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2009 Commission Summary

85 Thayer

Residential Real Property - Current

Number of Sales	149	COD	13.10
Total Sales Price	\$7,138,858	PRD	107.05
Total Adj. Sales Price	\$7,147,861	COV	22.13
Total Assessed Value	\$6,762,472	STD	22.41
Avg. Adj. Sales Price	\$47,972	Avg. Absolute Deviation	12.68
Avg. Assessed Value	\$45,386	Average Assessed Value of the Base	\$36,464
Median	97	Wgt. Mean	95
Mean	101	Max	230
Min	50.20		

Confidence Interval - Current

95% Median C.I	95.45 to 98.60
95% Mean C.I	97.68 to 104.88
95% Wgt. Mean C.I	92.10 to 97.12

% of Value of the Class of all Real Property Value in the County	15.56
% of Records Sold in the Study Period	5.16
% of Value Sold in the Study Period	6.43

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	183	97	13.47	103.95
2007	204	98	17.06	109.55
2006	206	98	19.86	110.82
2005	166	99	17.96	106.43

2009 Commission Summary

85 Thayer

Commercial Real Property - Current

Number of Sales	22	COD	13.71
Total Sales Price	\$403,150	PRD	98.36
Total Adj. Sales Price	\$358,150	COV	19.43
Total Assessed Value	\$365,143	STD	19.48
Avg. Adj. Sales Price	\$16,280	Avg. Absolute Deviation	13.28
Avg. Assessed Value	\$16,597	Average Assessed Value of the Base	\$62,043
Median	97	Wgt. Mean	102
Mean	100	Max	156
Min	66		

Confidence Interval - Current

95% Median C.I	93.24 to 109.65
95% Mean C.I	91.64 to 108.92
95% Wgt. Mean C.I	90.39 to 113.52

% of Value of the Class of all Real Property Value in the County 4.90

% of Records Sold in the Study Period 4.12

% of Value Sold in the Study Period 1.10

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	21	97	12.24	96.48
2007	31	97	27.95	116.9
2006	41	97	18.98	107.1
2005	51	98	26.89	115.34

2009 Commission Summary

85 Thayer

Agricultural Land - Current

Number of Sales	68	COD	18.23
Total Sales Price	\$15,838,867	PRD	105.27
Total Adj. Sales Price	\$16,689,867	COV	22.74
Total Assessed Value	\$11,728,718	STD	16.82
Avg. Adj. Sales Price	\$245,439	Avg. Absolute Deviation	13.48
Avg. Assessed Value	\$172,481	Average Assessed Value of the Base	\$184,187
Median	74	Wgt. Mean	70
Mean	74	Max	116.82
Min	31.46		

Confidence Interval - Current

95% Median C.I	68.43 to 78.42
95% Mean C.I	69.98 to 77.98
95% Wgt. Mean C.I	66.42 to 74.13

% of Value of the Class of all Real Property Value in the County	79.54
% of Records Sold in the Study Period	2.33
% of Value Sold in the Study Period	3.21

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	72	73	17.12	101.77
2007	63	71	18.13	101.35
2006	70	77	25.53	109.21
2005	72	77	18.85	104.02

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

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Thayer County is 97.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Thayer County is in compliance with generally accepted mass appraisal practices.

Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural or special value land in Thayer County is 73.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Thayer County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	146	MEDIAN:	97	COV:	27.14	95% Median C.I.:	95.45 to 99.18
TOTAL Sales Price:	6,592,038	WGT. MEAN:	95	STD:	27.64	95% Wgt. Mean C.I.:	91.67 to 97.98
TOTAL Adj.Sales Price:	6,601,041	MEAN:	102	AVG.ABS.DEV:	17.36	95% Mean C.I.:	97.37 to 106.34
TOTAL Assessed Value:	6,259,677						
AVG. Adj. Sales Price:	45,212	COD:	17.84	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	42,874	PRD:	107.41	MIN Sales Ratio:	27.44		

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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	14	95.49	91.76	92.77	6.38	98.91	63.62	100.57	85.34 to 98.90		44,372	41,162
10/01/06 TO 12/31/06	18	97.07	99.63	91.93	18.78	108.38	50.20	187.34	85.56 to 108.96		61,158	56,222
01/01/07 TO 03/31/07	23	98.90	109.17	95.84	18.44	113.91	78.45	230.12	95.40 to 111.44		46,877	44,925
04/01/07 TO 06/30/07	24	96.34	93.90	96.95	13.62	96.85	27.44	126.01	88.43 to 100.79		42,312	41,023
07/01/07 TO 09/30/07	26	97.74	104.05	97.79	19.36	106.40	62.60	186.94	91.55 to 102.16		39,671	38,793
10/01/07 TO 12/31/07	16	97.72	107.21	97.24	22.80	110.24	54.61	165.94	87.09 to 122.90		36,537	35,529
01/01/08 TO 03/31/08	7	97.67	96.57	84.94	18.85	113.69	61.44	145.20	61.44 to 145.20		56,178	47,720
04/01/08 TO 06/30/08	18	101.22	107.32	95.67	21.28	112.18	55.92	184.60	92.30 to 114.01		43,111	41,244
____Study Years____												
07/01/06 TO 06/30/07	79	96.60	99.27	94.51	15.17	105.04	27.44	230.12	95.36 to 98.90		48,300	45,647
07/01/07 TO 06/30/08	67	97.78	104.90	95.27	20.93	110.11	54.61	186.94	93.43 to 102.16		41,571	39,605
____Calendar Yrs____												
01/01/07 TO 12/31/07	89	97.78	103.20	96.91	18.23	106.50	27.44	230.12	95.40 to 100.50		41,682	40,392
____ALL____												
	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18		45,212	42,874

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	14	95.51	93.72	89.59	9.01	104.61	55.92	122.90	89.30 to 101.13		89,035	79,763
ALEXANDRIA	5	102.16	104.53	100.61	7.40	103.89	95.36	115.50	N/A		21,400	21,531
BELVIDERE	6	92.97	90.55	89.84	7.11	100.79	78.36	99.55	78.36 to 99.55		15,700	14,104
BRUNING	10	98.89	102.94	98.07	14.78	104.96	66.05	142.41	90.67 to 126.01		28,461	27,912
BYRON	4	138.51	122.16	112.78	16.50	108.32	60.28	151.35	N/A		15,625	17,621
CARLETON	3	95.45	86.35	91.42	13.76	94.46	62.10	101.51	N/A		16,200	14,809
CHESTER	10	98.41	118.04	102.38	24.50	115.29	87.09	230.12	91.40 to 145.20		23,150	23,700
DAVENPORT	12	95.85	96.34	95.81	12.51	100.56	54.61	132.91	88.20 to 108.96		39,645	37,982
DESHLER	22	97.17	101.97	90.82	20.00	112.28	61.44	165.42	85.56 to 117.23		45,129	40,985
GILEAD	2	71.34	71.34	72.36	2.33	98.59	69.68	73.00	N/A		15,500	11,216
HEBRON	51	97.69	102.80	97.65	16.79	105.28	50.20	186.94	94.01 to 101.55		52,372	51,143
HUBBELL	3	115.28	110.02	104.58	46.24	105.20	27.44	187.34	N/A		19,500	20,392
SUBDIVISION	4	96.52	105.01	91.01	18.64	115.39	86.80	140.21	N/A		74,250	67,573
____ALL____												
	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18		45,212	42,874

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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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	128	97.51	102.64	96.35	18.71	106.54	27.44	230.12	95.68 to 99.27	39,512	38,067
2	6	95.53	101.85	92.39	12.77	110.24	86.80	140.21	86.80 to 140.21	72,083	66,601
3	12	95.51	93.42	88.87	10.41	105.11	55.92	122.90	89.30 to 101.13	92,583	82,281
____ALL____											
	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

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	139	97.39	102.38	94.86	17.44	107.94	27.44	230.12	95.62 to 99.18	46,850	44,440
2	7	86.80	91.33	92.86	26.72	98.35	62.10	140.21	62.10 to 140.21	12,682	11,777
____ALL____											
	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	145	97.19	101.87	94.82	17.96	107.43	27.44	230.12	95.45 to 98.90	45,483	43,128
06											
07	1	99.55	99.55	99.55			99.55	99.55	N/A	6,000	5,973
____ALL____											
	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054											
48-0008	1	89.36	89.36	89.36			89.36	89.36	N/A	150,000	134,045
48-0303	5	102.16	104.53	100.61	7.40	103.89	95.36	115.50	N/A	21,400	21,531
65-0011											
85-0047	13	95.40	96.00	95.25	11.88	100.79	54.61	132.91	88.20 to 108.96	42,711	40,682
85-0060	27	96.95	101.01	92.34	17.07	109.39	61.44	165.42	90.25 to 102.03	52,957	48,901
85-0070	86	97.62	103.46	95.48	20.20	108.36	27.44	230.12	94.89 to 100.07	46,020	43,939
85-0094	14	97.72	99.01	97.19	13.74	101.86	62.10	142.41	90.67 to 118.84	28,658	27,854
NonValid School											
____ALL____											
	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	6,601,041	MEAN:	102	AVG.ABS.DEV:	17.36	95% Mean C.I.:	97.37 to 106.34
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AVG. Adj. Sales Price:	45,212	COD:	17.84	MAX Sales Ratio:	230.12		
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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	8	78.09	86.19	91.27	31.85	94.44	50.20	140.21	50.20 to 140.21	11,528	10,521
Prior TO 1860											
1860 TO 1899	12	96.06	105.60	95.17	14.87	110.95	87.09	230.12	91.40 to 98.90	32,658	31,081
1900 TO 1919	46	98.29	102.79	96.51	19.29	106.50	27.44	187.34	95.40 to 112.10	28,582	27,585
1920 TO 1939	24	98.33	107.12	97.05	19.89	110.38	73.36	186.94	92.89 to 116.43	31,291	30,367
1940 TO 1949	10	96.13	96.25	91.45	17.09	105.25	60.28	165.43	62.60 to 103.44	35,400	32,372
1950 TO 1959	9	111.52	116.84	97.22	21.82	120.19	61.44	155.01	92.21 to 146.44	44,861	43,613
1960 TO 1969	12	92.45	91.71	90.74	7.41	101.06	74.78	110.11	85.34 to 100.50	70,079	63,592
1970 TO 1979	11	99.55	108.32	101.82	14.36	106.38	78.01	165.42	96.54 to 151.35	62,900	64,046
1980 TO 1989	5	80.35	85.00	83.81	7.43	101.41	78.45	94.93	N/A	127,100	106,528
1990 TO 1994	2	97.74	97.74	97.70	1.47	100.04	96.30	99.18	N/A	69,250	67,660
1995 TO 1999	3	100.57	103.11	102.79	4.43	100.30	97.69	111.06	N/A	101,833	104,678
2000 TO Present	4	94.30	94.76	93.82	6.85	101.00	87.24	103.22	N/A	170,250	159,732
ALL	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

