.46	120.12	N/A	198,960	97,825
250000 TO 499999	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
ALL	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594

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:	39	MEDIAN:	86	COV:	65.31	95% Median C.I.:	69.10 to 120.12
TOTAL Sales Price:	2,253,221	WGT. MEAN:	69	STD:	61.58	95% Wgt. Mean C.I.:	43.19 to 93.88
TOTAL Adj.Sales Price:	2,253,221	MEAN:	94	AVG.ABS.DEV:	46.59	95% Mean C.I.:	74.96 to 113.62
TOTAL Assessed Value:	1,544,178						
AVG. Adj. Sales Price:	57,774	COD:	53.97	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	39,594	PRD:	137.58	MIN Sales Ratio:	1.74		

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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	5	24.22	41.09	8.15	123.26	504.45	1.74	96.16	N/A	18,408	1,499
5000 TO 9999	4	131.73	116.40	33.08	54.30	351.92	14.21	187.93	N/A	20,150	6,664
Total \$											
1 TO 9999	9	69.10	74.56	19.78	79.29	376.87	1.74	187.93	14.21 to 187.93	19,182	3,795
10000 TO 29999	16	91.85	104.03	44.67	54.90	232.89	6.46	280.50	51.05 to 133.47	38,942	17,394
30000 TO 59999	8	99.94	106.41	90.44	28.72	117.66	62.01	182.15	62.01 to 182.15	45,462	41,114
60000 TO 99999	4	49.86	59.47	48.20	43.97	123.39	28.75	109.42	N/A	154,700	74,566
150000 TO 249999	1	120.12	120.12	120.12			120.12	120.12	N/A	200,000	240,243
250000 TO 499999	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
ALL											
	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	80.93	74.98	27.04	42.27	277.35	1.74	139.02	6.46 to 130.59	42,474	11,483
10	13	121.29	130.29	76.57	39.47	170.16	28.75	280.50	79.15 to 187.93	34,760	26,616
15	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
20	13	62.01	74.37	56.22	66.70	132.29	10.47	218.63	24.22 to 110.62	64,215	36,100
25	1	120.12	120.12	120.12			120.12	120.12	N/A	200,000	240,243
30	1	14.21	14.21	14.21			14.21	14.21	N/A	66,800	9,492
ALL											
	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594

PAD 2009 Preliminary Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	39	MEDIAN:	86	COV:	65.31	95% Median C.I.:	69.10 to 120.12
TOTAL Sales Price:	2,253,221	WGT. MEAN:	69	STD:	61.58	95% Wgt. Mean C.I.:	43.19 to 93.88
TOTAL Adj.Sales Price:	2,253,221	MEAN:	94	AVG.ABS.DEV:	46.59	95% Mean C.I.:	74.96 to 113.62
TOTAL Assessed Value:	1,544,178						
AVG. Adj. Sales Price:	57,774	COD:	53.97	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	39,594	PRD:	137.58	MIN Sales Ratio:	1.74		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	75.53	68.84	19.82	47.61	347.36	1.74	139.02	1.74 to 139.02	52,191	10,342
314	1	53.37	53.37	53.37			53.37	53.37	N/A	159,800	85,278
326	2	19.24	19.24	17.94	25.92	107.21	14.25	24.22	N/A	6,750	1,211
341	1	218.63	218.63	218.63			218.63	218.63	N/A	7,000	15,304
344	2	111.41	111.41	113.41	12.59	98.23	97.38	125.44	N/A	17,500	19,847
346	1	46.35	46.35	46.35			46.35	46.35	N/A	190,000	88,060
353	7	79.15	85.32	54.49	58.70	156.59	10.47	182.15	10.47 to 182.15	41,840	22,797
391	1	14.21	14.21	14.21			14.21	14.21	N/A	66,800	9,492
406	3	86.33	90.08	97.43	13.49	92.45	74.49	109.42	N/A	32,000	31,178
421	1	120.12	120.12	120.12			120.12	120.12	N/A	200,000	240,243
471	1	130.59	130.59	130.59			130.59	130.59	N/A	9,900	12,928
528	7	78.54	111.21	63.19	66.49	176.00	28.75	280.50	28.75 to 280.50	71,528	45,197
529	1	85.92	85.92	85.92			85.92	85.92	N/A	23,300	20,020
554	1	110.62	110.62	110.62			110.62	110.62	N/A	12,000	13,274
558	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
800	2	187.93	187.93	187.93	0.00	100.00	187.93	187.93	N/A	3,000	5,638
____ALL____	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594

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	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594
04											
____ALL____	39	86.33	94.29	68.53	53.97	137.58	1.74	280.50	69.10 to 120.12	57,774	39,594

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

Commercial

The following actions were taken to address the commercial property class for assessment year 2009: Land in the Small Towns Assessor Location area was raised 35%.

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	The Assessor and lister
2.	Valuation done by:
	The Assessor and contracted appraiser
3.	Pickup work done by whom:
	By the Assessor, her staff and the contracted appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	1999
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	1999
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 Assessor does not know if the Income Approach has ever been used to estimate the market value for commercial/industrial properties within the County.
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The Cost Approach
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	Five: Gordon, Hay Springs, Rural, Rushville, and Small Towns
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	By "Assessor Location"
10.	Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes, "Assessor Location" is a unique usable valuation grouping for commercial property within the County.
11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	Yes, as exhibited by their occupancy code classification.
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, due to the lack of sales that would constitute a separate, identifiable market.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
2	0	21	23

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	38	MEDIAN:	94	COV:	62.75	95% Median C.I.:	74.49 to 120.12
TOTAL Sales Price:	2,245,421	WGT. MEAN:	70	STD:	60.72	95% Wgt. Mean C.I.:	45.06 to 95.29
TOTAL Adj.Sales Price:	2,245,421	MEAN:	97	AVG.ABS.DEV:	45.55	95% Mean C.I.:	77.46 to 116.07
TOTAL Assessed Value:	1,575,780						
AVG. Adj. Sales Price:	59,090	COD:	48.68	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	41,467	PRD:	137.88	MIN Sales Ratio:	1.79		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	4	113.66	113.96	68.02	38.58	167.54	46.35	182.15	N/A		64,500	43,870
10/01/05 TO 12/31/05	2	123.37	123.37	123.13	1.68	100.19	121.29	125.44	N/A		22,500	27,705
01/01/06 TO 03/31/06	4	97.88	122.71	99.15	42.22	123.76	76.44	218.63	N/A		33,675	33,389
04/01/06 TO 06/30/06	1	187.93	187.93	187.93			187.93	187.93	N/A		3,000	5,638
07/01/06 TO 09/30/06	6	78.85	72.72	104.87	48.02	69.34	1.79	132.47	1.79 to 132.47		108,936	114,237
10/01/06 TO 12/31/06	2	63.07	63.07	33.32	54.41	189.25	28.75	97.38	N/A		112,500	37,490
01/01/07 TO 03/31/07	3	85.92	92.00	75.84	34.13	121.30	51.05	139.02	N/A		23,933	18,152
04/01/07 TO 06/30/07	4	79.08	123.03	70.55	82.57	174.39	53.44	280.50	N/A		43,325	30,564
07/01/07 TO 09/30/07	3	74.49	66.45	72.76	43.12	91.33	14.25	110.62	N/A		15,166	11,035
10/01/07 TO 12/31/07	2	68.53	68.53	11.47	90.57	597.24	6.46	130.59	N/A		122,450	14,049
01/01/08 TO 03/31/08	3	130.97	141.64	122.06	20.84	116.04	106.03	187.93	N/A		20,666	25,225
04/01/08 TO 06/30/08	4	45.69	50.96	40.08	48.97	127.16	19.16	93.30	N/A		82,150	32,923
____Study Years____												
07/01/05 TO 06/30/06	11	121.29	125.57	83.98	32.62	149.53	46.35	218.63	76.44 to 187.93		40,063	33,644
07/01/06 TO 06/30/07	15	79.15	88.70	83.39	54.90	106.36	1.79	280.50	51.05 to 120.12		74,914	62,474
07/01/07 TO 06/30/08	12	83.90	80.43	39.44	55.00	203.94	6.46	187.93	19.16 to 130.59		56,750	22,381
____Calendar Yrs____												
01/01/06 TO 12/31/06	13	86.33	95.47	88.52	51.42	107.86	1.79	218.63	28.75 to 132.47		78,178	69,200
01/01/07 TO 12/31/07	12	80.21	92.04	44.43	60.38	207.17	6.46	280.50	51.05 to 130.59		44,625	19,826
____ALL____												
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12		59,090	41,467

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
GORDON	19	96.16	98.56	79.04	31.55	124.70	6.46	182.15	76.44 to 130.59		58,183	45,986
HAY SPRINGS	6	108.34	110.29	37.79	81.11	291.83	14.25	218.63	14.25 to 218.63		39,416	14,895
RURAL	4	57.69	48.93	50.62	37.00	96.66	1.79	78.54	N/A		100,960	51,104
RUSHVILLE	5	120.12	148.61	123.54	35.98	120.30	97.38	280.50	N/A		52,800	65,227
SMALL TOWNS	4	45.72	50.98	34.85	48.97	146.26	19.16	93.30	N/A		58,900	20,528
____ALL____												
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12		59,090	41,467

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	34	96.77	102.39	74.47	47.01	137.50	6.46	280.50	76.44 to 125.44		54,164	40,334
3	4	57.69	48.93	50.62	37.00	96.66	1.79	78.54	N/A		100,960	51,104
____ALL____												
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12		59,090	41,467

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	38	MEDIAN:	94	COV:	62.75	95% Median C.I.:	74.49 to 120.12
TOTAL Sales Price:	2,245,421	WGT. MEAN:	70	STD:	60.72	95% Wgt. Mean C.I.:	45.06 to 95.29
TOTAL Adj.Sales Price:	2,245,421	MEAN:	97	AVG.ABS.DEV:	45.55	95% Mean C.I.:	77.46 to 116.07
TOTAL Assessed Value:	1,575,780						
AVG. Adj. Sales Price:	59,090	COD:	48.68	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	41,467	PRD:	137.88	MIN Sales Ratio:	1.79		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	33	97.38	104.46	72.80	46.16	143.48	6.46	280.50	76.44 to 125.44	65,253	47,508
2	5	24.22	45.94	8.71	143.20	527.54	1.79	96.16	N/A	18,408	1,603
____ALL____											
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12	59,090	41,467

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006											
07-0010											
23-0002											
38-0011	1	1.79	1.79	1.79			1.79	1.79	N/A	74,041	1,324
81-0003	6	108.34	110.29	37.79	81.11	291.83	14.25	218.63	14.25 to 218.63	39,416	14,895
81-0010	31	93.85	97.21	76.75	38.21	126.65	6.46	280.50	76.44 to 120.12	62,415	47,905
NonValid School											
____ALL____											
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12	59,090	41,467

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	9	93.85	96.49	29.92	52.98	322.47	1.79	187.93	6.46 to 187.93	50,949	15,245
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	97.38	97.38	97.38			97.38	97.38	N/A	15,000	14,607
1920 TO 1939	1	218.63	218.63	218.63			218.63	218.63	N/A	7,000	15,304
1940 TO 1949	9	74.49	95.43	87.85	68.77	108.62	19.16	280.50	38.01 to 132.47	68,286	59,992
1950 TO 1959	8	96.18	94.21	109.09	43.18	86.36	14.25	182.15	14.25 to 182.15	17,225	18,790
1960 TO 1969	1	53.37	53.37	53.37			53.37	53.37	N/A	159,800	85,278
1970 TO 1979	5	78.54	82.01	51.76	46.17	158.46	28.75	130.97	N/A	105,000	54,343
1980 TO 1989	2	98.28	98.28	110.47	22.22	88.96	76.44	120.12	N/A	128,350	141,791
1990 TO 1994											
1995 TO 1999	1	109.42	109.42	109.42			109.42	109.42	N/A	59,000	64,555
2000 TO Present	1	110.62	110.62	110.62			110.62	110.62	N/A	12,000	13,274
____ALL____											
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12	59,090	41,467

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	38	MEDIAN:	94	COV:	62.75	95% Median C.I.:	74.49 to 120.12
TOTAL Sales Price:	2,245,421	WGT. MEAN:	70	STD:	60.72	95% Wgt. Mean C.I.:	45.06 to 95.29
TOTAL Adj.Sales Price:	2,245,421	MEAN:	97	AVG.ABS.DEV:	45.55	95% Mean C.I.:	77.46 to 116.07
TOTAL Assessed Value:	1,575,780						
AVG. Adj. Sales Price:	59,090	COD:	48.68	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	41,467	PRD:	137.88	MIN Sales Ratio:	1.79		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	142.05	141.33	148.06	32.81	95.46	93.30	187.93	N/A	2,625	3,886
5000 TO 9999	5	130.59	133.64	141.88	70.55	94.19	14.25	280.50	N/A	7,880	11,179
Total \$											
1 TO 9999	9	130.59	137.06	143.18	55.05	95.73	14.25	280.50	24.22 to 218.63	5,544	7,938
10000 TO 29999	12	108.33	111.77	109.64	21.75	101.95	74.49	182.15	85.92 to 133.47	19,323	21,186
30000 TO 59999	5	93.85	92.35	91.26	24.06	101.19	51.05	130.97	N/A	43,240	39,459
60000 TO 99999	5	53.44	46.76	47.72	37.71	97.97	1.79	78.54	N/A	75,528	36,045
100000 TO 149999	1	19.16	19.16	19.16			19.16	19.16	N/A	100,000	19,159
150000 TO 249999	5	46.35	51.01	49.17	59.67	103.75	6.46	120.12	N/A	198,960	97,825
250000 TO 499999	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
ALL											
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12	59,090	41,467

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	24.22	45.94	8.71	143.20	527.54	1.79	96.16	N/A	18,408	1,603
5000 TO 9999	2	187.93	187.93	187.93	0.00	100.00	187.93	187.93	N/A	3,000	5,638
Total \$											
1 TO 9999	7	93.30	86.51	19.68	66.11	439.65	1.79	187.93	1.79 to 187.93	14,005	2,756
10000 TO 29999	16	91.85	104.76	46.40	54.10	225.81	6.46	280.50	51.05 to 133.47	38,942	18,067
30000 TO 59999	9	93.85	100.52	84.70	31.97	118.69	53.44	182.15	62.01 to 130.97	47,833	40,512
60000 TO 99999	4	49.86	59.47	48.20	43.97	123.39	28.75	109.42	N/A	154,700	74,566
150000 TO 249999	1	120.12	120.12	120.12			120.12	120.12	N/A	200,000	240,243
250000 TO 499999	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
ALL											
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12	59,090	41,467

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	93.30	77.62	26.25	37.39	295.65	1.79	139.02	6.46 to 130.59	46,326	12,162
10	13	121.29	130.29	76.57	39.47	170.16	28.75	280.50	79.15 to 187.93	34,760	26,616
15	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
20	13	62.01	76.46	58.74	63.32	130.17	14.25	218.63	24.22 to 110.62	64,215	37,722
25	1	120.12	120.12	120.12			120.12	120.12	N/A	200,000	240,243
30	1	38.01	38.01	38.01			38.01	38.01	N/A	66,800	25,390
ALL											
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12	59,090	41,467

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:	38	MEDIAN:	94	COV:	62.75	95% Median C.I.:	74.49 to 120.12
TOTAL Sales Price:	2,245,421	WGT. MEAN:	70	STD:	60.72	95% Wgt. Mean C.I.:	45.06 to 95.29
TOTAL Adj.Sales Price:	2,245,421	MEAN:	97	AVG.ABS.DEV:	45.55	95% Mean C.I.:	77.46 to 116.07
TOTAL Assessed Value:	1,575,780						
AVG. Adj. Sales Price:	59,090	COD:	48.68	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	41,467	PRD:	137.88	MIN Sales Ratio:	1.79		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	93.57	71.76	18.75	40.52	382.81	1.79	139.02	1.79 to 139.02	59,590	11,171
314	1	53.37	53.37	53.37			53.37	53.37	N/A	159,800	85,278
326	2	19.24	19.24	17.94	25.92	107.21	14.25	24.22	N/A	6,750	1,211
341	1	218.63	218.63	218.63			218.63	218.63	N/A	7,000	15,304
344	2	111.41	111.41	113.41	12.59	98.23	97.38	125.44	N/A	17,500	19,847
346	1	46.35	46.35	46.35			46.35	46.35	N/A	190,000	88,060
353	7	79.15	89.21	61.68	53.79	144.62	19.16	182.15	19.16 to 182.15	41,840	25,808
391	1	38.01	38.01	38.01			38.01	38.01	N/A	66,800	25,390
406	3	86.33	90.08	97.43	13.49	92.45	74.49	109.42	N/A	32,000	31,178
421	1	120.12	120.12	120.12			120.12	120.12	N/A	200,000	240,243
471	1	130.59	130.59	130.59			130.59	130.59	N/A	9,900	12,928
528	7	78.54	111.21	63.19	66.49	176.00	28.75	280.50	28.75 to 280.50	71,528	45,197
529	1	85.92	85.92	85.92			85.92	85.92	N/A	23,300	20,020
554	1	110.62	110.62	110.62			110.62	110.62	N/A	12,000	13,274
558	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
800	2	187.93	187.93	187.93	0.00	100.00	187.93	187.93	N/A	3,000	5,638
____ALL____											
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12	59,090	41,467

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	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12	59,090	41,467
04											
____ALL____											
	38	93.57	96.76	70.18	48.68	137.88	1.79	280.50	74.49 to 120.12	59,090	41,467

**2009 Correlation Section
for Sheridan County**

Commerical Real Property

I. Correlation

COMMERCIAL:As will be shown in the subsequent tables and narratives both the median and the arithmetic mean as shown in Table V are within acceptable range and either could be used to represent the overall level of value for the commercial property class. The weighted mean is quite below the range. The removal of extreme outliers would fail to move the weighted mean within compliance (the weighted mean would become 72). The median receives virtually no support from the Trended Preliminary ratio.

Assessment uniformity as described by the coefficient of dispersion and the price-related differential in Table VI is not within professionally prescribed standards. Both statistical measures are quite above their respective maximum range. Removal of the two extreme outlying sales would not bring these within prescribed parameters (the COD would become 43.11 and the PRD would move to 131.62).

No nonbinding recommendations will be made regarding the commercial property class or any subclasses delineated in the statistical profile.

**2009 Correlation Section
for Sheridan 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	63	38	60.32
2008	60	34	56.67
2007	54	29	53.70
2006	54	27	50.00
2005	40	20	50.00

COMMERCIAL: The percentage of sales used for assessment year 2009 is the largest as represented by the data in Table II and is a reflection of the Assessors review and qualification process as described in the narrative to Table II for the residential property class.

**2009 Correlation Section
for Sheridan 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 Sheridan 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	86	0.84	87	94
2008	102.71	0.24	103	96.08
2007	111	-10.10	100	112
2006	101	1.70	102	97
2005	98	6.20	104	100

COMMERCIAL: The Trended Preliminary Ratio and the R&O Median indicates that there is almost a seven point difference between the two figures. Thus there is virtually no correlating support of each statistic for the other.

**2009 Correlation Section
for Sheridan 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 Sheridan 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)
8.33	2009	0.84
-1.65	2008	0.24
1.34	2007	-0.10
0.32	2006	1.70
25.86	2005	6.20

COMMERCIAL:Table IV indicates that the absolute difference between the percent change in the sales file compared to the percent change in assessed value is more than seven points (7.49) and appears to be statistically significant until the 2009 assessment actions are reviewed. Land in the Small Towns Assessor Location area was raised 35%. A further review of the sales file shows that all four of the sales in this Assessor Location occurred during the latest year of the sales study (7.01.07 to 6.30.08) and would have a disproportionate affect on the weighted mean statistic used to compute the percent change to the sales file than it would have on the assessed base.

**2009 Correlation Section
for Sheridan 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 Sheridan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	94	70	97

COMMERCIAL:Both the median and the arithmetic mean as shown in Table V are within acceptable range and either could be used to represent the overall level of value for the commercial property class. The weighted mean is quite below the range. The removal of extreme outliers would fail to move the weighted mean within compliance (the weighted mean would become 72).

**2009 Correlation Section
for Sheridan 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	48.68	137.88
Difference	28.68	34.88

COMMERCIAL: Neither the coefficient of dispersion nor the price-related differential is within the professionally recommended standards of compliance. Removal of the two extreme outlying sales would not bring these within prescribed parameters (the COD would become 43.11 and the PRD would move to 131.62).

**2009 Correlation Section
for Sheridan 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	R&O Statistics	Change
Number of Sales	39	38	-1
Median	86	94	8
Wgt. Mean	69	70	1
Mean	94	97	3
COD	53.97	48.68	-5.29
PRD	137.58	137.88	0.30
Minimum	1.74	1.79	0.05
Maximum	280.50	280.50	0.00

COMMERCIAL: The one sale difference was due to the removal of a substantially changed commercial property. The only assessment action taken to address the commercial property class for 2009 was the raising of commercial land in the Small Towns Assessor Location by 35%.

**Agricultural or
Special Valuation Reports**

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	64	COV:	45.89	95% Median C.I.:	54.55 to 72.05	(! : Derived)
(AgLand) TOTAL Sales Price:	9,948,178	WGT. MEAN:	57	STD:	28.82	95% Wgt. Mean C.I.:	50.55 to 64.39	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	63	AVG.ABS.DEV:	20.62	95% Mean C.I.:	54.97 to 70.64	
(AgLand) TOTAL Assessed Value:	5,688,242							
AVG. Adj. Sales Price:	190,341	COD:	31.99	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	109,389	PRD:	109.28	MIN Sales Ratio:	15.87			

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____Qrtrs____	_____											
07/01/05 TO 09/30/05												
10/01/05 TO 12/31/05	2	82.41	82.41	85.48	7.71	96.40	76.05	88.76	N/A	145,500	124,379	
01/01/06 TO 03/31/06	8	74.53	79.85	79.70	24.82	100.19	54.55	137.57	54.55 to 137.57	113,788	90,690	
04/01/06 TO 06/30/06	4	76.52	93.84	58.45	43.07	160.54	45.79	176.53	N/A	296,241	173,164	
07/01/06 TO 09/30/06	3	53.93	49.66	49.40	9.19	100.53	40.09	54.96	N/A	76,958	38,016	
10/01/06 TO 12/31/06	3	65.20	63.66	69.36	11.20	91.79	51.94	73.85	N/A	235,347	163,226	
01/01/07 TO 03/31/07	7	77.58	71.60	52.69	26.27	135.89	24.64	113.14	24.64 to 113.14	152,160	80,167	
04/01/07 TO 06/30/07	7	69.37	62.96	63.34	15.03	99.39	15.87	77.29	15.87 to 77.29	160,069	101,392	
07/01/07 TO 09/30/07	1	27.29	27.29	27.29			27.29	27.29	N/A	375,000	102,344	
10/01/07 TO 12/31/07	5	52.51	48.09	48.60	24.18	98.93	29.72	69.37	N/A	287,178	139,581	
01/01/08 TO 03/31/08	4	30.79	29.86	31.16	11.54	95.81	23.83	34.02	N/A	125,762	39,190	
04/01/08 TO 06/30/08	8	56.05	52.22	57.33	30.79	91.09	22.93	73.37	22.93 to 73.37	259,376	148,705	
____Study Years____	_____											
07/01/05 TO 06/30/06	14	76.56	84.21	69.86	27.29	120.55	45.79	176.53	56.69 to 93.90	170,448	119,067	
07/01/06 TO 06/30/07	20	66.65	64.09	60.04	22.87	106.76	15.87	113.14	54.96 to 73.85	156,126	93,732	
07/01/07 TO 06/30/08	18	34.10	44.72	48.91	45.28	91.43	22.93	73.37	29.72 to 60.99	243,830	119,258	
____Calendar Yrs____	_____											
01/01/06 TO 12/31/06	18	67.82	75.23	66.68	31.16	112.82	40.09	176.53	54.55 to 78.63	168,454	112,328	
01/01/07 TO 12/31/07	20	66.65	60.48	51.82	27.61	116.70	15.87	113.14	52.51 to 72.63	199,825	103,558	
____ALL____	_____											
	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389	

PAD 2009 Preliminary Statistics

Base Stat

PAGE:2 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	52	MEDIAN:	64	COV:	45.89	95% Median C.I.:	54.55 to 72.05	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	63	AVG.ABS.DEV:	20.62	95% Mean C.I.:	54.97 to 70.64	
(AgLand) TOTAL Assessed Value:	5,688,242							
AVG. Adj. Sales Price:	190,341	COD:	31.99	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	109,389	PRD:	109.28	MIN Sales Ratio:	15.87			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
119	2	71.82	71.82	68.09	8.02	105.47	66.06	77.58	N/A	68,000	46,303
127	3	69.37	69.72	69.56	0.51	100.23	69.37	70.43	N/A	170,369	118,515
1351	1	93.90	93.90	93.90			93.90	93.90	N/A	351,360	329,926
1361	1	88.76	88.76	88.76			88.76	88.76	N/A	216,000	191,717
1411	2	66.81	66.81	62.02	8.71	107.73	60.99	72.63	N/A	284,523	176,448
1413	2	54.42	54.42	54.40	3.51	100.04	52.51	56.33	N/A	369,644	201,086
1415	1	54.96	54.96	54.96			54.96	54.96	N/A	69,574	38,239
1419	2	75.57	75.57	75.11	2.28	100.62	73.85	77.29	N/A	400,653	300,916
283	1	80.59	80.59	80.59			80.59	80.59	N/A	222,500	179,311
285	2	59.02	59.02	47.98	22.42	123.02	45.79	72.25	N/A	387,000	185,665
287	1	67.24	67.24	67.24			67.24	67.24	N/A	231,454	155,635
291	3	24.64	25.75	25.48	6.70	101.06	23.83	28.78	N/A	206,719	52,670
293	1	83.28	83.28	83.28			83.28	83.28	N/A	154,979	129,061
339	3	32.80	33.16	32.80	1.70	101.08	32.50	34.17	N/A	128,609	42,187
341	1	137.57	137.57	137.57			137.57	137.57	N/A	10,000	13,757
343	2	59.36	59.36	59.27	32.46	100.16	40.09	78.63	N/A	80,400	47,650
345	1	89.39	89.39	89.39			89.39	89.39	N/A	32,000	28,604
349	1	34.02	34.02	34.02			34.02	34.02	N/A	170,000	57,840
539	1	15.87	15.87	15.87			15.87	15.87	N/A	160,000	25,386
541	1	65.20	65.20	65.20			65.20	65.20	N/A	88,000	57,375
545	4	52.94	46.38	38.80	16.90	119.53	22.93	56.72	N/A	132,125	51,266
547	1	59.11	59.11	59.11			59.11	59.11	N/A	240,000	141,870
593	1	56.69	56.69	56.69			56.69	56.69	N/A	147,395	83,552
595	2	52.83	52.83	52.35	3.27	100.92	51.10	54.55	N/A	90,000	47,111
597	3	72.05	57.57	56.64	21.32	101.64	27.29	73.37	N/A	351,666	199,179
599	1	71.51	71.51	71.51			71.51	71.51	N/A	250,000	178,765
601	1	75.98	75.98	75.98			75.98	75.98	N/A	156,100	118,601
603	1	77.06	77.06	77.06			77.06	77.06	N/A	315,600	243,200
809	2	144.84	144.84	118.33	21.88	122.40	113.14	176.53	N/A	19,944	23,599
811	4	47.71	50.30	36.97	41.10	136.04	29.72	76.05	N/A	145,466	53,780
ALL											
	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
(blank)	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389
ALL											
	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

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:	52	MEDIAN:	64	COV:	45.89	95% Median C.I.:	54.55 to 72.05	(! : Derived)
(AgLand) TOTAL Sales Price:	9,948,178	WGT. MEAN:	57	STD:	28.82	95% Wgt. Mean C.I.:	50.55 to 64.39	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	63	AVG.ABS.DEV:	20.62	95% Mean C.I.:	54.97 to 70.64	
(AgLand) TOTAL Assessed Value:	5,688,242							
AVG. Adj. Sales Price:	190,341	COD:	31.99	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	109,389	PRD:	109.28	MIN Sales Ratio:	15.87			

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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	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389
____ALL____											
	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	3	72.63	74.13	69.37	12.74	106.85	60.99	88.76	N/A	261,682	181,537
07-0010											
23-0002	3	77.58	75.64	76.18	7.40	99.29	66.06	83.28	N/A	96,993	73,889
38-0011	4	75.57	75.00	79.36	14.02	94.50	54.96	93.90	N/A	305,560	242,499
81-0003	14	54.32	65.53	44.35	57.11	147.74	28.78	176.53	31.66 to 113.14	122,938	54,526
81-0010	28	64.47	57.11	54.24	25.80	105.28	15.87	89.39	51.10 to 71.51	209,941	113,878
NonValid School											
____ALL____											
	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

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	2	120.14	120.14	91.50	46.94	131.30	63.75	176.53	N/A	6,632	6,068
50.01 TO 100.00	6	76.82	77.06	65.15	42.14	118.27	23.83	137.57	23.83 to 137.57	40,621	26,465
100.01 TO 180.00	9	40.09	46.39	35.45	46.68	130.85	15.87	89.39	22.93 to 72.25	124,296	44,062
180.01 TO 330.00	11	54.96	56.95	53.80	22.23	105.86	28.78	78.63	32.80 to 72.63	97,790	52,607
330.01 TO 650.00	11	56.69	51.91	47.00	31.19	110.46	24.64	80.59	27.29 to 75.98	289,760	136,181
650.01 +	13	73.37	72.93	71.47	11.90	102.04	52.51	93.90	60.99 to 83.28	327,618	234,160
____ALL____											
	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

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	63.05	62.37	64.35	12.63	96.92	51.94	72.25	51.94 to 72.25	123,088	79,207
DRY-N/A	2	62.59	62.59	61.32	5.55	102.06	59.11	66.06	N/A	176,000	107,928
GRASS	25	70.43	62.67	60.49	28.98	103.61	23.83	137.57	51.10 to 73.85	215,554	130,389
GRASS-N/A	11	56.69	57.79	57.46	31.37	100.57	15.87	83.28	32.80 to 80.59	176,964	101,689
IRRGTD	4	69.90	71.15	51.73	33.54	137.53	31.66	113.14	N/A	82,622	42,743
IRRGTD-N/A	4	39.91	69.82	39.24	103.60	177.92	22.93	176.53	N/A	285,316	111,961
____ALL____											
	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

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:	52	MEDIAN:	64	COV:	45.89	95% Median C.I.:	54.55 to 72.05	(!: Derived)
(AgLand) TOTAL Sales Price:	9,948,178	WGT. MEAN:	57	STD:	28.82	95% Wgt. Mean C.I.:	50.55 to 64.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	63	AVG.ABS.DEV:	20.62	95% Mean C.I.:	54.97 to 70.64	
(AgLand) TOTAL Assessed Value:	5,688,242							
AVG. Adj. Sales Price:	190,341	COD:	31.99	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	109,389	PRD:	109.28	MIN Sales Ratio:	15.87			