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	8	115.97	126.10	124.43	31.63	101.34	50.20	230.12	50.20 to 230.12	2,953	3,675
5000 TO 9999	12	99.22	111.87	115.18	32.06	97.13	62.10	186.94	69.68 to 142.41	6,966	8,024
Total \$											
1 TO 9999	20	113.47	117.56	117.22	31.16	100.30	50.20	230.12	88.20 to 138.68	5,361	6,284
10000 TO 29999	50	97.85	106.62	105.48	21.99	101.08	27.44	184.60	95.45 to 105.80	18,862	19,896
30000 TO 59999	35	96.75	97.12	96.77	9.93	100.35	54.61	132.91	94.14 to 100.50	42,894	41,510
60000 TO 99999	27	96.30	94.07	93.62	9.04	100.48	55.92	114.01	88.91 to 100.07	74,996	70,209
100000 TO 149999	9	92.30	92.14	92.16	6.50	99.99	78.45	102.03	82.21 to 99.23	121,222	111,712
150000 TO 249999	5	87.24	84.04	84.12	11.96	99.91	61.44	103.22	N/A	186,700	157,045
ALL	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	12	90.17	86.42	77.10	24.60	112.09	27.44	117.23	69.37 to 115.50	4,677	3,606
5000 TO 9999	6	97.62	123.07	95.10	50.47	129.41	62.10	230.12	62.10 to 230.12	7,266	6,910
Total \$											
1 TO 9999	18	93.91	98.64	84.97	33.66	116.09	27.44	230.12	69.37 to 115.50	5,540	4,707
10000 TO 29999	52	99.45	109.10	102.08	21.98	106.88	54.61	186.94	95.98 to 112.10	18,713	19,103
30000 TO 59999	39	96.75	101.02	96.73	13.89	104.44	55.92	165.42	93.03 to 100.74	45,300	43,816
60000 TO 99999	25	96.30	94.27	92.42	8.14	102.00	61.44	114.01	91.55 to 99.18	79,620	73,583
100000 TO 149999	9	96.54	95.11	94.36	6.97	100.80	78.45	111.06	89.30 to 102.03	126,666	119,517
150000 TO 249999	3	87.24	89.80	88.35	9.27	101.65	78.95	103.22	N/A	210,333	185,826
ALL											
	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	78.09	86.19	91.27	31.85	94.44	50.20	140.21	50.20 to 140.21	11,528	10,521
20	15	98.30	107.01	99.05	22.42	108.03	69.68	165.43	80.35 to 137.36	25,810	25,565
30	119	97.19	102.74	95.55	16.68	107.53	27.44	230.12	95.45 to 99.27	46,034	43,985
40	4	92.57	87.45	86.67	14.16	100.90	61.44	103.22	N/A	160,875	139,425
ALL											
	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	88.53	91.20	91.92	23.41	99.21	62.10	140.21	62.10 to 140.21	17,347	15,946
100	1	99.55	99.55	99.55			99.55	99.55	N/A	6,000	5,973
101	94	98.60	106.48	96.15	19.85	110.74	27.44	230.12	95.62 to 102.16	45,709	43,948
102	7	97.69	99.83	100.40	4.27	99.43	94.01	114.01	94.01 to 114.01	52,231	52,438
103	1	102.03	102.03	102.03			102.03	102.03	N/A	115,000	117,340
104	32	95.69	93.51	89.66	12.51	104.30	54.61	165.94	88.91 to 97.67	45,202	40,528
106	2	80.63	80.63	109.01	37.74	73.96	50.20	111.06	N/A	51,225	55,842
111	1	78.45	78.45	78.45			78.45	78.45	N/A	130,000	101,989
ALL											
	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	146	MEDIAN:	97	COV:	27.14	95% Median C.I.:	95.45 to 99.18
TOTAL Sales Price:	6,592,038	WGT. MEAN:	95	STD:	27.64	95% Wgt. Mean C.I.:	91.67 to 97.98
TOTAL Adj.Sales Price:	6,601,041	MEAN:	102	AVG.ABS.DEV:	17.36	95% Mean C.I.:	97.37 to 106.34
TOTAL Assessed Value:	6,259,677						
AVG. Adj. Sales Price:	45,212	COD:	17.84	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	42,874	PRD:	107.41	MIN Sales Ratio:	27.44		

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	8	78.09	86.19	91.27	31.85	94.44	50.20	140.21	50.20 to 140.21	11,528	10,521
15	2	93.55	93.55	93.30	5.72	100.27	88.20	98.90	N/A	5,250	4,898
20	12	99.22	112.69	100.87	16.35	111.72	94.89	230.12	95.62 to 116.43	18,908	19,073
25	1	100.89	100.89	100.89			100.89	100.89	N/A	15,000	15,133
30	106	96.85	103.14	94.65	19.06	108.97	27.44	187.34	95.32 to 100.07	44,065	41,708
35	4	88.07	89.15	90.03	8.43	99.02	76.21	104.25	N/A	108,625	97,798
40	13	97.90	96.26	96.39	7.52	99.87	78.36	115.28	85.56 to 100.57	88,538	85,338
ALL	146	97.29	101.85	94.83	17.84	107.41	27.44	230.12	95.45 to 99.18	45,212	42,874

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

Residential

For the 2009 assessment year the county conducted a market study of the residential class of real property. Market information displayed in the preliminary statistics indicated the level of value for the residential class was at 97 percent of market value.

As part of the cyclical review process, Thayer County conducted an on-site review of the towns of Gilead, Deshler, Hubbell and Byron. These properties were re-measured during the inspection and quality and condition assignments were reviewed. New depreciation schedules were developed for these subclasses using recent sale information.

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

2009 Assessment Survey for Thayer County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor and Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2000
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	Hebron in 2005; Bruning, Davenport and Carleton in 2006. Depreciation is being analyzed as on-site reviews of areas are being conducted.
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Cost approach
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	13
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	Areas are defined by town, rural properties are included in the "Acreage" assessor location, and "Subdivisions" is a group of subdivisions outside of the town of Hebron.
9.	Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes
10.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	No
11.	Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?
	Yes. Both areas are valued using the same costing and depreciation schedule.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
51			51

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	149	MEDIAN:	97	COV:	22.13	95% Median C.I.:	95.45 to 98.60
TOTAL Sales Price:	7,138,858	WGT. MEAN:	95	STD:	22.41	95% Wgt. Mean C.I.:	92.10 to 97.12
TOTAL Adj.Sales Price:	7,147,861	MEAN:	101	AVG.ABS.DEV:	12.68	95% Mean C.I.:	97.68 to 104.88
TOTAL Assessed Value:	6,762,472						
AVG. Adj. Sales Price:	47,972	COD:	13.10	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	45,385	PRD:	107.05	MIN Sales Ratio:	50.20		

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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	94.14	90.80	87.68	7.74	103.55	63.62	102.82	85.34 to 97.69	57,414	50,342
10/01/06 TO 12/31/06	18	97.33	97.28	90.53	13.58	107.45	50.20	141.45	87.24 to 105.12	61,158	55,367
01/01/07 TO 03/31/07	23	96.66	102.61	93.31	13.48	109.97	77.89	230.12	93.28 to 99.55	46,877	43,740
04/01/07 TO 06/30/07	24	96.34	97.43	97.42	9.22	100.01	62.10	126.01	92.21 to 102.28	42,312	41,221
07/01/07 TO 09/30/07	26	98.42	107.04	100.83	15.31	106.15	69.37	186.94	96.50 to 103.44	39,671	40,001
10/01/07 TO 12/31/07	16	95.41	109.97	101.14	19.49	108.73	82.66	165.94	91.95 to 129.97	36,537	36,952
01/01/08 TO 03/31/08	8	95.12	95.74	93.86	4.92	102.00	83.69	110.11	83.69 to 110.11	73,633	69,114
04/01/08 TO 06/30/08	19	99.03	103.75	93.70	14.56	110.72	65.24	165.43	92.88 to 102.96	46,684	43,745
____Study Years____											
07/01/06 TO 06/30/07	80	96.22	97.64	92.39	11.27	105.68	50.20	230.12	94.14 to 98.90	50,696	46,838
07/01/07 TO 06/30/08	69	97.90	105.50	97.52	15.00	108.19	65.24	186.94	95.45 to 100.65	44,813	43,700
____Calendar Yrs____											
01/01/07 TO 12/31/07	89	97.69	103.83	97.76	13.94	106.21	62.10	230.12	95.62 to 99.55	41,682	40,748
____ALL____											
	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
ACREAGE	14	95.51	94.55	90.58	8.15	104.38	65.24	122.90	89.30 to 101.13	89,035	80,651
ALEXANDRIA	5	95.98	107.83	99.00	13.90	108.92	92.88	152.78	N/A	21,400	21,186
BELVIDERE	6	92.97	90.55	89.84	7.11	100.79	78.36	99.55	78.36 to 99.55	15,700	14,104
BRUNING	10	95.96	101.33	98.21	10.90	103.17	82.66	131.82	90.67 to 126.01	28,461	27,953
BYRON	4	114.50	114.88	115.02	18.19	99.88	89.08	141.45	N/A	15,625	17,971
CARLETON	3	95.45	86.35	91.42	13.76	94.46	62.10	101.51	N/A	16,200	14,809
CHESTER	9	98.77	115.26	98.78	22.21	116.67	85.95	230.12	91.40 to 139.76	23,722	23,433
DAVENPORT	12	96.88	100.37	100.52	6.76	99.85	88.20	134.01	95.20 to 103.07	39,645	39,852
DESHLER	22	98.36	101.80	95.27	9.80	106.85	77.89	160.29	94.29 to 102.28	45,129	42,995
GILEAD	2	107.57	107.57	100.95	10.03	106.55	96.78	118.35	N/A	15,500	15,648
HEBRON	52	97.44	101.52	96.50	15.25	105.20	50.20	186.94	94.01 to 101.45	51,904	50,089
HUBBELL	3	102.33	104.36	101.42	9.45	102.90	90.87	119.89	N/A	19,500	19,776
RECREATIONAL	3	80.48	83.67	83.33	7.75	100.41	75.90	94.62	N/A	178,940	149,105
SUBDIVISION	4	96.52	103.31	90.68	16.88	113.94	86.80	133.41	N/A	74,250	67,327
____ALL____											
	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

PAD 2009 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

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

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(!: Derived)

NUMBER of Sales:	149	MEDIAN:	97	COV:	22.13	95% Median C.I.:	95.45 to 98.60
TOTAL Sales Price:	7,138,858	WGT. MEAN:	95	STD:	22.41	95% Wgt. Mean C.I.:	92.10 to 97.12
TOTAL Adj.Sales Price:	7,147,861	MEAN:	101	AVG.ABS.DEV:	12.68	95% Mean C.I.:	97.68 to 104.88
TOTAL Assessed Value:	6,762,472						
AVG. Adj. Sales Price:	47,972	COD:	13.10	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	45,385	PRD:	107.05	MIN Sales Ratio:	50.20		