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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	7	66.06	62.89	64.58	10.33	97.40	51.94	72.25	51.94 to 72.25	121,504	78,461
DRY-N/A	1	59.11	59.11	59.11			59.11	59.11	N/A	240,000	141,870
GRASS	29	60.99	59.51	58.47	34.67	101.78	15.87	137.57	40.09 to 73.37	218,353	127,667
GRASS-N/A	7	77.58	68.12	67.38	15.79	101.09	32.80	83.28	32.80 to 83.28	143,316	96,564
IRRGTD	6	54.77	60.73	45.76	43.05	132.73	31.66	113.14	31.66 to 113.14	201,748	92,317
IRRGTD-N/A	2	99.73	99.73	24.85	77.01	401.40	22.93	176.53	N/A	130,632	32,456
ALL	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

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	8	62.59	62.42	63.37	10.93	98.50	51.94	72.25	51.94 to 72.25	136,316	86,387
GRASS	36	66.22	61.18	59.69	30.19	102.50	15.87	137.57	52.51 to 73.85	203,762	121,620
IRRGTD	8	54.77	70.48	42.05	67.34	167.63	22.93	176.53	22.93 to 176.53	183,969	77,352
ALL	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	176.53	176.53	176.53			176.53	176.53	N/A	3,264	5,762
Total \$											
1 TO 9999	1	176.53	176.53	176.53			176.53	176.53	N/A	3,264	5,762
10000 TO 29999	3	77.58	92.97	88.07	31.72	105.56	63.75	137.57	N/A	14,666	12,917
30000 TO 59999	5	72.63	66.63	61.96	39.80	107.53	23.83	113.14	N/A	43,345	26,859
60000 TO 99999	10	60.96	62.28	62.36	16.78	99.88	40.09	78.63	53.93 to 76.05	77,444	48,293
100000 TO 149999	6	51.52	47.90	47.09	20.06	101.71	28.78	66.06	28.78 to 66.06	127,240	59,914
150000 TO 249999	12	68.31	58.98	59.76	27.69	98.70	15.87	88.76	32.50 to 80.59	198,189	118,434
250000 TO 499999	12	63.92	56.55	56.00	32.82	100.99	22.93	93.90	27.29 to 77.06	331,709	185,746
500000 +	3	60.99	60.21	58.54	15.34	102.86	45.79	73.85	N/A	579,029	338,949
ALL	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

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:	52	MEDIAN:	64	COV:	45.89	95% Median C.I.:	54.55 to 72.05	(! : Derived)
(AgLand) TOTAL Sales Price:	9,948,178	WGT. MEAN:	57	STD:	28.82	95% Wgt. Mean C.I.:	50.55 to 64.39	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	63	AVG.ABS.DEV:	20.62	95% Mean C.I.:	54.97 to 70.64	
(AgLand) TOTAL Assessed Value:	5,688,242							
AVG. Adj. Sales Price:	190,341	COD:	31.99	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	109,389	PRD:	109.28	MIN Sales Ratio:	15.87			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	120.14	120.14	91.50	46.94	131.30	63.75	176.53	N/A	6,632	6,068
Total \$											
1 TO 9999	2	120.14	120.14	91.50	46.94	131.30	63.75	176.53	N/A	6,632	6,068
10000 TO 29999	6	55.88	63.07	35.27	68.81	178.83	15.87	137.57	15.87 to 137.57	54,017	19,050
30000 TO 59999	16	54.24	55.07	46.39	28.80	118.71	22.93	113.14	34.02 to 72.25	101,346	47,013
60000 TO 99999	7	56.69	52.24	44.49	30.55	117.42	29.72	78.63	29.72 to 78.63	160,953	71,610
100000 TO 149999	7	69.37	58.43	50.06	24.22	116.73	24.64	83.28	24.64 to 83.28	253,658	126,983
150000 TO 249999	9	72.05	71.48	69.82	11.74	102.38	52.51	88.76	56.33 to 80.59	283,123	197,687
250000 TO 499999	5	73.37	69.58	65.91	16.62	105.56	45.79	93.90	N/A	497,689	328,047
ALL	52	64.47	62.80	57.47	31.99	109.28	15.87	176.53	54.55 to 72.05	190,341	109,389

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:	63	MEDIAN:	57	COV:	46.54	95% Median C.I.:	53.27 to 69.37	(! : Derived)
TOTAL Sales Price:	16,043,411	WGT. MEAN:	51	STD:	27.94	95% Wgt. Mean C.I.:	44.99 to 57.42	(! : land+NAT=0)
TOTAL Adj.Sales Price:	15,992,986	MEAN:	60	AVG.ABS.DEV:	20.13	95% Mean C.I.:	53.14 to 66.94	
TOTAL Assessed Value:	8,189,085							
AVG. Adj. Sales Price:	253,856	COD:	35.49	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	129,985	PRD:	117.26	MIN Sales Ratio:	11.59			

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____Qrtrs_____	_____											
07/01/05 TO 09/30/05												
10/01/05 TO 12/31/05	3	76.05	70.02	77.87	19.07	89.93	45.26	88.76	N/A	119,666	93,179	
01/01/06 TO 03/31/06	8	74.53	79.85	79.70	24.82	100.19	54.55	137.57	54.55 to 137.57	113,788	90,690	
04/01/06 TO 06/30/06	5	75.98	85.73	57.86	40.68	148.17	45.79	176.53	N/A	270,377	156,429	
07/01/06 TO 09/30/06	3	53.93	49.66	49.40	9.19	100.53	40.09	54.96	N/A	76,958	38,016	
10/01/06 TO 12/31/06	3	65.20	63.66	69.36	11.20	91.79	51.94	73.85	N/A	235,347	163,226	
01/01/07 TO 03/31/07	9	59.11	66.04	44.75	35.00	147.58	24.64	113.14	36.97 to 89.39	267,776	119,823	
04/01/07 TO 06/30/07	11	67.24	61.78	53.55	18.39	115.38	15.87	82.65	46.72 to 77.29	383,446	205,316	
07/01/07 TO 09/30/07	1	27.29	27.29	27.29			27.29	27.29	N/A	375,000	102,344	
10/01/07 TO 12/31/07	6	53.80	49.25	49.69	20.46	99.13	29.72	69.37	29.72 to 69.37	274,582	136,434	
01/01/08 TO 03/31/08	5	28.78	27.81	24.89	16.25	111.73	19.61	34.02	N/A	227,781	56,691	
04/01/08 TO 06/30/08	9	51.10	47.71	47.51	38.61	100.42	11.59	73.37	22.93 to 72.05	293,953	139,649	
_____Study Years_____	_____											
07/01/05 TO 06/30/06	16	76.02	79.84	68.18	28.45	117.10	45.26	176.53	54.55 to 88.76	163,824	111,700	
07/01/06 TO 06/30/07	26	63.30	62.07	52.09	24.34	119.16	15.87	113.14	53.93 to 72.63	290,954	151,562	
07/01/07 TO 06/30/08	21	34.02	42.44	42.38	47.00	100.13	11.59	73.37	28.78 to 56.33	276,522	117,202	
_____Calendar Yrs_____	_____											
01/01/06 TO 12/31/06	19	65.20	74.07	66.00	31.66	112.23	40.09	176.53	53.93 to 78.63	168,374	111,126	
01/01/07 TO 12/31/07	27	59.11	59.14	49.22	28.84	120.15	15.87	113.14	48.10 to 72.25	320,384	157,697	
_____ALL_____	_____											
	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985	

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	63	MEDIAN:	57	COV:	46.54	95% Median C.I.:	53.27 to 69.37	(!: Derived)
TOTAL Sales Price:	16,043,411	WGT. MEAN:	51	STD:	27.94	95% Wgt. Mean C.I.:	44.99 to 57.42	(!: land+NAT=0)
TOTAL Adj.Sales Price:	15,992,986	MEAN:	60	AVG.ABS.DEV:	20.13	95% Mean C.I.:	53.14 to 66.94	
TOTAL Assessed Value:	8,189,085							
AVG. Adj. Sales Price:	253,856	COD:	35.49	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	129,985	PRD:	117.26	MIN Sales Ratio:	11.59			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0807	1	36.97	36.97	37.81			36.97	36.97	N/A	1,297,509	490,629
119	2	71.82	71.82	68.09	8.02	105.47	66.06	77.58	N/A	68,000	46,303
127	3	69.37	69.72	69.56	0.51	100.23	69.37	70.43	N/A	170,369	118,515
129	1	55.09	55.09	57.04			55.09	55.09	N/A	211,600	120,695
1351	1	93.90	93.90	93.90			93.90	93.90	N/A	351,360	329,926
1361	1	88.76	88.76	88.76			88.76	88.76	N/A	216,000	191,717
1411	2	66.81	66.81	62.02	8.71	107.73	60.99	72.63	N/A	284,523	176,448
1413	2	54.42	54.42	54.40	3.51	100.04	52.51	56.33	N/A	369,644	201,086
1415	1	54.96	54.96	54.96			54.96	54.96	N/A	69,574	38,239
1417	2	47.41	47.41	48.55	1.46	97.66	46.72	48.10	N/A	1,457,064	707,378
1419	2	75.57	75.57	75.11	2.28	100.62	73.85	77.29	N/A	400,653	300,916
283	2	62.93	62.93	72.32	28.07	87.01	45.26	80.59	N/A	145,250	105,045
285	3	56.20	58.08	48.45	15.69	119.88	45.79	72.25	N/A	273,783	132,646
287	2	74.94	74.94	71.86	10.28	104.30	67.24	82.65	N/A	162,931	117,076
291	5	23.83	21.69	19.27	18.65	112.58	11.59	28.78	N/A	365,316	70,382
293	1	83.28	83.28	83.28			83.28	83.28	N/A	154,979	129,061
339	3	32.80	33.16	32.80	1.70	101.08	32.50	34.17	N/A	128,609	42,187
341	1	137.57	137.57	137.57			137.57	137.57	N/A	10,000	13,757
343	2	59.36	59.36	59.27	32.46	100.16	40.09	78.63	N/A	80,400	47,650
345	1	89.39	89.39	89.39			89.39	89.39	N/A	32,000	28,604
349	2	43.65	43.65	43.73	22.05	99.81	34.02	53.27	N/A	168,461	73,665
539	2	38.64	38.64	32.49	58.92	118.93	15.87	61.40	N/A	124,444	40,426
541	1	65.20	65.20	65.20			65.20	65.20	N/A	88,000	57,375
545	4	52.94	46.38	38.80	16.90	119.53	22.93	56.72	N/A	132,125	51,266
547	1	59.11	59.11	59.11			59.11	59.11	N/A	240,000	141,870
593	1	56.69	56.69	56.69			56.69	56.69	N/A	147,395	83,552
595	2	52.83	52.83	52.35	3.27	100.92	51.10	54.55	N/A	90,000	47,111
597	3	72.05	57.57	56.64	21.32	101.64	27.29	73.37	N/A	351,666	199,179
599	1	71.51	71.51	71.51			71.51	71.51	N/A	250,000	178,765
601	1	75.98	75.98	75.98			75.98	75.98	N/A	156,100	118,601
603	1	77.06	77.06	77.06			77.06	77.06	N/A	315,600	243,200
809	2	144.84	144.84	118.33	21.88	122.40	113.14	176.53	N/A	19,944	23,599
811	4	47.71	50.30	36.97	41.10	136.04	29.72	76.05	N/A	145,466	53,780
ALL	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985

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:	63	MEDIAN:	57	COV:	46.54	95% Median C.I.:	53.27 to 69.37	(!: Derived)
TOTAL Sales Price:	16,043,411	WGT. MEAN:	51	STD:	27.94	95% Wgt. Mean C.I.:	44.99 to 57.42	(!: land+NAT=0)
TOTAL Adj.Sales Price:	15,992,986	MEAN:	60	AVG.ABS.DEV:	20.13	95% Mean C.I.:	53.14 to 66.94	
TOTAL Assessed Value:	8,189,085							
AVG. Adj. Sales Price:	253,856	COD:	35.49	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	129,985	PRD:	117.26	MIN Sales Ratio:	11.59			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985
____ALL____	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985

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	8	47.41	45.04	40.27	34.42	111.85	11.59	82.65	11.59 to 82.65	721,035	290,345
2	55	60.99	62.22	57.37	32.92	108.45	15.87	176.53	54.55 to 71.51	185,903	106,660
____ALL____	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	3	72.63	74.13	69.37	12.74	106.85	60.99	88.76	N/A	261,682	181,537
07-0010											
23-0002	3	77.58	75.64	76.18	7.40	99.29	66.06	83.28	N/A	96,993	73,889
38-0011	6	64.41	65.80	57.65	24.65	114.14	46.72	93.90	46.72 to 93.90	689,395	397,458
81-0003	15	51.94	63.62	41.54	57.66	153.15	28.78	176.53	32.50 to 76.05	201,242	83,599
81-0010	36	56.27	55.12	48.75	30.07	113.05	11.59	89.39	51.10 to 69.37	215,609	105,112
NonValid School											
____ALL____	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985

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	2	120.14	120.14	91.50	46.94	131.30	63.75	176.53	N/A	6,632	6,068
50.01 TO 100.00	6	76.82	77.06	65.15	42.14	118.27	23.83	137.57	23.83 to 137.57	40,621	26,465
100.01 TO 180.00	12	49.91	48.36	38.51	33.51	125.59	15.87	89.39	31.66 to 61.40	110,242	42,451
180.01 TO 330.00	12	60.08	59.09	56.17	22.48	105.21	28.78	82.65	51.10 to 72.63	97,508	54,766
330.01 TO 650.00	14	54.18	49.36	42.92	31.83	115.00	11.59	80.59	27.29 to 69.37	295,460	126,812
650.01 +	17	71.51	64.68	55.74	20.65	116.03	19.61	93.90	48.10 to 77.29	535,678	298,597
____ALL____	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985

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:	63	MEDIAN:	57	COV:	46.54	95% Median C.I.:	53.27 to 69.37	(!: Derived)
TOTAL Sales Price:	16,043,411	WGT. MEAN:	51	STD:	27.94	95% Wgt. Mean C.I.:	44.99 to 57.42	(!: land+NAT=0)
TOTAL Adj.Sales Price:	15,992,986	MEAN:	60	AVG.ABS.DEV:	20.13	95% Mean C.I.:	53.14 to 66.94	
TOTAL Assessed Value:	8,189,085							
AVG. Adj. Sales Price:	253,856	COD:	35.49	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	129,985	PRD:	117.26	MIN Sales Ratio:	11.59			

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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	7	69.37	65.26	66.48	12.57	98.17	51.94	82.65	51.94 to 82.65	118,991	79,108
DRY-N/A	2	62.59	62.59	61.32	5.55	102.06	59.11	66.06	N/A	176,000	107,928
GRASS	30	58.60	60.45	55.96	33.36	108.03	23.83	137.57	51.10 to 72.63	239,341	133,931
GRASS-N/A	15	52.51	50.78	44.95	37.01	112.97	11.59	83.28	32.80 to 77.58	404,477	181,815
IRRGTD	4	69.90	71.15	51.73	33.54	137.53	31.66	113.14	N/A	82,622	42,743
IRRGTD-N/A	5	45.79	68.13	40.91	79.05	166.53	22.93	176.53	N/A	246,030	100,662
ALL	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985

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	67.72	65.36	66.43	11.88	98.39	51.94	82.65	51.94 to 82.65	118,117	78,468
DRY-N/A	1	59.11	59.11	59.11			59.11	59.11	N/A	240,000	141,870
GRASS	37	54.96	56.40	51.42	34.58	109.70	15.87	137.57	46.72 to 70.43	315,503	162,216
GRASS-N/A	8	72.41	61.05	47.22	26.20	129.29	11.59	83.28	11.59 to 83.28	196,722	92,894
IRRGTD	6	54.77	60.73	45.76	43.05	132.73	31.66	113.14	31.66 to 113.14	201,748	92,317
IRRGTD-N/A	3	61.40	86.95	34.38	83.39	252.93	22.93	176.53	N/A	116,717	40,126
ALL	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985

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	9	66.06	64.67	64.95	12.00	99.57	51.94	82.65	54.55 to 72.25	131,660	85,513
GRASS	45	56.20	57.23	50.92	34.86	112.40	11.59	137.57	48.10 to 71.51	294,386	149,892
IRRGTD	9	61.40	69.47	43.21	53.40	160.80	22.93	176.53	31.66 to 113.14	173,404	74,920
ALL	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37	253,856	129,985

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:	63	MEDIAN:	57	COV:	46.54	95% Median C.I.:	53.27 to 69.37	(!: Derived)
TOTAL Sales Price:	16,043,411	WGT. MEAN:	51	STD:	27.94	95% Wgt. Mean C.I.:	44.99 to 57.42	(!: land+NAT=0)
TOTAL Adj.Sales Price:	15,992,986	MEAN:	60	AVG.ABS.DEV:	20.13	95% Mean C.I.:	53.14 to 66.94	
TOTAL Assessed Value:	8,189,085							
AVG. Adj. Sales Price:	253,856	COD:	35.49	MAX Sales Ratio:	176.53			
AVG. Assessed Value:	129,985	PRD:	117.26	MIN Sales Ratio:	11.59			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	1	176.53	176.53	176.53			176.53	176.53	N/A		3,264	5,762
Total \$												
1 TO 9999	1	176.53	176.53	176.53			176.53	176.53	N/A		3,264	5,762
10000 TO 29999	3	77.58	92.97	88.07	31.72	105.56	63.75	137.57	N/A		14,666	12,917
30000 TO 59999	6	64.41	64.89	60.93	41.65	106.50	23.83	113.14	23.83 to 113.14		44,013	26,817
60000 TO 99999	13	61.40	62.47	63.14	17.50	98.93	40.09	82.65	53.93 to 76.05		78,903	49,822
100000 TO 149999	6	51.52	47.90	47.09	20.06	101.71	28.78	66.06	28.78 to 66.06		127,240	59,914
150000 TO 249999	14	63.18	58.29	59.18	28.61	98.51	15.87	88.76	32.50 to 80.59		196,913	116,528
250000 TO 499999	12	63.92	56.55	56.00	32.82	100.99	22.93	93.90	27.29 to 77.06		331,709	185,746
500000 +	8	46.26	42.95	43.55	31.27	98.63	11.59	73.85	11.59 to 73.85		894,394	389,516
ALL												
	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37		253,856	129,985

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	2	120.14	120.14	91.50	46.94	131.30	63.75	176.53	N/A		6,632	6,068
Total \$												
1 TO 9999	2	120.14	120.14	91.50	46.94	131.30	63.75	176.53	N/A		6,632	6,068
10000 TO 29999	7	56.20	62.09	37.94	58.63	163.66	15.87	137.57	15.87 to 137.57		53,064	20,130
30000 TO 59999	18	54.24	54.87	47.15	27.25	116.39	22.93	113.14	40.09 to 65.20		98,801	46,581
60000 TO 99999	10	54.98	51.32	37.60	35.60	136.48	11.59	82.65	29.72 to 78.63		195,856	73,648
100000 TO 149999	9	59.11	53.75	43.32	32.21	124.08	19.61	83.28	24.64 to 75.98		291,452	126,252
150000 TO 249999	9	72.05	71.48	69.82	11.74	102.38	52.51	88.76	56.33 to 80.59		283,123	197,687
250000 TO 499999	6	67.18	66.00	61.18	21.40	107.88	45.79	93.90	45.79 to 93.90		571,282	349,493
500000 +	2	41.85	41.85	44.27	11.65	94.52	36.97	46.72	N/A		1,636,197	724,332
ALL												
	63	56.72	60.04	51.20	35.49	117.26	11.59	176.53	53.27 to 69.37		253,856	129,985

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

Agricultural

Agricultural land was reviewed and adjusted to closer match the current market: All irrigated, dry and grass land subclasses were raised. Also, rural home sites were raised to \$12,000 for the first acre, the farm site acre was raised to \$1,500.

Agricultural Appraisal Information

1.	Data collection done by:
	The Assessor and lister
2.	Valuation done by:
	The Assessor and the contracted appraiser
3.	Pickup work done by whom:
	The lister
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes, the County has written standards to specifically define agricultural land.
a.	How is agricultural land defined in this county?
	Agricultural land and horticultural land shall be a separate and distinct class of real property for assessment purposes and shall be defined, in accordance with Section 77-1359 to 1363, Nebr. Rev. Statutes, as revised, including LB 808 passed during the 2006 Legislative Session, as follows: Agricultural land and horticultural land means a parcel of land which is primarily used for agricultural or horticultural purposes, including wasteland lying in or adjacent to and in common ownership or management with other agricultural land or horticultural land. Agricultural land and horticultural land does not include any land directly associated with any building or enclosed structure.
	All other land will be considered rural residential property or recreational property.
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?
	It is unknown if or when the Income Approach was used to establish market value for agricultural land within the County.
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?
	2002—but the County is anticipating having the 2008 soil completed completed and implemented for assessment year 2010.
8.	What date was the last countywide land use study completed?
	In 1991 (by physical inspection)—however, each year the County is constantly obtaining new information on land use.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection, FSA maps, information from the NRD.
b.	By whom?
	The Assessor
c.	What proportion is complete / implemented at this time?
	The figure remains at 40% at this time.
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	None
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?

	N/A
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
a.	If yes, list.
	Basically the land classes: irrigated, dry and grass.
12.	In your opinion, what is the level of value of these groupings?
	The Assessor believes that all three pure land classes have a level of value between 69 to 75% of market value.
13.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
1	2	85	88

Note: The 85 "Other" number is derived from neighboring taxpayers, and information from the Northwest Rural Public Power District.

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:	52	MEDIAN:	70	COV:	44.64	95% Median C.I.:	60.62 to 78.11	(! : Derived)
(AgLand) TOTAL Sales Price:	9,948,178	WGT. MEAN:	63	STD:	31.12	95% Wgt. Mean C.I.:	55.45 to 69.99	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	70	AVG.ABS.DEV:	22.41	95% Mean C.I.:	61.25 to 78.16	
(AgLand) TOTAL Assessed Value:	6,207,864							
AVG. Adj. Sales Price:	190,341	COD:	31.96	MAX Sales Ratio:	189.55			
AVG. Assessed Value:	119,382	PRD:	111.14	MIN Sales Ratio:	16.90			

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____Qrtrs____	_____											
07/01/05 TO 09/30/05												
10/01/05 TO 12/31/05	2	87.72	87.72	91.28	8.38	96.10	80.37	95.07	N/A	145,500	132,817	
01/01/06 TO 03/31/06	8	91.01	90.65	88.91	19.37	101.96	66.48	148.38	66.48 to 148.38	113,788	101,166	
04/01/06 TO 06/30/06	4	78.60	99.03	61.46	44.90	161.14	49.37	189.55	N/A	296,241	182,063	
07/01/06 TO 09/30/06	3	57.48	56.58	56.54	5.20	100.08	51.65	60.62	N/A	76,958	43,509	
10/01/06 TO 12/31/06	3	69.18	69.24	73.00	6.39	94.85	62.64	75.91	N/A	235,347	171,807	
01/01/07 TO 03/31/07	7	92.77	82.18	60.75	23.48	135.28	27.23	119.48	27.23 to 119.48	152,160	92,441	
04/01/07 TO 06/30/07	7	78.96	71.09	71.16	13.86	99.91	16.90	84.68	16.90 to 84.68	160,069	113,897	
07/01/07 TO 09/30/07	1	28.90	28.90	28.90			28.90	28.90	N/A	375,000	108,360	
10/01/07 TO 12/31/07	5	55.68	53.69	53.65	26.32	100.09	34.60	83.60	N/A	287,178	154,058	
01/01/08 TO 03/31/08	4	35.69	34.45	36.29	14.99	94.92	26.00	40.40	N/A	125,762	45,638	
04/01/08 TO 06/30/08	8	59.02	55.31	60.39	29.73	91.59	25.83	77.76	25.83 to 77.76	259,376	156,638	
____Study Years____	_____											
07/01/05 TO 06/30/06	14	85.10	92.62	75.57	26.72	122.57	49.37	189.55	67.32 to 96.38	170,448	128,801	
07/01/06 TO 06/30/07	20	76.22	72.52	66.94	21.75	108.33	16.90	119.48	62.64 to 83.60	156,126	104,516	
07/01/07 TO 06/30/08	18	39.80	48.76	52.73	40.97	92.46	25.83	83.60	33.47 to 63.00	243,830	128,573	
____Calendar Yrs____	_____											
01/01/06 TO 12/31/06	18	72.55	83.27	72.01	30.05	115.63	49.37	189.55	62.64 to 92.20	168,454	121,307	
01/01/07 TO 12/31/07	20	77.07	68.52	58.13	27.63	117.87	16.90	119.48	55.68 to 83.60	199,825	116,151	
____ALL____	_____											
	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382	

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:	52	MEDIAN:	70	COV:	44.64	95% Median C.I.:	60.62 to 78.11	(!: Derived)
(AgLand) TOTAL Sales Price:	9,948,178	WGT. MEAN:	63	STD:	31.12	95% Wgt. Mean C.I.:	55.45 to 69.99	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	70	AVG.ABS.DEV:	22.41	95% Mean C.I.:	61.25 to 78.16	
(AgLand) TOTAL Assessed Value:	6,207,864							
AVG. Adj. Sales Price:	190,341	COD:	31.96	MAX Sales Ratio:	189.55			
AVG. Assessed Value:	119,382	PRD:	111.14	MIN Sales Ratio:	16.90			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.	
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
119	2	85.48	85.48	80.37	9.23	106.36	77.59	93.37	N/A	68,000	54,652	
127	3	83.60	85.67	84.71	2.48	101.14	83.60	89.82	N/A	170,369	144,320	
1351	1	96.38	96.38	96.38			96.38	96.38	N/A	351,360	338,640	
1361	1	95.07	95.07	95.07			95.07	95.07	N/A	216,000	205,359	
1411	2	69.77	69.77	64.19	9.70	108.69	63.00	76.54	N/A	284,523	182,648	
1413	2	57.56	57.56	57.54	3.26	100.03	55.68	59.43	N/A	369,644	212,686	
1415	1	57.48	57.48	57.48			57.48	57.48	N/A	69,574	39,992	
1419	2	77.64	77.64	77.18	2.23	100.60	75.91	79.37	N/A	400,653	309,210	
283	1	92.77	92.77	92.77			92.77	92.77	N/A	222,500	206,411	
285	2	67.03	67.03	52.29	26.34	128.18	49.37	84.68	N/A	387,000	202,367	
287	1	78.96	78.96	78.96			78.96	78.96	N/A	231,454	182,749	
291	3	27.23	28.47	28.21	7.58	100.93	26.00	32.19	N/A	206,719	58,318	
293	1	96.15	96.15	96.15			96.15	96.15	N/A	154,979	149,015	
339	3	36.72	37.02	36.83	3.66	100.52	35.16	39.19	N/A	128,609	47,368	
341	1	148.38	148.38	148.38			148.38	148.38	N/A	10,000	14,838	
343	2	71.93	71.93	71.82	28.19	100.14	51.65	92.20	N/A	80,400	57,746	
345	1	104.66	104.66	104.66			104.66	104.66	N/A	32,000	33,491	
349	1	40.40	40.40	40.40			40.40	40.40	N/A	170,000	68,684	
539	1	16.90	16.90	16.90			16.90	16.90	N/A	160,000	27,041	
541	1	69.18	69.18	69.18			69.18	69.18	N/A	88,000	60,878	
545	4	61.63	53.95	44.98	17.40	119.94	25.83	66.71	N/A	132,125	59,429	
547	1	71.07	71.07	71.07			71.07	71.07	N/A	240,000	170,570	
593	1	68.45	68.45	68.45			68.45	68.45	N/A	147,395	100,885	
595	2	60.76	60.76	59.17	9.41	102.69	55.04	66.48	N/A	90,000	53,254	
597	3	74.53	60.40	59.54	21.85	101.45	28.90	77.76	N/A	351,666	209,369	
599	1	76.12	76.12	76.12			76.12	76.12	N/A	250,000	190,307	
601	1	78.11	78.11	78.11			78.11	78.11	N/A	156,100	121,923	
603	1	79.09	79.09	79.09			79.09	79.09	N/A	315,600	249,600	
809	2	154.52	154.52	125.21	22.67	123.40	119.48	189.55	N/A	19,944	24,972	
811	4	50.96	53.94	40.66	39.06	132.68	33.47	80.37	N/A	145,466	59,139	
ALL												
		52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382
AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382	
ALL												
		52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382

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:	52	MEDIAN:	70	COV:	44.64	95% Median C.I.:	60.62 to 78.11	(! : Derived)
(AgLand) TOTAL Sales Price:	9,948,178	WGT. MEAN:	63	STD:	31.12	95% Wgt. Mean C.I.:	55.45 to 69.99	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	70	AVG.ABS.DEV:	22.41	95% Mean C.I.:	61.25 to 78.16	
(AgLand) TOTAL Assessed Value:	6,207,864							
AVG. Adj. Sales Price:	190,341	COD:	31.96	MAX Sales Ratio:	189.55			
AVG. Assessed Value:	119,382	PRD:	111.14	MIN Sales Ratio:	16.90			

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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	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382
____ALL____											
	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	3	76.54	78.20	72.69	13.97	107.58	63.00	95.07	N/A	261,682	190,218
07-0010											
23-0002	3	93.37	89.04	88.78	6.63	100.29	77.59	96.15	N/A	96,993	86,106
38-0011	4	77.64	77.29	81.58	13.64	94.74	57.48	96.38	N/A	305,560	249,263
81-0003	14	64.68	72.71	50.80	51.91	143.15	32.19	189.55	34.60 to 119.48	122,938	62,448
81-0010	28	68.25	64.14	59.67	27.96	107.49	16.90	104.66	55.04 to 78.96	209,941	125,269
NonValid School											
____ALL____											
	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382

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	2	128.44	128.44	97.40	47.58	131.86	67.32	189.55	N/A	6,632	6,459
50.01 TO 100.00	6	86.87	84.05	70.37	41.85	119.44	26.00	148.38	26.00 to 148.38	40,621	28,585
100.01 TO 180.00	9	51.65	54.53	40.97	44.30	133.11	16.90	104.66	25.83 to 84.68	124,296	50,919
180.01 TO 330.00	11	62.64	64.77	61.62	23.34	105.11	32.19	92.20	39.19 to 89.82	97,790	60,261
330.01 TO 650.00	11	68.45	59.35	53.21	31.06	111.54	27.23	92.77	28.90 to 83.60	289,760	154,186
650.01 +	13	77.76	77.50	75.28	11.91	102.94	55.68	96.38	63.00 to 95.07	327,618	246,633
____ALL____											
	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382

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	75.16	74.62	77.23	12.43	96.61	62.64	84.68	62.64 to 84.68	123,088	95,065
DRY-N/A	2	74.33	74.33	73.14	4.39	101.62	71.07	77.59	N/A	176,000	128,733
GRASS	25	74.53	67.71	63.97	28.78	105.84	26.00	148.38	55.04 to 78.11	215,554	137,898
GRASS-N/A	11	68.45	66.35	64.72	32.61	102.52	16.90	96.15	36.72 to 93.37	176,964	114,529
IRRGTD	4	73.85	75.16	54.67	33.54	137.49	33.47	119.48	N/A	82,622	45,166
IRRGTD-N/A	4	44.89	76.29	43.12	96.18	176.94	25.83	189.55	N/A	285,316	123,014
____ALL____											
	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382