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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	128	97.62	102.37	97.02	13.35	105.51	50.20	230.12	95.62 to 99.03	39,590	38,411
2	6	95.53	100.72	92.17	11.58	109.28	86.80	133.41	86.80 to 133.41	72,083	66,436
3	15	94.62	92.24	87.82	10.02	105.04	65.24	122.90	80.48 to 100.87	109,854	96,474
____ALL____											
	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

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	139	97.47	102.21	95.58	12.42	106.94	50.20	230.12	95.62 to 98.90	46,922	44,846
2	10	83.64	88.35	84.52	21.59	104.53	62.10	133.41	63.62 to 111.44	62,560	52,877
____ALL____											
	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	144	97.33	101.70	95.52	13.17	106.47	50.20	230.12	95.45 to 98.90	45,673	43,627
06	3	80.48	83.67	83.33	7.75	100.41	75.90	94.62	N/A	178,940	149,105
07	2	97.58	97.58	96.31	2.02	101.32	95.61	99.55	N/A	17,000	16,372
____ALL____											
	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054											
48-0008	1	91.61	91.61	91.61			91.61	91.61	N/A	150,000	137,414
48-0303	5	95.98	107.83	99.00	13.90	108.92	92.88	152.78	N/A	21,400	21,186
65-0011											
85-0047	13	96.30	99.72	99.29	6.63	100.43	88.20	134.01	92.21 to 103.07	42,711	42,408
85-0060	27	98.24	100.87	95.44	8.77	105.70	77.89	160.29	94.60 to 102.03	52,957	50,539
85-0070	89	97.19	101.91	93.52	15.63	108.97	50.20	230.12	94.62 to 99.23	50,612	47,335
85-0094	14	96.56	97.86	97.30	10.82	100.57	62.10	131.82	90.67 to 102.82	28,658	27,884
NonValid School											
____ALL____											
	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

PAD 2009 R&O Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	149	MEDIAN:	97	COV:	22.13	95% Median C.I.:	95.45 to 98.60
TOTAL Sales Price:	7,138,858	WGT. MEAN:	95	STD:	22.41	95% Wgt. Mean C.I.:	92.10 to 97.12
TOTAL Adj.Sales Price:	7,147,861	MEAN:	101	AVG.ABS.DEV:	12.68	95% Mean C.I.:	97.68 to 104.88
TOTAL Assessed Value:	6,762,472						
AVG. Adj. Sales Price:	47,972	COD:	13.10	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	45,385	PRD:	107.05	MIN Sales Ratio:	50.20		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	11	80.48	84.89	84.33	23.82	100.65	50.20	133.41	62.10 to 111.44	57,186	48,227
Prior TO 1860											
1860 TO 1899	12	96.41	105.60	95.13	15.02	111.00	85.95	230.12	91.40 to 98.90	32,658	31,068
1900 TO 1919	46	97.13	103.15	97.53	12.06	105.76	65.24	165.94	95.40 to 102.28	28,582	27,876
1920 TO 1939	24	100.60	106.08	96.50	16.48	109.92	76.21	186.94	92.91 to 109.48	31,291	30,196
1940 TO 1949	10	99.15	105.84	101.91	8.90	103.86	90.67	165.43	98.30 to 105.12	35,400	36,076
1950 TO 1959	8	101.54	108.78	99.15	16.54	109.72	83.69	155.01	83.69 to 155.01	48,218	47,806
1960 TO 1969	12	93.26	94.69	93.78	4.44	100.97	85.34	110.11	91.71 to 99.59	70,079	65,717
1970 TO 1979	11	99.55	104.30	100.13	10.89	104.17	78.01	145.37	94.29 to 129.97	62,900	62,982
1980 TO 1989	6	93.62	89.24	85.68	6.42	104.16	78.45	95.61	78.45 to 95.61	110,583	94,745
1990 TO 1994	2	97.74	97.74	97.70	1.47	100.04	96.30	99.18	N/A	69,250	67,660
1995 TO 1999	3	93.22	91.68	92.11	4.85	99.54	84.14	97.69	N/A	101,833	93,795
2000 TO Present	4	95.42	95.32	94.32	6.18	101.07	87.24	103.22	N/A	170,250	160,575
ALL	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

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	8	107.26	117.88	116.23	33.27	101.42	50.20	230.12	50.20 to 230.12	2,953	3,433
5000 TO 9999	12	100.92	112.22	114.26	27.44	98.21	62.10	186.94	88.20 to 139.76	6,966	7,960
Total \$											
1 TO 9999	20	102.68	114.48	114.69	30.16	99.82	50.20	230.12	89.08 to 131.82	5,361	6,149
10000 TO 29999	50	98.28	105.60	104.25	14.40	101.30	63.62	165.94	95.61 to 102.27	19,062	19,872
30000 TO 59999	35	98.24	98.98	98.79	5.76	100.20	76.21	134.01	95.62 to 99.59	42,894	42,373
60000 TO 99999	27	95.13	93.41	92.73	7.20	100.73	65.24	110.11	91.93 to 97.90	74,996	69,547
100000 TO 149999	10	92.13	91.95	91.89	6.09	100.07	78.45	102.03	80.48 to 99.23	120,200	110,448
150000 TO 249999	7	87.24	87.89	86.85	8.34	101.20	75.90	103.22	75.90 to 103.22	194,188	168,643
ALL	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

PAD 2009 R&O Statistics

Base Stat

PAGE: 4 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	149	MEDIAN:	97	COV:	22.13	95% Median C.I.:	95.45 to 98.60
TOTAL Sales Price:	7,138,858	WGT. MEAN:	95	STD:	22.41	95% Wgt. Mean C.I.:	92.10 to 97.12
TOTAL Adj.Sales Price:	7,147,861	MEAN:	101	AVG.ABS.DEV:	12.68	95% Mean C.I.:	97.68 to 104.88
TOTAL Assessed Value:	6,762,472						
AVG. Adj. Sales Price:	47,972	COD:	13.10	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	45,385	PRD:	107.05	MIN Sales Ratio:	50.20		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	95.00	90.73	87.36	16.96	103.86	50.20	119.89	69.37 to 111.44	3,847	3,361
5000 TO 9999	10	97.62	110.44	95.04	30.91	116.21	62.10	230.12	63.62 to 152.78	7,260	6,899
Total \$											
1 TO 9999	19	95.68	101.11	92.56	24.61	109.23	50.20	230.12	80.53 to 111.44	5,643	5,223
10000 TO 29999	53	99.03	108.95	104.01	16.46	104.75	76.21	186.94	95.98 to 102.96	19,341	20,116
30000 TO 59999	36	97.72	100.16	98.94	7.05	101.24	78.01	145.37	95.36 to 100.50	45,005	44,526
60000 TO 99999	27	94.93	93.31	92.40	7.31	100.99	65.24	110.11	91.55 to 97.90	79,444	73,404
100000 TO 149999	9	92.30	92.32	91.89	6.31	100.46	78.45	102.03	83.69 to 99.23	132,611	121,855
150000 TO 249999	5	87.24	87.99	86.62	9.86	101.57	75.90	103.22	N/A	211,364	183,093
ALL											
	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	80.48	84.89	84.33	23.82	100.65	50.20	133.41	62.10 to 111.44	57,186	48,227
20	15	99.55	110.50	101.85	16.56	108.49	78.01	165.43	95.62 to 129.97	25,810	26,287
30	119	96.75	101.91	95.59	11.71	106.62	65.24	230.12	95.40 to 98.77	46,119	44,084
40	4	92.57	93.01	91.94	8.15	101.17	83.69	103.22	N/A	160,875	147,906
ALL											
	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	86.80	89.27	85.56	20.14	104.35	62.10	133.41	63.62 to 111.44	61,418	52,546
100	2	97.58	97.58	96.31	2.02	101.32	95.61	99.55	N/A	17,000	16,372
101	93	98.77	105.49	96.91	13.84	108.85	76.21	230.12	95.36 to 101.40	46,007	44,586
102	7	97.69	98.59	98.69	3.00	99.90	94.01	102.82	94.01 to 102.82	52,231	51,548
103	1	102.03	102.03	102.03			102.03	102.03	N/A	115,000	117,340
104	32	96.06	96.83	92.63	9.37	104.53	65.24	165.94	91.93 to 97.69	45,202	41,873
106	2	67.17	67.17	83.00	25.26	80.93	50.20	84.14	N/A	51,225	42,514
111	1	78.45	78.45	78.45			78.45	78.45	N/A	130,000	101,989
ALL											
	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	149	MEDIAN:	97	COV:	22.13	95% Median C.I.:	95.45 to 98.60
TOTAL Sales Price:	7,138,858	WGT. MEAN:	95	STD:	22.41	95% Wgt. Mean C.I.:	92.10 to 97.12
TOTAL Adj.Sales Price:	7,147,861	MEAN:	101	AVG.ABS.DEV:	12.68	95% Mean C.I.:	97.68 to 104.88
TOTAL Assessed Value:	6,762,472						
AVG. Adj. Sales Price:	47,972	COD:	13.10	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	45,385	PRD:	107.05	MIN Sales Ratio:	50.20		

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

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	11	80.48	84.89	84.33	23.82	100.65	50.20	133.41	62.10 to 111.44	57,186	48,227
15	2	93.55	93.55	93.30	5.72	100.27	88.20	98.90	N/A	5,250	4,898
20	12	99.22	109.78	99.62	13.21	110.20	94.89	230.12	95.62 to 102.27	18,908	18,835
25	1	100.65	100.65	100.65			100.65	100.65	N/A	15,000	15,097
30	106	96.99	103.61	96.35	13.01	107.53	65.24	186.94	95.40 to 99.59	44,159	42,549
35	4	88.07	89.24	90.10	8.53	99.04	76.21	104.59	N/A	108,625	97,875
40	13	96.54	93.27	93.77	6.00	99.46	77.89	102.33	84.14 to 99.23	88,538	83,025
ALL	149	96.78	101.28	94.61	13.10	107.05	50.20	230.12	95.45 to 98.60	47,972	45,385

2009 Correlation Section
for Thayer County

Residential Real Property

I. Correlation

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

The County's assessment practices are considered by the Division to be in compliance with professionally acceptable mass appraisal practices because of the County's systematic and necessary assessment efforts.

**2009 Correlation Section
for Thayer 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	295	149	50.51
2008	319	183	57.37
2007	329	204	62.01
2006	314	206	65.61
2005	276	166	60.14

RESIDENTIAL: A review of the sales utilization grid indicates the County has used a historically decreasing percentage of qualified sales for analysis purposes. Based on knowledge of the assessment practices in the county, the Division assumes that while this percentage is generally low compared to surrounding counties, the measurement of the class has been done with all available arm's length sales.