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

NUMBER of Sales:	52	MEDIAN:	70	COV:	44.64	95% Median C.I.:	60.62 to 78.11	(!: Derived)
(AgLand) TOTAL Sales Price:	9,948,178	WGT. MEAN:	63	STD:	31.12	95% Wgt. Mean C.I.:	55.45 to 69.99	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	70	AVG.ABS.DEV:	22.41	95% Mean C.I.:	61.25 to 78.16	
(AgLand) TOTAL Assessed Value:	6,207,864							
AVG. Adj. Sales Price:	190,341	COD:	31.96	MAX Sales Ratio:	189.55			
AVG. Assessed Value:	119,382	PRD:	111.14	MIN Sales Ratio:	16.90			

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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	7	77.59	75.04	77.28	10.32	97.11	62.64	84.68	62.64 to 84.68	121,504	93,898
DRY-N/A	1	71.07	71.07	71.07			71.07	71.07	N/A	240,000	170,570
GRASS	29	63.00	64.19	61.84	35.21	103.80	16.90	148.38	51.65 to 77.76	218,353	135,036
GRASS-N/A	7	92.20	80.16	78.87	14.83	101.63	39.19	96.15	39.19 to 96.15	143,316	113,031
IRRGTD	6	58.35	65.07	49.56	41.11	131.30	33.47	119.48	33.47 to 119.48	201,748	99,982
IRRGTD-N/A	2	107.69	107.69	27.88	76.01	386.31	25.83	189.55	N/A	130,632	36,415
ALL	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382

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	8	74.33	74.55	75.91	10.52	98.20	62.64	84.68	62.64 to 84.68	136,316	103,482
GRASS	36	71.86	67.29	64.17	30.45	104.87	16.90	148.38	55.68 to 78.96	203,762	130,757
IRRGTD	8	58.35	75.72	45.71	65.91	165.66	25.83	189.55	25.83 to 189.55	183,969	84,090
ALL	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	189.55	189.55	189.55			189.55	189.55	N/A	3,264	6,187
Total \$											
1 TO 9999	1	189.55	189.55	189.55			189.55	189.55	N/A	3,264	6,187
10000 TO 29999	3	93.37	103.02	99.95	28.94	103.07	67.32	148.38	N/A	14,666	14,659
30000 TO 59999	5	76.54	72.68	67.25	42.18	108.07	26.00	119.48	N/A	43,345	29,150
60000 TO 99999	10	67.94	71.92	72.11	16.68	99.73	51.65	92.20	57.48 to 89.82	77,444	55,846
100000 TO 149999	6	58.84	55.85	54.99	23.30	101.57	32.19	77.59	32.19 to 77.59	127,240	69,967
150000 TO 249999	12	78.54	67.10	68.21	27.06	98.38	16.90	96.15	35.16 to 92.77	198,189	135,190
250000 TO 499999	12	66.98	59.58	58.99	31.30	100.99	25.83	96.38	28.90 to 79.09	331,709	195,681
500000 +	3	63.00	62.76	61.21	14.04	102.54	49.37	75.91	N/A	579,029	354,402
ALL	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382

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:	52	MEDIAN:	70	COV:	44.64	95% Median C.I.:	60.62 to 78.11	(! : Derived)
(AgLand) TOTAL Sales Price:	9,948,178	WGT. MEAN:	63	STD:	31.12	95% Wgt. Mean C.I.:	55.45 to 69.99	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,897,753	MEAN:	70	AVG.ABS.DEV:	22.41	95% Mean C.I.:	61.25 to 78.16	
(AgLand) TOTAL Assessed Value:	6,207,864							
AVG. Adj. Sales Price:	190,341	COD:	31.96	MAX Sales Ratio:	189.55			
AVG. Assessed Value:	119,382	PRD:	111.14	MIN Sales Ratio:	16.90			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	128.44	128.44	97.40	47.58	131.86	67.32	189.55	N/A	6,632	6,459
Total \$											
1 TO 9999	2	128.44	128.44	97.40	47.58	131.86	67.32	189.55	N/A	6,632	6,459
10000 TO 29999	5	36.72	64.27	32.36	108.31	198.63	16.90	148.38	N/A	58,420	18,904
30000 TO 59999	11	66.48	69.06	59.30	28.85	116.46	32.19	119.48	39.19 to 104.66	76,140	45,150
60000 TO 99999	12	58.84	58.03	48.52	35.02	119.59	25.83	92.20	34.60 to 80.37	149,606	72,587
100000 TO 149999	5	68.45	59.77	47.27	34.52	126.44	27.23	96.15	N/A	252,694	119,453
150000 TO 249999	12	79.03	77.44	75.52	10.30	102.54	55.68	95.07	71.07 to 83.60	267,303	201,879
250000 TO 499999	5	75.91	72.48	68.83	16.27	105.30	49.37	96.38	N/A	497,689	342,580
ALL											
	52	70.13	69.71	62.72	31.96	111.14	16.90	189.55	60.62 to 78.11	190,341	119,382

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:	62	MEDIAN:	69	COV:	50.69	95% Median C.I.:	59.43 to 77.59	(! : Derived)
TOTAL Sales Price:	15,969,879	WGT. MEAN:	63	STD:	35.61	95% Wgt. Mean C.I.:	48.30 to 77.82	(! : land+NAT=0)
TOTAL Adj.Sales Price:	15,919,454	MEAN:	70	AVG.ABS.DEV:	24.07	95% Mean C.I.:	61.38 to 79.11	
TOTAL Assessed Value:	10,038,623							
AVG. Adj. Sales Price:	256,765	COD:	34.98	MAX Sales Ratio:	217.95			
AVG. Assessed Value:	161,913	PRD:	111.40	MIN Sales Ratio:	13.22			

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____Qrtrs____	_____											
07/01/05 TO 09/30/05												
10/01/05 TO 12/31/05	3	80.37	76.85	84.43	16.57	91.02	55.11	95.07	N/A	119,666	101,037	
01/01/06 TO 03/31/06	8	91.01	90.65	88.91	19.37	101.96	66.48	148.38	66.48 to 148.38	113,788	101,166	
04/01/06 TO 06/30/06	5	78.11	91.85	61.67	39.98	148.95	49.37	189.55	N/A	270,592	166,865	
07/01/06 TO 09/30/06	3	57.48	56.58	56.54	5.20	100.08	51.65	60.62	N/A	76,958	43,509	
10/01/06 TO 12/31/06	3	69.18	69.24	73.00	6.39	94.85	62.64	75.91	N/A	235,347	171,807	
01/01/07 TO 03/31/07	9	71.88	76.36	49.71	31.72	153.61	27.23	119.48	40.05 to 104.66	271,055	134,736	
04/01/07 TO 06/30/07	11	77.59	69.71	56.54	19.03	123.30	16.90	99.20	48.53 to 84.68	391,438	221,307	
07/01/07 TO 09/30/07	1	28.90	28.90	28.90			28.90	28.90	N/A	375,000	108,360	
10/01/07 TO 12/31/07	5	55.68	53.69	53.65	26.32	100.09	34.60	83.60	N/A	287,178	154,058	
01/01/08 TO 03/31/08	5	39.19	71.15	138.42	102.15	51.40	26.00	217.95	N/A	229,808	318,094	
04/01/08 TO 06/30/08	9	55.04	50.63	50.09	36.78	101.09	13.22	77.76	25.83 to 76.12	295,001	147,751	
____Study Years____	_____											
07/01/05 TO 06/30/06	16	79.73	88.44	74.24	28.29	119.12	49.37	189.55	66.48 to 96.15	163,892	121,673	
07/01/06 TO 06/30/07	26	71.47	70.44	55.88	23.92	126.06	16.90	119.48	60.62 to 79.37	295,470	165,114	
07/01/07 TO 06/30/08	20	39.80	55.44	67.66	62.60	81.94	13.22	217.95	33.47 to 63.00	280,747	189,944	
____Calendar Yrs____	_____											
01/01/06 TO 12/31/06	19	69.18	82.21	71.55	30.31	114.90	49.37	189.55	62.64 to 92.20	168,431	120,505	
01/01/07 TO 12/31/07	26	71.47	67.36	52.89	29.06	127.35	16.90	119.48	50.98 to 83.60	329,084	174,064	
____ALL____	_____											
	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59	256,765	161,913	

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:	62	MEDIAN:	69	COV:	50.69	95% Median C.I.:	59.43 to 77.59	(!: Derived)
TOTAL Sales Price:	15,969,879	WGT. MEAN:	63	STD:	35.61	95% Wgt. Mean C.I.:	48.30 to 77.82	(!: land+NAT=0)
TOTAL Adj.Sales Price:	15,919,454	MEAN:	70	AVG.ABS.DEV:	24.07	95% Mean C.I.:	61.38 to 79.11	
TOTAL Assessed Value:	10,038,623							
AVG. Adj. Sales Price:	256,765	COD:	34.98	MAX Sales Ratio:	217.95			
AVG. Assessed Value:	161,913	PRD:	111.40	MIN Sales Ratio:	13.22			

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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.			
0807	1	40.05	40.05	40.05			40.05	40.05	N/A		1,327,020	531,504
119	2	85.48	85.48	80.37	9.23	106.36	77.59	93.37	N/A		68,000	54,652
127	3	83.60	85.67	84.71	2.48	101.14	83.60	89.82	N/A		170,369	144,320
1351	1	96.38	96.38	96.38			96.38	96.38	N/A		351,360	338,640
1361	1	95.07	95.07	95.07			95.07	95.07	N/A		216,000	205,359
1411	2	69.77	69.77	64.19	9.70	108.69	63.00	76.54	N/A		284,523	182,648
1413	2	57.56	57.56	57.54	3.26	100.03	55.68	59.43	N/A		369,644	212,686
1415	1	57.48	57.48	57.48			57.48	57.48	N/A		69,574	39,992
1417	2	49.76	49.76	49.31	2.46	100.91	48.53	50.98	N/A		1,499,999	739,614
1419	2	77.64	77.64	77.18	2.23	100.60	75.91	79.37	N/A		400,653	309,210
283	2	73.94	73.94	83.95	25.47	88.07	55.11	92.77	N/A		145,250	121,943
285	3	71.88	68.64	53.42	16.37	128.50	49.37	84.68	N/A		273,783	146,256
287	2	89.08	89.08	84.85	11.36	104.99	78.96	99.20	N/A		163,227	138,493
291	5	27.23	63.32	89.89	154.92	70.44	13.22	217.95	N/A		369,230	331,905
293	1	96.15	96.15	96.15			96.15	96.15	N/A		154,979	149,015
339	3	36.72	37.02	36.83	3.66	100.52	35.16	39.19	N/A		128,609	47,368
341	1	148.38	148.38	148.38			148.38	148.38	N/A		10,000	14,838
343	2	71.93	71.93	71.82	28.19	100.14	51.65	92.20	N/A		80,400	57,746
345	1	104.66	104.66	104.66			104.66	104.66	N/A		32,000	33,491
349	2	51.77	51.77	51.70	21.96	100.13	40.40	63.14	N/A		169,000	87,378
539	2	43.67	43.67	36.22	61.30	120.56	16.90	70.44	N/A		125,168	45,338
541	1	69.18	69.18	69.18			69.18	69.18	N/A		88,000	60,878
545	4	61.63	53.95	44.98	17.40	119.94	25.83	66.71	N/A		132,125	59,429
547	1	71.07	71.07	71.07			71.07	71.07	N/A		240,000	170,570
593	1	68.45	68.45	68.45			68.45	68.45	N/A		147,395	100,885
595	2	60.76	60.76	59.17	9.41	102.69	55.04	66.48	N/A		90,000	53,254
597	3	74.53	60.40	59.54	21.85	101.45	28.90	77.76	N/A		351,666	209,369
599	1	76.12	76.12	76.12			76.12	76.12	N/A		250,000	190,307
601	1	78.11	78.11	78.11			78.11	78.11	N/A		156,100	121,923
603	1	79.09	79.09	79.09			79.09	79.09	N/A		315,600	249,600
809	2	154.52	154.52	125.21	22.67	123.40	119.48	189.55	N/A		19,944	24,972
811	4	50.96	53.94	40.66	39.06	132.68	33.47	80.37	N/A		145,466	59,139
ALL	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59		256,765	161,913

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

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

NUMBER of Sales:	62	MEDIAN:	69	COV:	50.69	95% Median C.I.:	59.43 to 77.59	(!: Derived)
TOTAL Sales Price:	15,969,879	WGT. MEAN:	63	STD:	35.61	95% Wgt. Mean C.I.:	48.30 to 77.82	(!: land+NAT=0)
TOTAL Adj.Sales Price:	15,919,454	MEAN:	70	AVG.ABS.DEV:	24.07	95% Mean C.I.:	61.38 to 79.11	
TOTAL Assessed Value:	10,038,623							
AVG. Adj. Sales Price:	256,765	COD:	34.98	MAX Sales Ratio:	217.95			
AVG. Assessed Value:	161,913	PRD:	111.40	MIN Sales Ratio:	13.22			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59	256,765	161,913
ALL	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59	256,765	161,913

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	8	57.06	75.44	63.65	65.27	118.53	13.22	217.95	13.22 to 217.95	738,293	469,906
2	54	70.13	69.48	62.71	31.22	110.79	16.90	189.55	60.62 to 77.76	185,427	116,284
ALL	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59	256,765	161,913

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	3	76.54	78.20	72.69	13.97	107.58	63.00	95.07	N/A	261,682	190,218
07-0010											
23-0002	3	93.37	89.04	88.78	6.63	100.29	77.59	96.15	N/A	96,993	86,106
38-0011	6	66.69	68.11	58.65	23.66	116.13	48.53	96.38	48.53 to 96.38	703,706	412,713
81-0003	15	62.64	70.54	46.12	52.43	152.94	32.19	189.55	35.16 to 80.37	203,210	93,718
81-0010	35	69.18	68.20	70.35	32.75	96.94	13.22	217.95	55.68 to 78.11	216,372	152,216
NonValid School											
ALL	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59	256,765	161,913

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	2	128.44	128.44	97.40	47.58	131.86	67.32	189.55	N/A	6,632	6,459
50.01 TO 100.00	6	86.87	84.05	70.37	41.85	119.44	26.00	148.38	26.00 to 148.38	40,621	28,585
100.01 TO 180.00	12	60.80	57.35	44.81	33.10	127.99	16.90	104.66	33.47 to 71.88	110,362	49,451
180.01 TO 330.00	12	65.91	67.64	64.67	24.95	104.59	32.19	99.20	55.04 to 89.82	97,557	63,092
330.01 TO 650.00	13	63.14	56.09	47.74	35.22	117.50	13.22	92.77	28.90 to 83.60	302,720	144,521
650.01 +	17	76.12	80.29	71.76	27.25	111.89	40.05	217.95	55.68 to 95.07	543,061	389,699
ALL	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59	256,765	161,913

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:	62	MEDIAN:	69	COV:	50.69	95% Median C.I.:	59.43 to 77.59	(! : Derived)
TOTAL Sales Price:	15,969,879	WGT. MEAN:	63	STD:	35.61	95% Wgt. Mean C.I.:	48.30 to 77.82	(! : land+NAT=0)
TOTAL Adj.Sales Price:	15,919,454	MEAN:	70	AVG.ABS.DEV:	24.07	95% Mean C.I.:	61.38 to 79.11	
TOTAL Assessed Value:	10,038,623							
AVG. Adj. Sales Price:	256,765	COD:	34.98	MAX Sales Ratio:	217.95			
AVG. Assessed Value:	161,913	PRD:	111.40	MIN Sales Ratio:	13.22			

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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	7	83.60	78.13	79.74	12.24	97.99	62.64	99.20	62.64 to 99.20	119,076	94,947
DRY-N/A	2	74.33	74.33	73.14	4.39	101.62	71.07	77.59	N/A	176,000	128,733
GRASS	29	69.18	66.31	59.39	29.58	111.66	26.00	148.38	55.04 to 77.76	241,352	143,329
GRASS-N/A	15	59.43	70.70	68.43	53.69	103.32	13.22	217.95	39.19 to 92.77	411,506	281,575
IRRGTD	4	73.85	75.16	54.67	33.54	137.49	33.47	119.48	N/A	82,622	45,166
IRRGTD-N/A	5	49.37	75.12	45.12	78.49	166.49	25.83	189.55	N/A	246,320	111,138
ALL	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59	256,765	161,913