2009 Correlation Section
for Thayer 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 Thayer County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	97	3.17	100	97
2008	96.77	2.64	99	96.77
2007	97	9.74	107	98
2006	98	0.15	98	98
2005	98	2.51	101	99

RESIDENTIAL: The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner.

2009 Correlation Section
for Thayer 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 Thayer 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)
3.16	2009	3.17
4.32	2008	2.64
4.08	2007	9.74
1.94	2006	0.15
5.71	2005	2.51

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

2009 Correlation Section
for Thayer 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 Thayer County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	95	101

RESIDENTIAL:Of the three measures of central tendency, the median and weighted mean are within the range while the mean is outside the range. The three measures are considered relatively similar which suggests the median is the best indicator of the level of value in this property class.

**2009 Correlation Section
for Thayer County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	13.10	107.05
Difference	0.00	4.05

RESIDENTIAL: The coefficient of dispersion is within the acceptable range, but the price related differential is above the acceptable range suggesting regressivity among assessments. However, based on the assessment practices demonstrated by the county, this class of property is considered to have been valued uniformly and proportionately.

**2009 Correlation Section
for Thayer County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	146	149	3
Median	97	97	0
Wgt. Mean	95	95	0
Mean	102	101	-1
COD	17.84	13.10	-4.74
PRD	107.41	107.05	-0.36
Minimum	27.44	50.20	22.76
Maximum	230.12	230.12	0.00

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

**2009 Correlation Section
for Thayer 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	149	151	-2
Median	97	104	-7
Wgt. Mean	95	96	-1
Mean	101	117	-16
COD	13.10	35.79	-22.69
PRD	107.05	121.49	-14.44
Minimum	50.20	20.42	29.78
Maximum	230.12	1,029.02	-798.90

The table above is a direct comparison of the statistics generated using the 2009 assessed values reported by the assessor to the statistics generated using the assessed value for the year prior to the sale factored by the annual movement in the population. In Thayer County the difference in the measures of central tendency suggest the sales file may not be representative of the county.

A further analysis was conducted of the sales file data and the CTL to Abstract comparisons for each year. This analysis revealed a large increase to rural residential properties for 2007, which directly affected the county-wide trend factor for 2007. Reducing that percentage from 9.74% to 2% produced a trended median nearly identical to the calculated median. While this may suggest the rural residential sales were overrepresented in the sales file for 2007, it also proves the sales file can be used as a representative measure of the population.

PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

(!: AVTot=0)

NUMBER of Sales:	22	MEDIAN:	98	COV:	17.60	95% Median C.I.:	94.97 to 114.74
TOTAL Sales Price:	403,150	WGT. MEAN:	103	STD:	18.26	95% Wgt. Mean C.I.:	91.07 to 115.14
TOTAL Adj.Sales Price:	358,150	MEAN:	104	AVG.ABS.DEV:	12.38	95% Mean C.I.:	95.68 to 111.88
TOTAL Assessed Value:	369,257						
AVG. Adj. Sales Price:	16,279	COD:	12.65	MAX Sales Ratio:	149.79		
AVG. Assessed Value:	16,784	PRD:	100.66	MIN Sales Ratio:	66.14		

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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	1	98.75	98.75	98.75			98.75	98.75	N/A	400	395
10/01/05 TO 12/31/05	2	101.23	101.23	99.52	5.41	101.72	95.75	106.71	N/A	2,475	2,463
01/01/06 TO 03/31/06	3	118.99	112.11	115.97	7.68	96.67	94.97	122.38	N/A	28,833	33,439
04/01/06 TO 06/30/06	2	93.72	93.72	90.71	3.51	103.31	90.43	97.00	N/A	5,750	5,216
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	2	106.73	106.73	109.44	9.33	97.52	96.77	116.68	N/A	27,500	30,095
01/01/07 TO 03/31/07	4	96.60	95.96	96.55	6.04	99.39	86.90	103.73	N/A	20,425	19,719
04/01/07 TO 06/30/07	2	119.25	119.25	141.05	19.29	84.54	96.25	142.25	N/A	7,700	10,861
07/01/07 TO 09/30/07	3	114.74	110.22	86.34	24.30	127.66	66.14	149.79	N/A	18,500	15,973
10/01/07 TO 12/31/07	2	100.43	100.43	97.97	3.44	102.51	96.97	103.88	N/A	11,100	10,874
01/01/08 TO 03/31/08	1	90.90	90.90	90.90			90.90	90.90	N/A	25,000	22,726
04/01/08 TO 06/30/08											
____Study Years____											
07/01/05 TO 06/30/06	8	97.88	103.12	112.31	8.77	91.82	90.43	122.38	90.43 to 122.38	12,918	14,508
07/01/06 TO 06/30/07	8	98.32	104.47	105.71	11.35	98.83	86.90	142.25	86.90 to 142.25	19,012	20,098
07/01/07 TO 06/30/08	6	100.43	103.74	89.97	18.99	115.31	66.14	149.79	66.14 to 149.79	17,116	15,399
____Calendar Yrs____											
01/01/06 TO 12/31/06	7	97.00	105.32	111.73	11.18	94.26	90.43	122.38	90.43 to 122.38	21,857	24,420
01/01/07 TO 12/31/07	11	99.86	104.90	97.41	15.91	107.69	66.14	149.79	86.90 to 142.25	15,890	15,479
____ALL____											
	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
ALEXANDRIA	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
BRUNING	1	142.25	142.25	142.25			142.25	142.25	N/A	15,000	21,337
BYRON	2	97.88	97.88	97.78	0.89	100.10	97.00	98.75	N/A	450	440
CARLETON	1	116.68	116.68	116.68			116.68	116.68	N/A	35,000	40,837
CHESTER	2	99.74	99.74	99.58	4.00	100.16	95.75	103.73	N/A	3,125	3,112
DAVENPORT	2	123.02	123.02	147.83	21.76	83.22	96.25	149.79	N/A	5,450	8,056
DESHLER	3	96.97	103.64	106.55	8.26	97.27	94.97	118.99	N/A	21,833	23,264
HEBRON	8	92.12	95.20	93.97	12.60	101.30	66.14	122.38	66.14 to 122.38	22,212	20,874
HUBBELL	1	103.88	103.88	103.88			103.88	103.88	N/A	3,200	3,324
RURAL COM	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
____ALL____											
	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

PAD 2009 Preliminary Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

NUMBER of Sales:	22	MEDIAN:	98	COV:	17.60	95% Median C.I.:	94.97 to 114.74
TOTAL Sales Price:	403,150	WGT. MEAN:	103	STD:	18.26	95% Wgt. Mean C.I.:	91.07 to 115.14
TOTAL Adj.Sales Price:	358,150	MEAN:	104	AVG.ABS.DEV:	12.38	95% Mean C.I.:	95.68 to 111.88
TOTAL Assessed Value:	369,257						
AVG. Adj. Sales Price:	16,279	COD:	12.65	MAX Sales Ratio:	149.79		
AVG. Assessed Value:	16,784	PRD:	100.66	MIN Sales Ratio:	66.14		

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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	21	97.00	103.97	103.53	13.23	100.42	66.14	149.79	94.97 to 114.74	15,054	15,586
3	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
____ALL____	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

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	20	99.31	104.60	103.50	13.40	101.06	66.14	149.79	95.75 to 114.74	17,062	17,660
2	2	95.61	95.61	95.00	0.67	100.64	94.97	96.25	N/A	8,450	8,027
____ALL____	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	149.79	149.79	149.79			149.79	149.79	N/A	10,500	15,728
30-0054											
48-0008											
48-0303	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
65-0011											
85-0047	1	96.25	96.25	96.25			96.25	96.25	N/A	400	385
85-0060	3	96.97	103.64	106.55	8.26	97.27	94.97	118.99	N/A	21,833	23,264
85-0070	14	96.88	97.18	95.35	8.86	101.92	66.14	122.38	90.43 to 103.88	16,432	15,668
85-0094	2	129.47	129.47	124.35	9.88	104.12	116.68	142.25	N/A	25,000	31,087
NonValid School	1	149.79	149.79	149.79			149.79	149.79	N/A	10,500	15,728
____ALL____	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

PAD 2009 Preliminary Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

NUMBER of Sales:	22	MEDIAN:	98	COV:	17.60	95% Median C.I.:	94.97 to 114.74
TOTAL Sales Price:	403,150	WGT. MEAN:	103	STD:	18.26	95% Wgt. Mean C.I.:	91.07 to 115.14
TOTAL Adj.Sales Price:	358,150	MEAN:	104	AVG.ABS.DEV:	12.38	95% Mean C.I.:	95.68 to 111.88
TOTAL Assessed Value:	369,257						
AVG. Adj. Sales Price:	16,279	COD:	12.65	MAX Sales Ratio:	149.79		
AVG. Assessed Value:	16,784	PRD:	100.66	MIN Sales Ratio:	66.14		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	92.94	87.07	79.65	9.19	109.31	66.14	96.25	N/A	20,475	16,309
Prior TO 1860											
1860 TO 1899	1	95.75	95.75	95.75			95.75	95.75	N/A	3,250	3,112
1900 TO 1919	8	96.99	103.54	103.16	11.10	100.37	86.90	149.79	86.90 to 149.79	9,050	9,335
1920 TO 1939	5	116.68	116.11	121.52	10.05	95.55	98.75	142.25	N/A	16,720	20,318
1940 TO 1949	1	93.34	93.34	93.34			93.34	93.34	N/A	30,000	28,002
1950 TO 1959	2	118.56	118.56	121.53	3.22	97.56	114.74	122.38	N/A	22,500	27,344
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
2000 TO Present											
ALL	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

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	7	98.75	100.30	101.42	3.66	98.89	95.75	106.71	95.75 to 106.71	1,778	1,803
5000 TO 9999	2	100.82	100.82	98.79	13.81	102.05	86.90	114.74	N/A	5,850	5,779
Total \$											
1 TO 9999	9	98.75	100.41	100.15	5.98	100.26	86.90	114.74	95.75 to 106.71	2,683	2,687
10000 TO 29999	7	96.77	108.87	105.29	16.64	103.40	90.43	149.79	90.43 to 149.79	16,714	17,598
30000 TO 59999	6	108.27	102.90	102.25	15.20	100.63	66.14	122.38	66.14 to 122.38	36,166	36,980
ALL	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	98.75	100.30	101.42	3.66	98.89	95.75	106.71	95.75 to 106.71	1,778	1,803
5000 TO 9999	3	90.43	97.36	94.74	10.26	102.76	86.90	114.74	N/A	7,566	7,168
Total \$											
1 TO 9999	10	97.88	99.41	97.11	6.28	102.38	86.90	114.74	90.43 to 106.71	3,515	3,413
10000 TO 29999	8	95.87	103.89	95.28	18.31	109.04	66.14	149.79	66.14 to 149.79	22,000	20,962
30000 TO 59999	4	117.84	114.48	113.90	5.27	100.51	99.86	122.38	N/A	36,750	41,857
ALL	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

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

(!: AVTot=0)