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	80.60	78.06	79.48	12.04	98.21	62.64	99.20	62.64 to 99.20	118,191	93,940
DRY-N/A	1	71.07	71.07	71.07			71.07	71.07	N/A	240,000	170,570
GRASS	36	61.81	66.92	64.82	38.86	103.23	16.90	217.95	51.65 to 76.12	321,905	208,674
GRASS-N/A	8	85.58	71.79	54.82	25.51	130.96	13.22	96.15	13.22 to 96.15	197,902	108,484
IRRGTD	6	58.35	65.07	49.56	41.11	131.30	33.47	119.48	33.47 to 119.48	201,748	99,982
IRRGTD-N/A	3	70.44	95.27	38.81	77.47	245.47	25.83	189.55	N/A	117,200	45,488
ALL	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59	256,765	161,913

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	9	77.59	77.29	77.78	12.05	99.37	62.64	99.20	66.48 to 84.68	131,725	102,455
GRASS	44	65.80	67.81	63.62	37.37	106.58	13.22	217.95	55.04 to 77.76	299,359	190,458
IRRGTD	9	67.32	75.14	47.14	51.29	159.39	25.83	189.55	33.47 to 119.48	173,565	81,817
ALL	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59	256,765	161,913

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:	62	MEDIAN:	69	COV:	50.69	95% Median C.I.:	59.43 to 77.59	(!: Derived)
TOTAL Sales Price:	15,969,879	WGT. MEAN:	63	STD:	35.61	95% Wgt. Mean C.I.:	48.30 to 77.82	(!: land+NAT=0)
TOTAL Adj.Sales Price:	15,919,454	MEAN:	70	AVG.ABS.DEV:	24.07	95% Mean C.I.:	61.38 to 79.11	
TOTAL Assessed Value:	10,038,623							
AVG. Adj. Sales Price:	256,765	COD:	34.98	MAX Sales Ratio:	217.95			
AVG. Assessed Value:	161,913	PRD:	111.40	MIN Sales Ratio:	13.22			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	1	189.55	189.55	189.55			189.55	189.55	N/A		3,264	6,187
Total \$												
1 TO 9999	1	189.55	189.55	189.55			189.55	189.55	N/A		3,264	6,187
10000 TO 29999	3	93.37	103.02	99.95	28.94	103.07	67.32	148.38	N/A		14,666	14,659
30000 TO 59999	6	74.21	72.55	68.08	37.30	106.56	26.00	119.48	26.00 to 119.48		44,013	29,964
60000 TO 99999	13	69.18	72.61	73.34	17.64	99.00	51.65	99.20	57.48 to 89.82		79,060	57,986
100000 TO 149999	6	58.84	55.85	54.99	23.30	101.57	32.19	77.59	32.19 to 77.59		127,240	69,967
150000 TO 249999	13	78.11	66.80	67.88	26.59	98.41	16.90	96.15	35.16 to 92.77		195,866	132,950
250000 TO 499999	12	66.98	59.58	58.99	31.30	100.99	25.83	96.38	28.90 to 79.09		331,709	195,681
500000 +	8	50.18	69.88	62.53	63.94	111.75	13.22	217.95	13.22 to 217.95		911,262	569,813
ALL												
	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59		256,765	161,913

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	2	128.44	128.44	97.40	47.58	131.86	67.32	189.55	N/A		6,632	6,459
Total \$												
1 TO 9999	2	128.44	128.44	97.40	47.58	131.86	67.32	189.55	N/A		6,632	6,459
10000 TO 29999	5	36.72	64.27	32.36	108.31	198.63	16.90	148.38	N/A		58,420	18,904
30000 TO 59999	13	66.48	68.21	59.63	26.35	114.39	32.19	119.48	51.65 to 84.68		73,299	43,705
60000 TO 99999	15	62.64	58.61	43.18	36.30	135.75	13.22	99.20	34.60 to 80.37		170,707	73,704
100000 TO 149999	6	65.80	60.33	49.13	31.27	122.79	27.23	96.15	27.23 to 96.15		238,579	117,223
150000 TO 249999	13	79.09	88.25	99.40	23.01	88.78	55.68	217.95	71.07 to 92.77		296,433	294,651
250000 TO 499999	6	69.46	68.90	63.90	20.80	107.82	49.37	96.38	49.37 to 96.38		572,999	366,157
500000 +	2	44.29	44.29	45.20	9.57	97.98	40.05	48.53	N/A		1,688,737	763,343
ALL												
	62	68.82	70.25	63.06	34.98	111.40	13.22	217.95	59.43 to 77.59		256,765	161,913

Agricultural Correlation

**2009 Correlation Section
for Sheridan County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The following tables and their accompanying narratives will reveal that two of the three measures of central tendency (the median and the mean) are within acceptable range and either could be used to describe the overall level of value. The weighted mean is at least six points below the lower limit of acceptable range, and the removal of extreme outliers would fail to bring this measure within acceptable range. Since the median is strongly supported by the Trended Preliminary ratio, it will probably be used to serve as point estimate for the overall level of value for the agricultural land class.

A review of the qualitative statistics via Table VI indicates that neither the coefficient of dispersion nor the price-related differential is within professionally accepted standards. The removal of the two extreme outlying sales would not bring either statistic into compliance (the COD would become 28.32, and the PRD would become 107.78).

A comparison of the Minimally Improved statistical profile (Minimal NonAg) basically confirms the overall statistics. Both the Minimal NonAg median and mean are within acceptable range, and neither the COD nor PRD are within their prescribed parameters. Likewise the trimming of extreme outliers would fail to bring either the weighted mean measure of central tendency or the qualitative statistics into compliance.

**2009 Correlation Section
for Sheridan 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	96	52	54.17
2008	103	48	46.60
2007	90	42	46.67
2006	113	34	30.09
2005	125	34	27.20

AGRICULTURAL UNIMPROVED: The percentage of sales used for assessment year 2009 as shown in Table II above is historically the highest and can be attributed to the Assessors review and sales qualification process that was described in the Table II narrative for the residential property class.

**2009 Correlation Section
for Sheridan 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 Sheridan 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	64	9.25	70	70
2008	68.69	5.68	73	72.44
2007	74	0.06	74	74
2006	76	0.10	76	76
2005	72	-1.74	70	74

AGRICULTURAL UNIMPROVED:As Table III shows there is less than one point difference between the Trended Preliminary Ratio and the R&O Median (0.08) both figures exhibit very strong support for each other.

**2009 Correlation Section
for Sheridan 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 Sheridan 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)
8.16	2009	9.25
4.67	2008	5.68
0.25	2007	0.02
0.00	2006	0.10
6.19	2005	-1.74

AGRICULTURAL UNIMPROVED: The difference between the percent change in the sales file versus the percent change in assessed value (excluding growth) is slightly more than one point (1.09) and is thus statistically insignificant. This suggests that there is no appreciable difference between the valuation practices applied to sold compared to unsold agricultural land within Sheridan County.

**2009 Correlation Section
for Sheridan 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 Sheridan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70	63	70

AGRICULTURAL UNIMPROVED: Two of the three measures of central tendency are within acceptable range (the median and the mean). The weighted mean is at least six points below the lower limit of acceptable range and the removal of extreme outliers would fail to bring this measure within acceptable range. Since the median is strongly supported by the Trended Preliminary ratio it will probably be used to serve as point estimate for the overall level of value for the agricultural land class.

**2009 Correlation Section
for Sheridan 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	31.96	111.14
Difference	11.96	8.14

AGRICULTURAL UNIMPROVED: A review of the qualitative statistics shown in Table VI indicates that neither measurement is within professionally prescribed compliance. The removal of the two extreme outlying sales will not bring either statistic into compliance.

**2009 Correlation Section
for Sheridan 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	R&O Statistics	Change
Number of Sales	52	52	0
Median	64	70	6
Wgt. Mean	57	63	6
Mean	63	70	7
COD	31.99	31.96	-0.03
PRD	109.28	111.14	1.86
Minimum	15.87	16.90	1.03
Maximum	176.53	189.55	13.02

AGRICULTURAL UNIMPROVED:Assessment actions taken to address the agricultural land class were as follows: Agricultural land was reviewed and adjusted to closer match the current market: All irrigated dry and grass land subclasses were raised. Also rural home sites were raised to \$12000 for the first acre, the farm site acre was raised to \$1500. Table VII appears to reflect these changes.

Total Real Property
Sum Lines 17, 25, & 30

Records : 8,164

Value : 487,399,422

Growth 301,766

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	322	437,710	26	62,163	52	310,688	400	810,561	
02. Res Improve Land	1,602	5,893,247	74	674,503	284	4,446,609	1,960	11,014,359	
03. Res Improvements	1,602	45,862,631	74	3,478,664	284	16,027,050	1,960	65,368,345	
04. Res Total	1,924	52,193,588	100	4,215,330	336	20,784,347	2,360	77,193,265	196,556
% of Res Total	81.53	67.61	4.24	5.46	14.24	26.93	28.91	15.84	65.14
05. Com UnImp Land	63	277,248	5	19,643	11	44,989	79	341,880	
06. Com Improve Land	322	2,647,486	17	75,999	38	178,695	377	2,902,180	
07. Com Improvements	322	15,743,352	17	673,587	38	1,696,449	377	18,113,388	
08. Com Total	385	18,668,086	22	769,229	49	1,920,133	456	21,357,448	98,280
% of Com Total	84.43	87.41	4.82	3.60	10.75	8.99	5.59	4.38	32.57
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	24	276,968	24	276,968	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	24	276,968	24	276,968	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.29	0.06	0.00
Res & Rec Total	1,924	52,193,588	100	4,215,330	360	21,061,315	2,384	77,470,233	196,556
% of Res & Rec Total	80.70	67.37	4.19	5.44	15.10	27.19	29.20	15.89	65.14
Com & Ind Total	385	18,668,086	22	769,229	49	1,920,133	456	21,357,448	98,280
% of Com & Ind Total	84.43	87.41	4.82	3.60	10.75	8.99	5.59	4.38	32.57
17. Taxable Total	2,309	70,861,674	122	4,984,559	409	22,981,448	2,840	98,827,681	294,836
% of Taxable Total	81.30	71.70	4.30	5.04	14.40	23.25	34.79	20.28	97.70

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	239	0	500	739

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	12	91,150	5	248,406	4,303	260,006,003	4,320	260,345,559
28. Ag-Improved Land	2	15,631	1	0	1,000	83,037,988	1,003	83,053,619
29. Ag Improvements	2	67,710	1	2,244	1,001	45,102,609	1,004	45,172,563
30. Ag Total							5,324	388,571,741

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	12,000	0	0.00	0	
33. HomeSite Improvements	2	0.00	66,307	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	1,500	0	0.00	0	
37. FarmSite Improvements	1	0.00	1,403	1	0.00	2,244	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	23	25.00	300,000	23	25.00	300,000	
32. HomeSite Improv Land	701	731.72	8,756,640	702	732.72	8,768,640	
33. HomeSite Improvements	779	0.00	33,662,995	781	0.00	33,729,302	6,230
34. HomeSite Total				804	757.72	42,797,942	
35. FarmSite UnImp Land	27	70.84	74,760	27	70.84	74,760	
36. FarmSite Improv Land	767	1,384.56	2,028,355	768	1,385.56	2,029,855	
37. FarmSite Improvements	940	0.00	11,439,614	942	0.00	11,443,261	700
38. FarmSite Total				969	1,456.40	13,547,876	
39. Road & Ditches	0	6,303.61	0	0	6,303.61	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,773	8,517.73	56,345,818	6,930

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	8	1,296.28	187,604	8	1,296.28	187,604

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	24,659.46	35.53%	16,274,781	48.13%	659.98
47. 2A1	1,790.49	2.58%	984,781	2.91%	550.01
48. 2A	15,907.97	22.92%	8,192,619	24.23%	515.00
49. 3A1	723.64	1.04%	332,873	0.98%	460.00
50. 3A	7,657.25	11.03%	2,986,339	8.83%	390.00
51. 4A1	16,904.63	24.36%	4,648,834	13.75%	275.00
52. 4A	1,759.17	2.53%	395,623	1.17%	224.89
53. Total	69,402.61	100.00%	33,815,850	100.00%	487.24
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	38,655.89	24.53%	13,916,139	28.70%	360.00
56. 2D1	6,299.61	4.00%	2,173,367	4.48%	345.00
57. 2D	57,105.94	36.24%	19,130,502	39.45%	335.00
58. 3D1	669.32	0.42%	207,491	0.43%	310.00
59. 3D	5,054.45	3.21%	1,440,528	2.97%	285.00
60. 4D1	42,435.17	26.93%	9,972,270	20.56%	235.00
61. 4D	7,344.77	4.66%	1,652,637	3.41%	225.01
62. Total	157,565.15	100.00%	48,492,934	100.00%	307.76
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	24,521.36	1.92%	7,291,546	2.92%	297.35
65. 2G1	9,707.95	0.76%	2,666,312	1.07%	274.65
66. 2G	62,170.64	4.86%	15,353,586	6.15%	246.96
67. 3G1	3,091.49	0.24%	741,959	0.30%	240.00
68. 3G	44,236.60	3.46%	9,935,976	3.98%	224.61
69. 4G1	782,173.23	61.19%	151,993,322	60.92%	194.32
70. 4G	352,359.84	27.57%	61,504,045	24.65%	174.55
71. Total	1,278,261.11	100.00%	249,486,746	100.00%	195.18
Irrigated Total	69,402.61	4.48%	33,815,850	10.18%	487.24
Dry Total	157,565.15	10.18%	48,492,934	14.60%	307.76
Grass Total	1,278,261.11	82.56%	249,486,746	75.10%	195.18
Waste	43,038.95	2.78%	430,393	0.13%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	1,548,267.82	100.00%	332,225,923	100.00%	214.58

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	69,402.61	33,815,850	69,402.61	33,815,850
77. Dry Land	49.27	15,068	0.00	0	157,515.89	48,477,866	157,565.16	48,492,934
78. Grass	411.39	78,213	1,316.81	248,306	1,276,532.90	249,160,227	1,278,261.10	249,486,746
79. Waste	0.00	0	10.00	100	43,028.95	430,293	43,038.95	430,393
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	460.66	93,281	1,326.81	248,406	1,546,480.34	331,884,236	1,548,267.81	332,225,923

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	69,402.61	4.48%	33,815,850	10.18%	487.24
Dry Land	157,565.16	10.18%	48,492,934	14.60%	307.76
Grass	1,278,261.10	82.56%	249,486,746	75.10%	195.18
Waste	43,038.95	2.78%	430,393	0.13%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,548,267.81	100.00%	332,225,923	100.00%	214.58

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

81 Sheridan

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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	76,023,616	77,193,265	1,169,649	1.54%	196,556	1.28%
02. Recreational	690	276,968	276,278	40,040.29%	0	40,040.29%
03. Ag-Homesite Land, Ag-Res Dwelling	38,936,800	42,797,942	3,861,142	9.92%	6,230	9.90%
04. Total Residential (sum lines 1-3)	114,961,106	120,268,175	5,307,069	4.62%	202,786	4.44%
05. Commercial	21,081,261	21,357,448	276,187	1.31%	98,280	0.84%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	12,557,519	13,547,876	990,357	7.89%	700	7.88%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	33,638,780	34,905,324	1,266,544	3.77%	98,980	3.47%
10. Total Non-Agland Real Property	148,599,886	155,173,499	6,573,613	4.42%	301,766	4.22%
11. Irrigated	30,364,666	33,815,850	3,451,184	11.37%		
12. Dryland	40,526,668	48,492,934	7,966,266	19.66%		
13. Grassland	232,767,593	249,486,746	16,719,153	7.18%		
14. Wasteland	424,397	430,393	5,996	1.41%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	304,083,324	332,225,923	28,142,599	9.25%		
17. Total Value of all Real Property (Locally Assessed)	452,683,209	487,399,422	34,716,213	7.67%	301,766	7.60%

SHERIDAN COUNTY PLAN OF ASSESSMENT 2009, 2010 & 2011

INTRODUCTION

Sheridan County is 69 miles long and 36 miles wide, being the fourth largest county in area in Nebraska. It is located in the Nebraska Panhandle joining South Dakota on the north with only Dawes and Sioux Counties between it and Wyoming to the west and Cherry County to the east.