NUMBER of Sales:	22	MEDIAN:	98	COV:	17.60	95% Median C.I.:	94.97 to 114.74
TOTAL Sales Price:	403,150	WGT. MEAN:	103	STD:	18.26	95% Wgt. Mean C.I.:	91.07 to 115.14
TOTAL Adj.Sales Price:	358,150	MEAN:	104	AVG.ABS.DEV:	12.38	95% Mean C.I.:	95.68 to 111.88
TOTAL Assessed Value:	369,257						
AVG. Adj. Sales Price:	16,279	COD:	12.65	MAX Sales Ratio:	149.79		
AVG. Assessed Value:	16,784	PRD:	100.66	MIN Sales Ratio:	66.14		

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COST RANK										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	2	95.61	95.61	95.00	0.67	100.64	94.97	96.25	N/A	8,450	8,027
10	15	98.75	103.29	101.39	12.81	101.88	66.14	149.79	95.75 to 114.74	13,883	14,075
20	5	99.86	108.51	106.82	15.05	101.59	90.43	142.25	N/A	26,600	28,413
____ALL____	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	2	95.61	95.61	95.00	0.67	100.64	94.97	96.25	N/A	8,450	8,027
123	1	96.77	96.77	96.77			96.77	96.77	N/A	20,000	19,353
141	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
25	1	66.14	66.14	66.14			66.14	66.14	N/A	40,000	26,455
42	1	93.34	93.34	93.34			93.34	93.34	N/A	30,000	28,002
48	4	106.83	105.89	107.97	11.19	98.07	90.90	118.99	N/A	27,250	29,421
50	3	90.43	109.04	111.69	23.18	97.63	86.90	149.79	N/A	9,400	10,499
98	9	103.88	109.47	122.51	9.72	89.35	95.75	142.25	97.00 to 122.38	8,005	9,807
____ALL____	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
02											
03	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784
04											
____ALL____	22	97.88	103.78	103.10	12.65	100.66	66.14	149.79	94.97 to 114.74	16,279	16,784

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

Commercial

For the 2009 assessment year the county conducted a market study of the commercial class of real property. Market information displayed in the preliminary statistics indicated the level of value for the commercial class was at 98 percent of market value.

As part of the cyclical review process, Thayer County conducted an on-site review of the towns of Alexandria, Gilead, Deshler, Hubbell, Byron, Belvidere and Chester. These properties were re-measured during the inspection and quality and condition assignments were reviewed. New economic depreciation was established in these areas as well.

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

2009 Assessment Survey for Thayer County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contract Appraiser
2.	Valuation done by:
	Assessor and Contract Appraiser
3.	Pickup work done by whom:
	Contract Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2003
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2006
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	2008 for all income producing properties.
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Cost approach, sales comparison approach, and income approach when applicable.
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	12
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	Each town is a separate market area and the remainder of the county is in the Rural market area.
10.	Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes
11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	Yes, the land has a common characteristic
12.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	No

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
18			18

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

(!: AVTot=0)

NUMBER of Sales:	22	MEDIAN:	97	COV:	19.43	95% Median C.I.:	93.24 to 109.65
TOTAL Sales Price:	403,150	WGT. MEAN:	102	STD:	19.48	95% Wgt. Mean C.I.:	90.39 to 113.52
TOTAL Adj.Sales Price:	358,150	MEAN:	100	AVG.ABS.DEV:	13.28	95% Mean C.I.:	91.64 to 108.92
TOTAL Assessed Value:	365,143						
AVG. Adj. Sales Price:	16,279	COD:	13.71	MAX Sales Ratio:	155.57		
AVG. Assessed Value:	16,597	PRD:	98.36	MIN Sales Ratio:	66.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/05 TO 09/30/05	1	73.25	73.25	73.25			73.25	73.25	N/A	400	293
10/01/05 TO 12/31/05	2	101.23	101.23	99.52	5.41	101.72	95.75	106.71	N/A	2,475	2,463
01/01/06 TO 03/31/06	3	118.99	112.11	115.97	7.68	96.67	94.97	122.38	N/A	28,833	33,439
04/01/06 TO 06/30/06	2	78.22	78.22	89.37	15.62	87.52	66.00	90.43	N/A	5,750	5,138
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	2	106.73	106.73	109.44	9.33	97.52	96.77	116.68	N/A	27,500	30,095
01/01/07 TO 03/31/07	4	96.60	97.54	97.07	4.40	100.49	93.24	103.73	N/A	20,425	19,826
04/01/07 TO 06/30/07	2	102.95	102.95	109.31	6.51	94.19	96.25	109.65	N/A	7,700	8,416
07/01/07 TO 09/30/07	3	114.74	112.15	87.44	25.98	128.27	66.14	155.57	N/A	18,500	16,175
10/01/07 TO 12/31/07	2	100.43	100.43	97.97	3.44	102.51	96.97	103.88	N/A	11,100	10,874
01/01/08 TO 03/31/08	1	90.90	90.90	90.90			90.90	90.90	N/A	25,000	22,726
04/01/08 TO 06/30/08											
____Study Years____											
07/01/05 TO 06/30/06	8	95.36	96.06	112.06	15.62	85.72	66.00	122.38	66.00 to 122.38	12,918	14,476
07/01/06 TO 06/30/07	8	98.32	101.19	102.78	6.40	98.45	93.24	116.68	93.24 to 116.68	19,012	19,540
07/01/07 TO 06/30/08	6	100.43	104.70	90.56	19.95	115.62	66.14	155.57	66.14 to 155.57	17,116	15,500
____Calendar Yrs____											
01/01/06 TO 12/31/06	7	96.77	100.89	111.62	15.74	90.38	66.00	122.38	66.00 to 122.38	21,857	24,397
01/01/07 TO 12/31/07	11	99.86	103.03	95.20	12.89	108.23	66.14	155.57	93.24 to 114.74	15,890	15,128
____ALL____											
	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALEXANDRIA	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
BRUNING	1	109.65	109.65	109.65			109.65	109.65	N/A	15,000	16,448
BYRON	2	69.63	69.63	69.22	5.21	100.58	66.00	73.25	N/A	450	311
CARLETON	1	116.68	116.68	116.68			116.68	116.68	N/A	35,000	40,837
CHESTER	2	99.74	99.74	99.58	4.00	100.16	95.75	103.73	N/A	3,125	3,112
DAVENPORT	2	125.91	125.91	153.39	23.56	82.08	96.25	155.57	N/A	5,450	8,360
DESHLER	3	96.97	103.64	106.55	8.26	97.27	94.97	118.99	N/A	21,833	23,264
HEBRON	8	93.29	95.99	94.21	11.59	101.89	66.14	122.38	66.14 to 122.38	22,212	20,927
HUBBELL	1	103.88	103.88	103.88			103.88	103.88	N/A	3,200	3,324
RURAL COM	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
____ALL____											
	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

PAD 2009 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

(!: AVTot=0)

NUMBER of Sales:	22	MEDIAN:	97	COV:	19.43	95% Median C.I.:	93.24 to 109.65
TOTAL Sales Price:	403,150	WGT. MEAN:	102	STD:	19.48	95% Wgt. Mean C.I.:	90.39 to 113.52
TOTAL Adj.Sales Price:	358,150	MEAN:	100	AVG.ABS.DEV:	13.28	95% Mean C.I.:	91.64 to 108.92
TOTAL Assessed Value:	365,143						
AVG. Adj. Sales Price:	16,279	COD:	13.71	MAX Sales Ratio:	155.57		
AVG. Assessed Value:	16,597	PRD:	98.36	MIN Sales Ratio:	66.00		

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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	21	96.77	100.30	102.23	14.22	98.11	66.00	155.57	93.24 to 109.65	15,054	15,390
3	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
____ALL____	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

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	20	98.41	100.75	102.30	14.70	98.49	66.00	155.57	93.24 to 109.65	17,062	17,454
2	2	95.61	95.61	95.00	0.67	100.64	94.97	96.25	N/A	8,450	8,027
____ALL____	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	155.57	155.57	155.57			155.57	155.57	N/A	10,500	16,335
30-0054											
48-0008											
48-0303	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
65-0011											
85-0047	1	96.25	96.25	96.25			96.25	96.25	N/A	400	385
85-0060	3	96.97	103.64	106.55	8.26	97.27	94.97	118.99	N/A	21,833	23,264
85-0070	14	94.55	93.60	95.43	12.38	98.09	66.00	122.38	73.25 to 103.88	16,432	15,680
85-0094	2	113.17	113.17	114.57	3.11	98.77	109.65	116.68	N/A	25,000	28,642
NonValid School	1	155.57	155.57	155.57			155.57	155.57	N/A	10,500	16,335
____ALL____	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

NUMBER of Sales:	22	MEDIAN:	97	COV:	19.43	95% Median C.I.:	93.24 to 109.65
TOTAL Sales Price:	403,150	WGT. MEAN:	102	STD:	19.48	95% Wgt. Mean C.I.:	90.39 to 113.52
TOTAL Adj.Sales Price:	358,150	MEAN:	100	AVG.ABS.DEV:	13.28	95% Mean C.I.:	91.64 to 108.92
TOTAL Assessed Value:	365,143						
AVG. Adj. Sales Price:	16,279	COD:	13.71	MAX Sales Ratio:	155.57		
AVG. Assessed Value:	16,597	PRD:	98.36	MIN Sales Ratio:	66.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	92.94	87.07	79.65	9.19	109.31	66.14	96.25	N/A	20,475	16,309
Prior TO 1860											
1860 TO 1899	1	95.75	95.75	95.75			95.75	95.75	N/A	3,250	3,112
1900 TO 1919	8	96.87	101.18	104.37	15.04	96.94	66.00	155.57	66.00 to 155.57	9,050	9,445
1920 TO 1939	5	109.65	104.49	115.55	10.68	90.43	73.25	118.99	N/A	16,720	19,319
1940 TO 1949	1	93.34	93.34	93.34			93.34	93.34	N/A	30,000	28,002
1950 TO 1959	2	118.56	118.56	121.53	3.22	97.56	114.74	122.38	N/A	22,500	27,344
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
2000 TO Present											
ALL	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

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	7	96.25	92.22	99.36	11.77	92.82	66.00	106.71	66.00 to 106.71	1,778	1,767
5000 TO 9999	2	103.99	103.99	102.43	10.34	101.53	93.24	114.74	N/A	5,850	5,992
Total \$											
1 TO 9999	9	96.25	94.84	100.84	11.64	94.04	66.00	114.74	73.25 to 106.71	2,683	2,706
10000 TO 29999	7	96.77	105.04	101.63	12.68	103.36	90.43	155.57	90.43 to 155.57	16,714	16,986
30000 TO 59999	6	108.27	102.90	102.25	15.20	100.63	66.14	122.38	66.14 to 122.38	36,166	36,980
ALL	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	96.25	92.22	99.36	11.77	92.82	66.00	106.71	66.00 to 106.71	1,778	1,767
5000 TO 9999	3	93.24	99.47	96.61	8.69	102.96	90.43	114.74	N/A	7,566	7,310
Total \$											
1 TO 9999	10	96.00	94.40	97.58	11.11	96.73	66.00	114.74	73.25 to 106.71	3,515	3,430
10000 TO 29999	8	95.87	100.54	92.85	14.81	108.28	66.14	155.57	66.14 to 155.57	22,000	20,426
30000 TO 59999	4	117.84	114.48	113.90	5.27	100.51	99.86	122.38	N/A	36,750	41,857
ALL	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

PAD 2009 R&O Statistics

Base Stat

PAGE:4 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

NUMBER of Sales:	22	MEDIAN:	97	COV:	19.43	95% Median C.I.:	93.24 to 109.65
TOTAL Sales Price:	403,150	WGT. MEAN:	102	STD:	19.48	95% Wgt. Mean C.I.:	90.39 to 113.52
TOTAL Adj.Sales Price:	358,150	MEAN:	100	AVG.ABS.DEV:	13.28	95% Mean C.I.:	91.64 to 108.92
TOTAL Assessed Value:	365,143						
AVG. Adj. Sales Price:	16,279	COD:	13.71	MAX Sales Ratio:	155.57		
AVG. Assessed Value:	16,597	PRD:	98.36	MIN Sales Ratio:	66.00		

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COST RANK										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	2	95.61	95.61	95.00	0.67	100.64	94.97	96.25	N/A	8,450	8,027
10	15	96.97	100.33	101.76	16.77	98.60	66.00	155.57	90.90 to 114.74	13,883	14,127
20	5	99.86	101.99	103.14	8.52	98.89	90.43	116.68	N/A	26,600	27,435
____ALL____	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	2	95.61	95.61	95.00	0.67	100.64	94.97	96.25	N/A	8,450	8,027
123	1	96.77	96.77	96.77			96.77	96.77	N/A	20,000	19,353
141	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
25	1	66.14	66.14	66.14			66.14	66.14	N/A	40,000	26,455
42	1	93.34	93.34	93.34			93.34	93.34	N/A	30,000	28,002
48	4	106.83	105.89	107.97	11.19	98.07	90.90	118.99	N/A	27,250	29,421
50	3	93.24	113.08	115.35	23.29	98.03	90.43	155.57	N/A	9,400	10,843
98	9	103.88	99.57	115.37	12.27	86.30	66.00	122.38	73.25 to 114.74	8,005	9,235
____ALL____	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
02											
03	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597
04											
____ALL____	22	96.87	100.28	101.95	13.71	98.36	66.00	155.57	93.24 to 109.65	16,279	16,597

2009 Correlation Section
for Thayer County

Commerical Real Property

I. Correlation

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

The coefficient of dispersion and price related differential are within the acceptable range. Based on these quality statistics and the assessment practices demonstrated by the county, this class of property is considered to have been valued uniformly and proportionately.

**2009 Correlation Section
for Thayer 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	69	22	31.88
2008	63	21	33.33
2007	59	31	52.54
2006	65	41	63.08
2005	73	51	69.86

COMMERCIAL: A review of the sales utilization grid indicates the County has used a historically decreasing percentage of qualified sales for analysis purposes. Based on knowledge of the assessment practices in the county, the Division assumes that while this percentage is generally low compared to surrounding counties, the measurement of the class has been done with all available arms length sales.

2009 Correlation Section
for Thayer 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 Thayer 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	98	0.34	98	97
2008	98.75	0.22	99	96.77
2007	97	12.24	109	97
2006	97	0.00	97	97
2005	97	-1.41	96	98

COMMERCIAL: The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner.

2009 Correlation Section
for Thayer 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 Thayer 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)
1.11	2009	0.34
14.55	2008	0.22
35.18	2007	12.24
-2.96	2006	0.00
20.34	2005	-1.41

COMMERCIAL: The minimal percentage point change between the assessed value for both sold and unsold properties suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2009 Correlation Section
for Thayer 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 Thayer County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	102	100

COMMERCIAL:Of the three measures of central tendency, the median and mean are within the range while the weighted mean is outside the range. The three measures are considered relatively similar which suggests the median is the best indicator of the level of value in this property class.

**2009 Correlation Section
for Thayer County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	13.71	98.36
Difference	0.00	0.00

COMMERCIAL: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

**2009 Correlation Section
for Thayer County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	22	22	0
Median	98	97	-1
Wgt. Mean	103	102	-1
Mean	104	100	-4
COD	12.65	13.71	1.06
PRD	100.66	98.36	-2.30
Minimum	66.14	66.00	-0.14
Maximum	149.79	155.57	5.78

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

**Agricultural or
Special Valuation Reports**

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	74	MEDIAN:	62	COV:	25.80	95% Median C.I.:	59.45 to 68.65	(!: Derived)
(AgLand) TOTAL Sales Price:	16,869,687	WGT. MEAN:	60	STD:	16.07	95% Wgt. Mean C.I.:	56.89 to 64.08	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,700,087	MEAN:	62	AVG.ABS.DEV:	12.94	95% Mean C.I.:	58.63 to 65.96	
(AgLand) TOTAL Assessed Value:	10,705,598							
AVG. Adj. Sales Price:	239,190	COD:	20.89	MAX Sales Ratio:	97.68			
AVG. Assessed Value:	144,670	PRD:	103.00	MIN Sales Ratio:	16.45			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	11	78.92	75.92	74.96	10.58	101.28	59.45	97.68	60.03 to 84.19	241,639	181,125
10/01/05 TO 12/31/05	6	80.52	76.30	73.75	7.77	103.45	54.77	83.76	54.77 to 83.76	177,262	130,739
01/01/06 TO 03/31/06	4	74.27	74.44	74.39	2.12	100.07	71.47	77.76	N/A	156,745	116,604
04/01/06 TO 06/30/06	7	59.84	56.30	57.01	26.13	98.77	16.45	78.08	16.45 to 78.08	132,585	75,582
07/01/06 TO 09/30/06	3	75.78	66.41	61.30	20.39	108.35	38.55	84.91	N/A	171,508	105,130
10/01/06 TO 12/31/06	4	68.94	68.24	63.39	9.21	107.65	60.02	75.05	N/A	201,300	127,598
01/01/07 TO 03/31/07	12	63.29	65.29	63.68	11.55	102.52	54.09	81.67	57.56 to 73.99	311,475	198,356
04/01/07 TO 06/30/07	5	49.70	50.98	52.39	7.59	97.30	44.99	59.37	N/A	268,915	140,892
07/01/07 TO 09/30/07	1	21.13	21.13	21.13			21.13	21.13	N/A	100,562	21,250
10/01/07 TO 12/31/07	6	53.29	50.14	48.26	20.15	103.90	26.51	68.65	26.51 to 68.65	236,666	114,209
01/01/08 TO 03/31/08	10	49.32	52.53	49.29	20.59	106.58	34.86	76.27	41.99 to 64.71	316,142	155,834
04/01/08 TO 06/30/08	5	56.25	53.47	56.59	13.01	94.49	39.84	64.20	N/A	267,882	151,582
<u>Study Years</u>											
07/01/05 TO 06/30/06	28	74.60	70.88	71.49	14.11	99.15	16.45	97.68	68.44 to 79.08	188,453	134,725
07/01/06 TO 06/30/07	24	60.74	62.94	61.08	15.83	103.04	38.55	84.91	55.35 to 73.99	266,750	162,938
07/01/07 TO 06/30/08	22	50.52	50.67	50.20	21.42	100.93	21.13	76.27	41.99 to 59.65	273,699	137,398
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	18	72.80	64.67	63.35	16.81	102.08	16.45	84.91	59.84 to 75.78	159,711	101,182
01/01/07 TO 12/31/07	24	57.78	56.68	57.42	17.64	98.71	21.13	81.67	50.59 to 65.12	275,118	157,968
<u>ALL</u>											
	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65	239,190	144,670

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:	74	MEDIAN:	62	COV:	25.80	95% Median C.I.:	59.45 to 68.65	(! : Derived)
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AVG. Adj. Sales Price:	239,190	COD:	20.89	MAX Sales Ratio:	97.68			
AVG. Assessed Value:	144,670	PRD:	103.00	MIN Sales Ratio:	16.45			

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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
4145	2	59.84	59.84	59.86	0.31	99.96	59.65	60.02	N/A		482,000	288,519
4147	8	69.16	69.09	66.25	9.77	104.29	57.56	81.67	57.56 to 81.67		310,812	205,913
4149	1	74.26	74.26	74.26			74.26	74.26	N/A		420,000	311,879
4225	8	44.22	52.50	46.05	38.35	113.99	26.51	80.31	26.51 to 80.31		188,500	86,811
4227	8	59.87	62.24	56.45	24.10	110.26	39.84	84.91	39.84 to 84.91		197,947	111,743
4229	2	68.66	68.66	71.26	9.14	96.35	62.38	74.93	N/A		328,000	233,722
4231	5	59.81	63.64	61.66	6.81	103.22	59.37	77.93	N/A		362,155	223,303
4369	1	78.08	78.08	78.08			78.08	78.08	N/A		193,000	150,697
4385	6	66.32	63.85	65.73	9.15	97.15	49.70	72.67	49.70 to 72.67		307,979	202,420
4387	1	55.35	55.35	55.35			55.35	55.35	N/A		240,000	132,829
4389	7	50.59	52.43	57.42	40.92	91.30	16.45	84.19	16.45 to 84.19		159,166	91,395
4391	3	47.41	47.35	46.69	7.50	101.41	41.99	52.66	N/A		192,873	90,060
4471	1	54.77	54.77	54.77			54.77	54.77	N/A		197,500	108,162
4473	9	71.47	64.84	62.29	15.95	104.08	44.61	79.08	49.77 to 78.92		206,874	128,865
4475	7	60.03	61.53	53.93	17.24	114.09	41.10	82.73	41.10 to 82.73		242,657	130,868
4477	5	80.42	79.04	75.05	11.74	105.32	58.00	97.68	N/A		107,920	80,990
ALL												
	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65		239,190	144,670

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
1	18	69.16	68.93	65.95	10.95	104.52	57.56	83.76	60.02 to 74.93		325,401	214,601
2	40	59.94	60.15	55.96	26.56	107.49	16.45	97.68	50.59 to 74.12		190,673	106,693
3	16	59.55	60.20	61.08	16.17	98.57	39.84	84.91	49.70 to 68.65		263,493	160,938
ALL												
	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65		239,190	144,670

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
1	1	52.66	52.66	52.76			52.66	52.66	N/A		110,800	58,454
2	73	62.38	62.43	60.53	20.81	103.13	16.45	97.68	59.45 to 71.28		240,949	145,851
ALL												
	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65		239,190	144,670

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

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AVG. Assessed Value:	144,670	PRD:	103.00	MIN Sales Ratio:	16.45			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054	3	67.05	67.84	65.11	8.17	104.20	60.02	76.45	N/A	331,166	215,607
48-0008	2	51.09	51.09	50.44	7.20	101.29	47.41	54.77	N/A	239,750	120,929
48-0303	3	75.05	65.84	68.75	13.36	95.77	46.20	76.27	N/A	77,000	52,937
65-0011											
85-0047	3	61.46	66.25	62.69	10.07	105.68	59.37	77.93	N/A	393,426	246,654
85-0060	12	66.32	66.70	65.60	11.91	101.68	49.70	83.31	59.65 to 74.12	250,964	164,639
85-0070	44	58.83	59.64	56.74	26.29	105.11	16.45	97.68	50.44 to 71.57	212,437	120,536
85-0094	7	71.28	69.07	66.70	9.55	103.55	57.56	81.67	57.56 to 81.67	351,000	234,122
NonValid School											
ALL	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65	239,190	144,670

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	6	61.03	65.00	63.08	26.45	103.04	46.20	97.68	46.20 to 97.68	61,496	38,792
50.01 TO 100.00	26	65.49	61.67	60.22	22.30	102.42	16.45	83.76	56.25 to 75.05	150,835	90,825
100.01 TO 180.00	36	59.93	60.99	59.44	16.90	102.60	34.86	84.91	55.35 to 68.44	320,028	190,238
180.01 TO 330.00	5	77.93	67.31	61.98	14.73	108.59	44.61	79.08	N/A	294,476	182,513
330.01 TO 650.00	1	84.19	84.19	84.19			84.19	84.19	N/A	416,001	350,230
ALL	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65	239,190	144,670

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	10	66.68	64.46	57.50	16.28	112.10	34.86	83.76	50.59 to 75.78	165,505	95,163
DRY-N/A	19	54.77	58.51	54.86	24.58	106.65	26.51	80.61	44.99 to 75.05	198,399	108,833
GRASS	4	64.81	57.17	58.97	22.73	96.95	21.13	77.93	N/A	103,165	60,835
GRASS-N/A	15	59.45	62.08	60.87	29.30	101.99	16.45	97.68	46.20 to 83.31	146,875	89,399
IRRGTD	3	81.67	74.74	71.71	9.35	104.22	59.81	82.73	N/A	201,333	144,382
IRRGTD-N/A	23	64.20	63.90	62.60	13.00	102.08	41.10	78.92	59.60 to 71.57	393,724	246,463
ALL	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65	239,190	144,670

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:	74	MEDIAN:	62	COV:	25.80	95% Median C.I.:	59.45 to 68.65	(! : Derived)
(AgLand) TOTAL Sales Price:	16,869,687	WGT. MEAN:	60	STD:	16.07	95% Wgt. Mean C.I.:	56.89 to 64.08	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,700,087	MEAN:	62	AVG.ABS.DEV:	12.94	95% Mean C.I.:	58.63 to 65.96	
(AgLand) TOTAL Assessed Value:	10,705,598							
AVG. Adj. Sales Price:	239,190	COD:	20.89	MAX Sales Ratio:	97.68			
AVG. Assessed Value:	144,670	PRD:	103.00	MIN Sales Ratio:	16.45			

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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	15	64.71	63.57	56.98	17.36	111.57	34.86	83.76	54.09 to 74.27	170,017	96,871
DRY-N/A	14	53.72	57.33	54.49	27.21	105.21	26.51	80.42	42.24 to 79.08	205,312	111,884
GRASS	6	61.60	55.02	54.33	22.99	101.26	21.13	77.93	21.13 to 77.93	112,125	60,920
GRASS-N/A	13	62.38	63.82	62.73	29.71	101.75	16.45	97.68	46.20 to 84.19	149,464	93,754
IRRGTD	19	65.12	64.59	62.38	13.50	103.54	41.10	82.73	59.37 to 72.67	391,592	244,284
IRRGTD-N/A	7	64.20	66.66	65.80	14.34	101.31	49.70	78.92	49.70 to 78.92	317,057	208,630
ALL	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65	239,190	144,670

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	28	58.92	59.90	54.93	22.36	109.04	26.51	83.76	50.59 to 73.99	187,884	103,209
DRY-N/A	1	79.08	79.08	79.08			79.08	79.08	N/A	163,880	129,593
GRASS	18	60.92	59.01	59.99	26.50	98.36	16.45	84.91	46.20 to 77.76	143,099	85,847
GRASS-N/A	1	97.68	97.68	97.68			97.68	97.68	N/A	40,000	39,073
IRRGTD	25	64.20	64.63	62.86	13.62	102.82	41.10	82.73	59.65 to 71.57	378,666	238,044
IRRGTD-N/A	1	78.08	78.08	78.08			78.08	78.08	N/A	193,000	150,697
ALL	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65	239,190	144,670

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	4	57.82	64.88	63.52	29.22	102.14	46.20	97.68	N/A	48,250	30,646
60000 TO 99999	10	74.66	74.35	74.30	7.69	100.07	59.45	83.76	63.75 to 83.31	79,092	58,768
100000 TO 149999	11	56.25	56.38	56.03	24.41	100.64	21.13	82.73	39.84 to 76.27	114,660	64,238
150000 TO 249999	25	62.38	61.75	61.03	22.98	101.18	16.45	84.91	54.77 to 76.45	207,125	126,400
250000 TO 499999	17	64.20	61.89	61.81	17.61	100.14	34.86	84.19	47.41 to 74.26	385,493	238,265
500000 +	7	59.37	55.83	55.81	7.39	100.03	44.61	61.46	44.61 to 61.46	531,911	296,881
ALL	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65	239,190	144,670

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:	74	MEDIAN:	62	COV:	25.80	95% Median C.I.:	59.45 to 68.65	(! : Derived)
(AgLand) TOTAL Sales Price:	16,869,687	WGT. MEAN:	60	STD:	16.07	95% Wgt. Mean C.I.:	56.89 to 64.08	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,700,087	MEAN:	62	AVG.ABS.DEV:	12.94	95% Mean C.I.:	58.63 to 65.96	
(AgLand) TOTAL Assessed Value:	10,705,598							
AVG. Adj. Sales Price:	239,190	COD:	20.89	MAX Sales Ratio:	97.68			
AVG. Assessed Value:	144,670	PRD:	103.00	MIN Sales Ratio:	16.45			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	46.20	39.03	34.04	20.66	114.67	21.13	49.77	N/A	65,187	22,188
30000 TO 59999	13	59.45	59.97	52.20	26.40	114.87	16.45	97.68	42.24 to 75.05	93,273	48,692
60000 TO 99999	14	69.41	64.16	57.21	22.11	112.15	26.51	83.76	41.99 to 82.73	132,749	75,949
100000 TO 149999	14	57.92	61.92	59.46	17.55	104.14	44.99	84.91	49.70 to 79.08	214,229	127,378
150000 TO 249999	16	67.85	64.26	59.85	16.19	107.38	34.86	81.67	50.44 to 76.45	301,930	180,692
250000 TO 499999	14	62.83	65.71	64.64	13.11	101.65	44.61	84.19	59.37 to 74.93	471,670	304,882
ALL	74	61.92	62.30	60.48	20.89	103.00	16.45	97.68	59.45 to 68.65	239,190	144,670

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	90	MEDIAN:	63	COV:	24.92	95% Median C.I.:	59.60 to 68.65	(! : Derived)
TOTAL Sales Price:	21,585,974	WGT. MEAN:	62	STD:	15.56	95% Wgt. Mean C.I.:	58.57 to 65.05	(! : land+NAT=0)
TOTAL Adj.Sales Price:	22,308,374	MEAN:	62	AVG.ABS.DEV:	12.67	95% Mean C.I.:	59.21 to 65.64	
TOTAL Assessed Value:	13,788,285							
AVG. Adj. Sales Price:	247,870	COD:	20.07	MAX Sales Ratio:	97.68			
AVG. Assessed Value:	153,203	PRD:	101.00	MIN Sales Ratio:	16.45			

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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	13	77.77	74.63	74.27	11.21	100.48	57.37	97.68	60.03 to 82.73		256,791	190,728
10/01/05 TO 12/31/05	9	77.77	74.94	74.12	8.50	101.11	54.77	83.76	62.49 to 83.31		201,521	149,378
01/01/06 TO 03/31/06	6	72.87	72.61	72.00	3.88	100.84	68.68	77.76	68.68 to 77.76		242,255	174,425
04/01/06 TO 06/30/06	9	65.23	59.44	63.70	21.33	93.31	16.45	78.08	46.20 to 77.93		170,234	108,445
07/01/06 TO 09/30/06	3	75.78	66.41	61.30	20.39	108.35	38.55	84.91	N/A		171,508	105,130
10/01/06 TO 12/31/06	6	70.92	70.02	68.34	8.73	102.45	60.02	79.45	60.02 to 79.45		249,027	170,193
01/01/07 TO 03/31/07	13	61.46	63.82	63.52	12.88	100.47	46.23	81.67	55.35 to 73.99		290,197	184,343
04/01/07 TO 06/30/07	5	49.70	50.98	52.39	7.59	97.30	44.99	59.37	N/A		268,915	140,892
07/01/07 TO 09/30/07	1	21.13	21.13	21.13			21.13	21.13	N/A		100,562	21,250
10/01/07 TO 12/31/07	6	53.29	50.14	48.26	20.15	103.90	26.51	68.65	26.51 to 68.65		236,666	114,209
01/01/08 TO 03/31/08	13	48.84	51.46	48.95	17.11	105.11	34.86	76.27	42.24 to 62.38		313,478	153,453
04/01/08 TO 06/30/08	6	51.83	51.33	55.41	16.80	92.62	39.84	64.20	39.84 to 64.20		241,520	133,830
____Study Years____												
07/01/05 TO 06/30/06	37	74.27	70.68	71.84	12.87	98.38	16.45	97.68	68.68 to 77.77		219,935	158,011
07/01/06 TO 06/30/07	27	61.46	63.11	62.27	16.29	101.34	38.55	84.91	55.35 to 73.99		263,920	164,350
07/01/07 TO 06/30/08	26	49.64	49.96	49.74	19.88	100.43	21.13	76.27	42.24 to 58.00		270,957	134,783
____Calendar Yrs____												
01/01/06 TO 12/31/06	24	70.33	66.25	67.26	14.66	98.50	16.45	84.91	63.75 to 75.61		208,097	139,963
01/01/07 TO 12/31/07	25	57.56	56.26	57.36	17.79	98.08	21.13	81.67	50.59 to 61.46		265,508	152,297
____ALL____												
	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65		247,870	153,203

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	90	MEDIAN:	63	COV:	24.92	95% Median C.I.:	59.60 to 68.65	(!: Derived)
TOTAL Sales Price:	21,585,974	WGT. MEAN:	62	STD:	15.56	95% Wgt. Mean C.I.:	58.57 to 65.05	(!: land+NAT=0)
TOTAL Adj.Sales Price:	22,308,374	MEAN:	62	AVG.ABS.DEV:	12.67	95% Mean C.I.:	59.21 to 65.64	
TOTAL Assessed Value:	13,788,285							
AVG. Adj. Sales Price:	247,870	COD:	20.07	MAX Sales Ratio:	97.68			
AVG. Assessed Value:	153,203	PRD:	101.00	MIN Sales Ratio:	16.45			

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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
4145	2	59.84	59.84	59.86	0.31	99.96	59.65	60.02	N/A	482,000	288,519
4147	11	71.28	70.12	69.25	9.05	101.26	57.56	81.67	59.60 to 77.77	316,288	219,019
4149	2	68.38	68.38	71.34	8.61	95.85	62.49	74.26	N/A	317,140	226,237
4151	1	76.44	76.44	76.44			76.44	76.44	N/A	202,725	154,960
4225	8	44.22	52.50	46.05	38.35	113.99	26.51	80.31	26.51 to 80.31	188,500	86,811
4227	9	57.37	61.70	56.85	22.36	108.53	39.84	84.91	44.99 to 83.76	208,352	118,451
4229	4	71.81	70.94	72.63	7.53	97.67	62.38	77.77	N/A	351,366	255,214
4231	7	61.46	66.69	65.53	11.10	101.78	59.37	79.45	59.37 to 79.45	359,165	235,362
4369	1	78.08	78.08	78.08			78.08	78.08	N/A	193,000	150,697
4385	6	66.32	63.85	65.73	9.15	97.15	49.70	72.67	49.70 to 72.67	307,979	202,420
4387	2	49.59	49.59	48.55	11.63	102.13	43.82	55.35	N/A	306,445	148,787
4389	8	49.38	51.65	57.09	37.79	90.48	16.45	84.19	16.45 to 84.19	143,629	81,993
4391	3	47.41	47.35	46.69	7.50	101.41	41.99	52.66	N/A	192,873	90,060
4471	3	50.92	48.76	50.52	9.28	96.53	40.60	54.77	N/A	183,099	92,493
4473	10	63.86	63.24	60.51	19.61	104.51	44.61	79.08	48.84 to 78.92	216,069	130,734
4475	7	60.03	61.53	53.93	17.24	114.09	41.10	82.73	41.10 to 82.73	242,657	130,868
4477	6	78.10	77.15	72.25	12.78	106.78	58.00	97.68	58.00 to 97.68	155,898	112,637
ALL	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	25	71.28	70.06	68.49	9.51	102.30	57.56	83.76	65.12 to 75.61	328,492	224,969
2	45	55.35	58.59	54.87	27.86	106.77	16.45	97.68	48.84 to 71.47	193,007	105,901
3	20	59.73	61.51	62.81	15.66	97.94	39.84	84.91	55.99 to 68.44	270,536	169,924
ALL	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	15	65.23	62.92	66.74	15.72	94.27	43.82	79.45	50.92 to 75.61	293,776	196,074
2	75	62.38	62.32	60.59	21.02	102.86	16.45	97.68	59.45 to 71.28	238,689	144,628
ALL	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

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:	90	MEDIAN:	63	COV:	24.92	95% Median C.I.:	59.60 to 68.65	(! : Derived)
TOTAL Sales Price:	21,585,974	WGT. MEAN:	62	STD:	15.56	95% Wgt. Mean C.I.:	58.57 to 65.05	(! : land+NAT=0)
TOTAL Adj.Sales Price:	22,308,374	MEAN:	62	AVG.ABS.DEV:	12.67	95% Mean C.I.:	59.21 to 65.64	
TOTAL Assessed Value:	13,788,285							
AVG. Adj. Sales Price:	247,870	COD:	20.07	MAX Sales Ratio:	97.68			
AVG. Assessed Value:	153,203	PRD:	101.00	MIN Sales Ratio:	16.45			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054	3	67.05	67.84	65.11	8.17	104.20	60.02	76.45	N/A	331,166	215,607
48-0008	2	51.09	51.09	50.44	7.20	101.29	47.41	54.77	N/A	239,750	120,929
48-0303	3	75.05	65.84	68.75	13.36	95.77	46.20	76.27	N/A	77,000	52,937
65-0011											
85-0047	3	61.46	66.25	62.69	10.07	105.68	59.37	77.93	N/A	393,426	246,654
85-0060	14	68.55	67.79	67.48	11.10	100.47	49.70	83.31	59.65 to 79.45	265,353	179,049
85-0070	55	58.00	59.40	58.21	25.26	102.04	16.45	97.68	50.59 to 67.72	226,299	131,722
85-0094	10	72.63	70.02	68.94	9.37	101.56	57.56	81.67	59.60 to 77.77	326,267	224,938
NonValid School											
ALL											
	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	46.23	46.23	46.40			46.23	46.23	N/A	34,872	16,179
30.01 TO 50.00	6	61.03	65.00	63.08	26.45	103.04	46.20	97.68	46.20 to 97.68	61,496	38,792
50.01 TO 100.00	27	65.12	60.89	59.69	23.00	102.01	16.45	83.76	52.66 to 75.05	149,312	89,131
100.01 TO 180.00	48	61.92	62.30	61.60	16.55	101.13	34.86	84.91	59.37 to 68.65	319,849	197,042
180.01 TO 330.00	7	77.77	66.16	62.94	15.89	105.11	44.61	79.08	44.61 to 79.08	300,617	189,219
330.01 TO 650.00	1	84.19	84.19	84.19			84.19	84.19	N/A	416,001	350,230
ALL											
	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

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	10	66.68	64.46	57.50	16.28	112.10	34.86	83.76	50.59 to 75.78	165,505	95,163
DRY-N/A	25	55.35	58.92	56.35	22.22	104.55	26.51	80.61	48.84 to 71.47	209,692	118,163
GRASS	5	63.75	54.98	57.99	23.98	94.81	21.13	77.93	N/A	89,506	51,903
GRASS-N/A	16	57.85	60.73	59.93	30.27	101.34	16.45	97.68	41.99 to 83.31	144,552	86,628
IRRGTD	3	81.67	74.74	71.71	9.35	104.22	59.81	82.73	N/A	201,333	144,382
IRRGTD-N/A	31	67.72	65.47	64.78	12.77	101.07	41.10	79.45	59.65 to 72.67	388,601	251,736
ALL											
	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	90	MEDIAN:	63	COV:	24.92	95% Median C.I.:	59.60 to 68.65	(! : Derived)
TOTAL Sales Price:	21,585,974	WGT. MEAN:	62	STD:	15.56	95% Wgt. Mean C.I.:	58.57 to 65.05	(! : land+NAT=0)
TOTAL Adj.Sales Price:	22,308,374	MEAN:	62	AVG.ABS.DEV:	12.67	95% Mean C.I.:	59.21 to 65.64	
TOTAL Assessed Value:	13,788,285							
AVG. Adj. Sales Price:	247,870	COD:	20.07	MAX Sales Ratio:	97.68			
AVG. Assessed Value:	153,203	PRD:	101.00	MIN Sales Ratio:	16.45			

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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	16	66.68	64.37	58.41	16.90	110.21	34.86	83.76	54.09 to 75.78	172,061	100,502
DRY-N/A	19	54.77	57.24	55.44	22.60	103.24	26.51	80.42	44.99 to 73.99	218,125	120,931
GRASS	7	59.45	53.76	53.94	23.59	99.67	21.13	77.93	21.13 to 77.93	101,089	54,529
GRASS-N/A	14	59.32	62.17	61.57	31.63	100.97	16.45	97.68	40.60 to 84.19	146,624	90,276
IRRGTD	23	67.05	64.60	63.09	13.34	102.39	41.10	82.73	59.60 to 71.57	391,643	247,092
IRRGTD-N/A	11	75.61	69.83	70.11	10.68	99.61	49.70	79.45	59.65 to 78.92	331,166	232,169
ALL	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

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	33	59.84	60.29	56.39	20.51	106.91	26.51	83.76	52.66 to 71.47	194,989	109,956
DRY-N/A	2	63.96	63.96	59.90	23.64	106.78	48.84	79.08	N/A	231,351	138,575
GRASS	20	57.85	57.45	59.05	27.89	97.28	16.45	84.91	46.20 to 76.27	136,018	80,325
GRASS-N/A	1	97.68	97.68	97.68			97.68	97.68	N/A	40,000	39,073
IRRGTD	32	67.38	65.51	64.50	13.12	101.57	41.10	82.73	59.65 to 72.67	380,139	245,200
IRRGTD-N/A	2	78.77	78.77	80.34	0.87	98.04	78.08	79.45	N/A	243,087	195,293
ALL	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	5	49.77	61.15	60.90	28.58	100.41	46.20	97.68	N/A	45,574	27,752
60000 TO 99999	10	74.66	74.35	74.30	7.69	100.07	59.45	83.76	63.75 to 83.31	79,092	58,768
100000 TO 149999	12	54.46	55.07	54.83	25.51	100.43	21.13	82.73	40.60 to 75.78	114,248	62,641
150000 TO 249999	29	62.49	62.02	61.49	21.34	100.87	16.45	84.91	54.77 to 76.44	208,980	128,503
250000 TO 499999	27	67.72	63.65	64.19	16.20	99.15	34.86	84.19	57.37 to 74.26	375,361	240,939
500000 +	7	59.37	55.83	55.81	7.39	100.03	44.61	61.46	44.61 to 61.46	531,911	296,881
ALL	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	90	MEDIAN:	63	COV:	24.92	95% Median C.I.:	59.60 to 68.65	(!: Derived)
TOTAL Sales Price:	21,585,974	WGT. MEAN:	62	STD:	15.56	95% Wgt. Mean C.I.:	58.57 to 65.05	(!: land+NAT=0)
TOTAL Adj.Sales Price:	22,308,374	MEAN:	62	AVG.ABS.DEV:	12.67	95% Mean C.I.:	59.21 to 65.64	
TOTAL Assessed Value:	13,788,285							
AVG. Adj. Sales Price:	247,870	COD:	20.07	MAX Sales Ratio:	97.68			
AVG. Assessed Value:	153,203	PRD:	101.00	MIN Sales Ratio:	16.45			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	46.22	40.83	35.91	15.51	113.71	21.13	49.77	N/A	57,608	20,686
30000 TO 59999	14	57.85	58.58	51.28	27.52	114.24	16.45	97.68	40.60 to 75.05	94,447	48,433
60000 TO 99999	14	69.41	64.16	57.21	22.11	112.15	26.51	83.76	41.99 to 82.73	132,749	75,949
100000 TO 149999	15	59.84	61.80	59.54	17.02	103.79	44.99	84.91	50.92 to 77.93	214,834	127,922
150000 TO 249999	23	65.12	63.16	59.98	17.52	105.30	34.86	81.67	55.99 to 73.99	293,320	175,931
250000 TO 499999	20	68.56	67.83	67.19	11.04	100.95	44.61	84.19	60.02 