The north portion of the county is pine covered hills and canyons, perfect for hunting and raising cattle. Cropland, both dry and irrigated, fills the next portion of the county, with the south two-thirds being sandhills complete with lakes of all sizes and sub-irrigated meadowland, perfect for fishing and raising cattle.

The staff of the Sheridan County Assessor's office consists of the Assessor, 1 Part time clerk, a Deputy Assessor & one full-time Clerk. The County does not currently have a contract with an appraiser or appraisal firm. Jerry Knoche, doing business as Knoche Appraisal & Consulting L.L.C., is doing sales studies and appraisals on an "as needed" basis. Craig Stouffer, a local contractor, is doing the physical inspections of all new construction and remodeling, with Jerry helping with the difficult properties.

PURPOSE

Pursuant to Neb. Laws 2005, LB 263, Section 9, and Directive 05-4 of the Property Assessment & Taxation, the Assessor shall submit a Plan of Assessment to the County Board of Commissioners on or before July 31. The Plan of Assessment shall describe the assessment actions the County Assessor plans to make for the next assessment year and the two years thereafter. The Assessor shall amend the plan, if necessary, after the budget is approved by the County Board. On or before October 31 of each year, the County Assessor shall electronically send a copy of the plan and any amendments to the Department of Property Assessment & Taxation.

MISSION STATEMENT

The mission of the Sheridan County Assessor's Office is to provide accurate, fair and equitable valuations for all property in the county and continually inform the property owners of said values in accordance with current state statutes and regulations.

PLAN OF ASSESSMENT 2009

STAFF

The staff of the Sheridan County Assessor's office is set forth in the introduction section of this Plan of Assessment.

BUDGET

The Assessor will annually determine the funding necessary to operate the office for the coming fiscal year and submit her request to the County Board of Commissioners. Special attention will be given to insure that funding will be sufficient to cover all of the plans of assessment.

The County Assessor requested and received \$75,577.00 for operating expenses (Fund 605) for the 2007-2008 fiscal year. There is also an Appraisal Update budget (Fund 702) in the amount of \$77,066.00. The cost of all computer hardware and software is paid from a fund other than those mentioned above. Also for 2008-2009 fiscal year the County Assessor requested \$86,053.00 for operating expenses (Fund 605). The Appraisal Update budget (Fund 702) requested the amount of \$85,931.00 for 2008-2009 fiscal year. The budget that was adopted by the County Board was \$86,390.00 for the County Assessor (Fund 605) for the 2008-2009 fiscal year. The budget that was adopted for the Appraisal Update was \$85,940.00 (Fund 702) for the 2008-2009 fiscal year. The computer hardware and software will continue to be paid from another account.

CONTINUING EDUCATION/TRAINING

The Assessor or Deputy will attend any courses or workshops necessary to secure the hours of continuing education required for the continuation of the Assessor's Certificate issued by the Property Tax Administrator or State Tax Commissioner.

The Panhandle County Assessors meet monthly to share problems, ideas and frustrations. These sessions provide uniformity of action, solutions to many problems and an invaluable support system.

COMPUTERS

All computer software is contracted through the Department of Property Assessment & Taxation and includes CAMA, personal property and the administrative packages. We currently have no GIS nor web based information access. Possibly GIS and a Deed Plotter's computer software will be added over the next three years provided adequate funding is available. However, since the first draft of this plan we have hired GIS Workshop to do the updated soil survey and eventually to go on line with the Assessor information after a lot of clean up work is done to the CAMA system first. There will be no need for the Deed Plotter's software as the GIS software will be able to do this.

PERSONAL PROPERTY

In 2008, 854 personal property returns were filed. Of those, 306 are commercial, with a total value of \$4,104,396 and 548 are agricultural, with a value of \$17,706,058. The total value of the personal property as of June 16, 2008, is \$21,810,454.

During 2008, the local newspapers will be used for research to locate new businesses or liquidation of existing businesses or agricultural operations. This research, along with other information received during the year and the Returns filed in 2008, will form the basis for the Returns that will be provided to all personal property owners, who must file, in Sheridan County, for 2009. For the past several years, Personal Property Returns have been mailed

to all persons filing a Return the previous year and others that have been discovered during the year, shortly after January 1.

All information will be verified by the property owners and income tax depreciation worksheets, also known as tax asset listings, will be reviewed before the Returns are signed and filed. Penalties for late filing will be added when applicable.

Shortly after June 1, a letter will be mailed to those who have not filed. The letter will state that no filing has been received and describe the penalties for late filings.

The County Abstract of Assessment Report for Personal Property will be filed as required by 77-1514 of the Nebraska Statutes as Revised.

MOBILE HOME COURT REPORTS

In December, 2008, mobile home court reports will be mailed to all persons who own and operate a mobile home court in Sheridan County in accordance with 77-3706 of the Nebraska Statutes as Revised. Upon receipt of the completed reports, the Assessor and her staff will review the reports to determine whether or not the list is the same as the year before. Any additions or removal of mobile homes will be dealt with in an appropriate manner.

HOMESTEAD EXEMPTIONS

There were 326 homestead exemptions processed in 2007, with an exempted value of \$8,530,716, resulting in a tax loss of \$173,379.26. The preliminary count of homesteads for 2008 is 354 at this time. At this time, the roster shows that there are 285 homesteads that have been approved and 28 that were disapproved for 2008.

Applications for homestead exemptions, along with the appropriate information and income statements, will be mailed to persons receiving an Application last year. The Applications will be reviewed to determine if the property has been sold or the Applicant is now deceased, prior to mailing.

Information about the homestead exemptions will be printed in the local newspapers and sent to the radio station for those who are just becoming eligible for the exemptions and for others who may have applied in previous years. Reminders of the filing deadline will also be published in the newspaper and sent to the radio station. With new legislation introduced in 2007 notices will be mailed to applicants who have not responded by April 1st in accordance to Section 77-3508 under subdivision 1.

After the Applications and supporting forms are filed, they will be checked for accuracy, ownership will be verified, valued will be added, the Applications will be approved or disapproved and the forms mailed to the Department of Revenue as required by statute. Homestead rejection letters will be mailed on or before July 31 in accordance with Section 77-3516 of the Nebraska Revised Statutes.

On or before September 1 of each year, the County Assessor shall determine the average single-family residential value in the county for the current year for purposes of Section 77-3507 to 77-3509, in accordance with Section 77-3506.02 of the Nebraska Revised Statutes. Value will be determined referring to Directive 95-4, issued by the Department of Property Assessment and Taxation, as the guideline. A certification of the value will be sent to the Department of Revenue on or before September 1, as required by said Section. The total

number of residential reports, the total value of all residential properties and the exempt amounts will be included in the certification. Information will be obtained from the most current real estate abstract.

For the tax year 2008, it was determined from the Abstract of Assessment for Real Estate, Form 45, as certified March 19, 2008, that there were 2652 single-family residential records in Sheridan County; that the total value of these residences is \$115,438,052 and that the average assessed value of single-family residential property is \$40,913. The exempt amount is \$40,000 pursuant to Section 77-3501.01(1) and \$50,000 pursuant to 77-3501.01(2).

At this time the average assessed value for single family residential property in Sheridan County for 2009 is unknown yet. The exempt amount is \$40,913 pursuant to Section 77-3501.01(1) and \$50,000 pursuant to 77-3501.01(2) from 2008. However, the exempt amount for 2009 is \$41,897 pursuant to Section 77-3501.01(1) and \$50,000 pursuant to 77-3501.01(2) as of this date.

PERMISSIVE EXEMPTIONS

There are 46 organizations which filed for permission exemptions on real estate for the tax year 2008.

In December 2008, Exemption Applications or Affidavits of Use for Continued Tax Exemption will be mailed. Upon receipt of the proper forms, ownership and other pertinent information will be reviewed, recommendations made and the forms filed with the Board of Equalization for their action as required by 7-202.91 of the Nebraska Revised Statutes.

Hearings may be required if questions arise concerning the continuing exempt status on any of the properties.

REAL ESTATE

Sheridan County is the fourth largest county in Nebraska by area. The south two-thirds of the county is grass covered sand hills dotted with lakes of various sizes bordered on the north by the Niobrara River. The north end of the county is pine covered canyons. There is a band of primarily dry cropland (157,603.61 acres) with some irrigation (68,302.66 acres) between the two areas. Grassland occupies about 1,280,055.81 acres with 42,400.35 acres of waste.

In the sand hills area, there are mostly trail roads to buildings and, generally, the trail road ends at a ranch home. This makes physical inspections challenging to say the least. In the north end of the county, roads are few, but generally graveled and can be traveled by a car.

According to the 2008 County Abstract of Assessment of Real Property, Form 45, there are 8,126 records in Sheridan County with a total value of \$453,192,991.

RESIDENTIAL

In 2008, there are 2,348 residential parcels in Sheridan County, 395 unimproved residential parcels and 1,839 improved residential parcels with a total value of \$76,473,865 as of March 19, 2008. 22% of the parcels in Sheridan County are residential accounting for 16% of the total value.

According to the 2008 Reports and Opinion statistics for the current study period, there

were 135 qualified sales of residential property with a median of 95.53, a COD of 33.24 and a PRD of 113.77. The level of value, as determined by the Department of Property Assessment & Taxation, is 99% of actual value. The quality of assessment was determined not to be in compliance with generally accepted mass appraisal practices.

The sales roster, sales verification, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Preliminary statistical reports indicated that the Gordon residential properties needed an adjustment. The houses and outbuildings received a 5% increase in value for the tax year 2008. Preliminary statistical reports also indicated that a 23% decrease was needed on the vacant lots in Gordon and a 10% decrease of vacant lots in Hay Springs for tax year 2008. Percentage adjustments will be made, as necessary, to bring residential values within the acceptable range of the guidelines given.

Special attention will be given to those residential properties selling well above or below the assessed value. Physical inspections will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. No directive has been received from the Department of Property Assessment and Taxation, so no permanent plan is in place at this time. But since the Assessor's workshop in September a portion of rural Sheridan County will be reviewed by the office with Jerry Knoche's assistance for 2009.

COMMERCIAL

In 2008, there are 456 commercial parcels in Sheridan County, 79 unimproved parcels and 371 improved parcels with a total value of \$21,295,236. Commercial properties account for 5% of the total parcels and also 5% of the total value.

According to the Reports & Opinion statistics for the current study period, there were 34 qualified sales with a median of 96.08, a COD of 41.00 and a PRD of 122.06. The level of value, as determined by the Department of Property Assessment & Taxation, is 95% of actual value after an adjustment of 25% to the land of the commercial properties in Gordon was done for 2008. The quality of assessment is not in compliance with generally accepted mass appraisal practices.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, to determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed.

INDUSTRIAL

There are no industrial parcels in Sheridan County.

RECREATIONAL

In 2006, there are 23 recreational parcels, valued at \$690.00. For 2009, the recreational class will be reviewed and expanded to include agricultural land now being sold for recreational purposes, if appropriate.

The sales roster, sales verifications, current year Report & Opinion and whatever other information is available will be used annually to determine whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

In 2008, there are 68,302.66 acres of irrigation with a value of \$30,389,112; 157,603.61 acres of dry crop land with a value of \$40,513,461; 1,280,055.81 acres of grass with a value of \$232,580,396; 42,400.35 acres of waste with a value of \$424,007; 1,296.28 acres owned by Game & Parks, subject to an in lieu of tax, valued at \$173,037 and 370.95 acres exempt from taxation. Agricultural land values account for 67% of the total value.

According to the 2008, Reports & Opinion statistics for the current study period, there were 48 qualified sales of unimproved agricultural land with a median of 72.44, a COD of 27.34 and a PRD of 110.33. The level of value is 72% of actual value. The quality of assessment is not in compliance with generally accepted mass appraisal practices.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted, as necessary, to bring agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continually monitor sales to determine if there is a need for market areas.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However no directive has been received from the Department of Property Assessment and Taxation to date. Since the Assessor's Fall Workshop a review of a portion of rural Sheridan County will begin with Jerry Knoche's assistance

Abandoned rural home sites and farm sites were identified and values adjusted in 2004. This will be an ongoing project and physical inspections of these sites will continue as part of the regular inspection process.

MINERAL INTEREST

We currently have no taxable mineral interests.

TIF

We currently have no parcels affected by tax increment financing.

SPECIAL VALUE

Two property owners have filed application for special value, which implements special value in Sheridan County. However, it was determined, from a comprehensive study of Ag sales, that there is insufficient non-agricultural and horticultural influence to establish a value different from the current value per our discussion with our appraiser. However this too, will be an ongoing process each year.

EXEMPT PROPERTIES

There are 684 parcels, which are exempt from taxation.

CENTRALLY ASSESSED PROPERTY

All centrally assessed values certified by the Department of Property Assessment & Taxation, including railroads and public utilities (both real and personal property) will be balanced before the information is entered into the computer. After the tax lists are run, a copy of the appropriate list will be mailed to each entity.

PICK UP WORK

(ALL CLASSES)

Pick up work will begin about August 11. Information accumulated during the year in the form of building permits, owner reports and physical inspections by the Assessor and her staff will be used. Recorded contracts between siding and window companies and property owners are also a very good source of information regarding improvements to homes. Depreciation worksheets, supplied for personal property returns, are another source of building information. Several previously unreported buildings have been discovered in this manner. As new construction is discovered, the property record card will be tagged and the property will be added to the list of work to be done. New construction will be physically inspected in order to determine value. All pick up work will be completed before the statutory deadline for setting values.

Notices will be aired and published reminding property owners of their responsibility to report any improvements to their property in excess of \$2,500.00.

Approximately 111 parcels were inspected for new construction for the 2008 tax year. And, presently there will be 163 parcels that will be inspected for 2009. This number could change as we are constantly finding properties that need to be added to the list and inspected by our lister.

LAND USE

(AG)

Copies of the Agland Inventory Report were sent to all owners of agricultural land in 2001 when it was discovered that some of the agricultural land use shown on the property record cards was incorrect. We had thought that we would repeat the process. However, the Natural Resources District is limiting the number of irrigated acres of each property owner to the number of acres reported to the County Assessor. It is expected that the number of irrigated acres will increase over the next few years as irrigated acres from the Assessor's records are compared to FSA maps and the acres actually irrigated, because property owners forget to report changes to the Assessor.

Agreements for electric service to irrigation pumps and stock wells, which have been recorded in the County Clerk's office, are used to help in the determination of new irrigated land. This is also a tool for discovering new irrigation systems to be added to the personal property returns and pumping equipment for stock wells. Follow up physical inspections are also used.

We did not keep a count of the number of land use changes that were made for 2008. However, for 2009 we hope to start a count of the land use changes that are made.

SOIL SURVEY MAPS

(AG)

Soil survey maps will be updated as land use changes and existing tracts are split. The most recent soil survey maps from the Natural Resources Conservation Service are used in conjunction with the soil survey maps in the office. However with the implementation of GIS the maps will only be used as a reference once the conversion is complete.

521 FORMS

(ALL CLASSES)

There were 607 deeds and 521 forms processed in the fiscal year beginning July 1, 2006, and ending June 30, 2007.

A sale verification system was developed and implemented by the Sheridan County Assessor's office effective October 1, 2003, to replace the work done by the state sale reviewer, which position was terminated on September 5, 2003. Verification forms were developed by using a combination of forms obtained from Panhandle County Assessors and the Department of Property Assessment and Taxation. It is believed that more reliable statistics will be the result of the implementation of this system

521 forms will be reviewed periodically and the Assessor and staff shall use sales verifications and whatever other means they feel necessary to determine whether or not the sale was an arms length transaction and should be used in the determination of value for each of the real estate classifications. The forms and supporting documents will be forwarded to the Property Tax Administration in accordance with the statutes and rules and regulations.

SALES ROSTER

(ALL CLASSES)

Special attention will be given to the sales roster to ascertain whether or not the correct data has been entered from the 521 forms and the supporting documents. The Assessor will supply any and all information required by statute, directives, rules and regulations to the Property Tax Administration at the times and in the manner prescribed to insure total accuracy in all data use. Accuracy is essential because so much emphasis is placed on market and errors can produce a skewed view of the market.

PROPERTY RECORD CARDS

(ALL CLASSES)

Property record cards and all supporting records, including all computer data, will be updated daily as the deeds are received from the County Clerk's office and change of

addresses and other information is obtained.

Property record cards contain all the available information regarding the subject property. A simple map showing the location of the parcel within the section appears on each card. All building information appears on each improved parcel, as does a sketch of the house. Photos of the house and all main buildings are also contained in the file as well as the aerial photo of the farms, which were flown in 1985.

CADASTRAL MAPS

(ALL CLASSES)

Our cadastral maps were originally drawn in 1974 on mylar, by an excellent and meticulous draftsman and have been kept up very well over the years.

Cadastral maps will be updated at least monthly. This will include change of ownership, splits of tracts, platting of subdivisions or additions to towns and any other changes required. These may become a thing of the past once GIS is implemented on the computer system.

GIS

Currently we are seeking a company to implement this on the computer system. This is providing that the commissioners are agreeable to the cost of it. This is needed too, for the new soil survey conversion from the alpha system to the numerical system to be implemented, hopefully by March of 2009. GIS workshop has been hired to implement the new soil survey conversion and it will be done sequentially by township to avoid total confusion.

PROPERTY VALUATION PROTESTS

(ALL CLASSES)

There were 29 protests of value filed during June of 2008 and heard by the Board of Equalization. A count of 33 protests were heard by the Board in 2007. Properties upon which a valuation protest has been filed will be inspected as needed and time allows. These inspections will be made in conjunction with the continuing physical inspection of the County whenever possible. The County Assessor's Recommendation portion of the form will be completed prior to the Board of Equalization hearing whenever possible. The Assessor or Deputy shall attend all hearings.

Decisions of the Board will be implemented or appealed to the Tax Equalization and Review Commission as is appropriate.

The Assessor shall prepare a list of undervalued, overvalued and omitted real estate and submit it to the Board of Equalization as necessary.

Of the 33 protests filed in 2007, there were none that were appealed to the Tax Equalization & Review Commission. As of this date no appeals for 2008 have been filed to the Tax Equalization & Review Commission. However there were four that promised to appeal to the Tax Equalization & Review Commission during the hearings. Of the four only one appealed to the Tax Equalization & Review Commission from the 2008 protests.

The appeal to the Tax Equalization & Review Commission from the 2006 protest was settled before the hearing occurred.

The County Assessor shall prepare and submit any evidence necessary to defend the

property values, which have been appealed to the Tax Equalization & Review Commission by a property owner, as well as attending any hearings.

PHYSICAL INSPECTIONS

(ALL CLASSES)

The County Assessor and staff will continue the physical inspection of the real estate in Sheridan County as time and the budget allows. Maps will be maintained to show the progress of the inspections.

Several unreported houses and other buildings have been discovered in the last several years as a direct result of physical inspections making it apparent that more time need to be devoted to these inspections to insure that all taxable property is properly assessed.

TRUST REPORT

(AG)

The Assessor shall submit the report of land held by trustees to the Secretary of State in compliance with 76-1517 Nebraska Statutes as Revised.

PLAN OF ASSESSMENT

(ALL CLASSES)

The Assessor shall submit a Plan of Assessment to the County Board of Equalization and the Department of Property Assessment and Taxation as provided by statute and rules and regulations.

NOTICE OF VALUATION CHANGE

(ALL CLASSES)

All property owners will be sent notice of any change, either the increase or decrease of value of all real estate on or before June 1, in compliance with Section 77-1315 of the Revised Statutes of Nebraska. In addition, the Assessor will certify the completion of the real estate assessment roll and publish the certification in the newspaper.

In 2008, listings of appropriate sales information were mailed with the Notices. Property owners were able to see what had caused the changes in value. The number of questions decreased, as well as, fewer protests being filed. This practice will continue as long as results are positive.

Gordon residences required a small increase in value for 2008. The vacant lots in Gordon and Hay Springs required a small decrease due to the residential sales that occurred over the 3 year study period. Also a 25% decrease in value on land only occurred for the Gordon commercial properties. Other statistics were not within the acceptable range as far as the median was concerned, so a \$15.00 increase in all classes of grass was required and a \$15.00 decrease in all classes of dry crop to attain acceptable statistics for the Agricultural class for 2008.

NOTICE OF TAXABLE STATUS

(ALL CLASSES)

Pursuant to Section 77-202.12 of the Nebraska Statutes, as Revised, Notices of Taxable Status will be mailed to governmental subdivisions owning taxable real estate, annually.

REPORTS AND OPINION OF THE PROPERTY TAX ADMINISTRATOR

The opinion of the Property Tax Administrator concerning the level of value of the residential, commercial and agricultural lands will be posted in the office of the County Assessor and mailed to the media as required by the various statutes and rules and regulations.

The Assessor shall prepare and submit any evidence necessary to defend the property values that were established as a result of the sale studies and reported in the Reports and Opinion of the Property Tax Administrator, if a show cause hearing is ordered by the Tax Equalization and Review Commission. All such hearings will be attended by the County Assessor, if possible.

CERTIFICATION OF TAXABLE VALUE

The Appropriate Certification of Taxable Value and Value Attributable to Growth will be sent to all governmental subdivisions pursuant to Section 13-509 and 13-518.

The school district taxable value report will be mailed to the Property Tax Administrator on or before August 25 as required by 79-1016 of the Revised Statutes of Nebraska.

INVENTORY

The Assessor will maintain a list of all of the property within the office for which she is responsible along with the purchase price and date of purchase. An inventory of the property will be filed annually.

TAX DISTRICTS

Records will be updated as changes in tax districts occur.

In 2006, all Class I schools were dissolved, resulting in changes to about two-thirds to three-fourths of the property records in Sheridan County. Because of the controversy and general election issue, tax districts were not consolidated at this time, but will be next year, if the school reorganization stands. After checking the tax districts it has been determined that none could be consolidated due to the make up of the tax district. For example the hospital, fire district or school district. However, since the reorganization of schools was not reversed there will be changes or consolidation of tax districts done hopefully before the tax list is run for 2008. At the moment, there has been a change in the fire districts of Hay Springs and Rushville and a tax district has been eliminated and a new one added due to this change for the 2008 tax year.

TAX LIST

Personal property and real estate tax lists will be prepared and presented to the County Treasurer as required by Section 77-1613.01 of the Nebraska Revised Statutes. In addition to the daily changes of ownership and splitting current tracts, addresses will be updated and other adjustments made to make a more user friendly tax list.

The tax list shall be based on the levies certified by the Sheridan County Clerk from the budgets submitted by each governmental subdivision.

TAX LIST CORRECTIONS

Corrections to the tax list will be made, as necessary, after approval by the County Board of Equalization.

CERTIFICATE OF TAXES LEVIED

The Certificate of Taxes Levied, Form 49, will be filed in accordance with 77-1613.01 of the Nebraska Statutes, as Revised.

The County Assessor will balance the amounts levied, as shown on the Certificate of Taxes Levied, against the tax dollars budget whenever possible.

REPORTS

All reports required by the statutes and by the rules and regulations, will be filed in a timely fashion, including the annual report of value of real estate owned by the Board of Educational Lands and Funds.

REPORT IN ACCORDANCE WITH LB 644

The report required by LB 644 passed in the 2004 Legislative Session will be made on or before December 1 every four years.

PROCEDURES MANUAL

The office procedures manual will be updated periodically to reflect changes in office procedures, values of agricultural land by class, statutory requirements and other applicable changes.

RECORDS MANAGEMENT

All records and files will be retained in accordance with the records retention and disposition schedule recommended by the States Records Administrator.

PLAN OF ASSESSMENT 2010

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring residential values within the acceptable range of the guidelines given.

Special attention will be give to those residential properties selling well above or below the assessed value. Physical inspects will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However, at this time no directive has been received from the Department of Property Assessment and Taxation. So no permanent plan has been put in to place at this time. However, since the Assessor's Fall Workshop in September a portion of the agricultural land and improvements in Sheridan County will be reviewed by the office with Jerry Knoche's assistance. The rural area was the first to be reviewed previously. This will be ongoing process over the next six years.

COMMERCIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to being commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, and determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed. It is also believed that the sales verification system, developed and implemented in October of 2003, will help to create more reliable statistics for future use.

INDUSTRIAL

There are no industrial parcels in Sheridan County.

RECREATIONAL

The sales roster, sales verifications, current year Report & Opinion and whatever other information is available will be used annually to determine whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted by percentage, if necessary, to bring agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continue to monitor sales to determine if there is a need for market areas.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However, as to date no directive has been received from the Department of Property Assessment and Taxation so, no permanent plan is in place as of yet. However, since the Assessor's Fall Workshop a portion of the Agricultural will be the first to be reviewed since it was the first to be done in the last review. Jerry Knoche will assist the office in the review process. This will be ongoing process over the next six years.

GIS

This will be updated daily once implemented in 2009 and will be ongoing process for our office.

SPECIAL VALUE

Plans for 2010 will depend on the outcome of the study to be conducted in the fall of 2008.

In addition to the foregoing, the County Assessor shall perform all such other duties as the statutes and rules and regulations require and to promote a used friendly office environment for staff, property owners and researchers that come in to the office.

PLAN OF ASSESSMENT 2011

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator and other information available will be used annually to determine as to whether or not the residential values are in compliance with the statutes and regulations provided by the Department of Property Assessment and Taxation. Percentage adjustments will be made, if necessary, to bring the residential values within the acceptable range of the guidelines given.

Those properties that are selling above the assessed value will be inspected as well as those selling below our assessed value. Physical inspections will be done by the assessor or the lister who works for the office part time as well as neighborhood reviews. Adjustments will be made per these inspections and reviews.

Due to new legislation in 2007 it will become mandatory that over a six year period a portion of the county be reviewed each year. No directive has been received from the Department of Property Assessment and Taxation at this time. Once this is received a permanent plan will be put into place for the review of the county. Since the Assessor's Fall Workshop in September it has been decided to start reviewing a portion of the Agricultural land and improvements in the county since it was done first years ago in the review process. Jerry Knoche will assist the office on the review process. This will be an ongoing process over the next six years until all of the county has been reviewed.

COMMERCIAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator and other information available will be used annually to determine as to whether or not the commercial values are in compliance with the statutes and regulations provided by the Department of Property Assessment and Taxation. Percentage adjustments will be made, if necessary, to bring the commercial values within the acceptable range of the guidelines given.

In addition to the information above the commercial properties in Sheridan County will be reviewed as part of the six year portion of plan of assessment as mentioned above in the residential plan of assessment. The sales verification system developed in October of 2003 has helped to create a more reliable system of statistics for our future use.

INDUSTRIAL

So far there are no industrial parcels in Sheridan County.

RECREATIONAL

The sales roster, sales verifications, current Reports & Opinions and other information will be used annually to determine whether or not recreational values are in compliance with the statutes and regulations. Appropriate adjustments will be made to the values as needed.

GIS

The GIS system, once implemented in 2009 will be updated daily and will be an ongoing process for the office.

AGRICULTURAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator will be used annually to determine whether or not the agricultural values are in compliance with the statutes and regulations. Values will be adjusted accordingly to be within the acceptable range of the guidelines given. Physical inspections will continue. The Assessor, staff and appraisal firm will continue to monitor all sales to determine if there is a need for market areas in Sheridan County.

Per new legislation from 2007, it will be mandatory that over a six year period a portion of the county will be reviewed each year. Once a directive is received from the Department of Property Assessment and Taxation a plan will be implemented. No plan is in place as of this date.

Since the Assessor's Fall Workshop it has been decided that a portion of the Agricultural area in the county would be reviewed first with Jerry Knoche's assistance and the process would be ongoing over the next six years until all of the county has been reviewed.

SPECIAL VALUE

Plans for 2010 will depend on the outcome of the study to be conducted in the fall of 2008.

The County Assessor shall continue to perform all such other duties as the statutes and rules and regulations require of her. The office will be open and user friendly to all staff, property owners and others that need any of the information that the office has to offer.

COMMENTS:

Annual valuation of all real estate to market is a large project, even with computers to do the mundane work for us.

The constant fluctuation of assessed values makes the budget process very difficult for

the various governmental subdivisions that are concerned with statutory levy limits and lid requirements. This is especially true of towns, which are affected by even small market fluctuations. The small towns such as those in Sheridan County do have quite a time just surviving as do others across the state of Nebraska.

Few sales and an erratic market made commercial valuations a special problem again this year. Although a complete reappraisal of the commercial properties was done recently, erratic purchase prices continue to be make valuation difficult to say the least. We are continuing to review all commercial properties hoping for better statistics and there is hope that a complete new review over the next six years will be of some help. However, as long as people pay a premium to own the only grocery store in 15 miles or the only New Holland machinery store in 45 miles, there will be problems. The franchise often goes with the building, but is never set out as such on the 521.

Unfortunately, most of what an Assessor can do is based on funding, over which we have no control. Commissioners continue to be reluctant to begin complete reappraisals and we can't override their decisions. New legislation passed in 2007 of which it becomes mandatory to review the county will hopefully let us do the reappraisal that we so desperately need. The longer that I work in the Assessor's office, it seems that there is less time for the Assessor to get all of the duties done as required by the regulations and statutes passed by the legislature each year. But I will keep trying each year.

Respectfully submitted this 29th day of October, 2008.

Trudy A. Winter
Sheridan County Assessor

2009 Assessment Survey for Sheridan County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	Part-time deputy
2.	Appraiser(s) on staff
	None
3.	Other full-time employees
	One
4.	Other part-time employees
	None
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$86,053
7.	Part of the budget that is dedicated to the computer system
	None
8.	Adopted budget, or granted budget if different from above
	\$86,930
9.	Amount of the total budget set aside for appraisal work
	None
10.	Amount of the total budget set aside for education/workshops
	\$ 4,570
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$85,940
12.	Other miscellaneous funds
	None
13.	Total budget
	\$172,330 (line 8 + line 11 + line 12)
a.	Was any of last year's budget not used:
	Yes, \$18,744

B. Computer, Automation Information and GIS

1.	Administrative software
	New MIPS
2.	CAMA software
	New MIPS
3.	Cadastral maps: Are they currently being used?
	Yes

4.	Who maintains the Cadastral Maps?
	The part-time deputy assessor.
5.	Does the county have GIS software?
	Yes, in process of installing and beginning to use GIS WorkShop
6.	Who maintains the GIS software and maps?
	Assessor and staff
7.	Personal Property software:
	New MIPS

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?
	Gordon, Hay Springs and Rushville
4.	When was zoning implemented?
	1981

D. Contracted Services

1.	Appraisal Services
	Knoche Appraisal
2.	Other services
	New MIPS for administrative, CAMA and personal property software.

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 Sheridan County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts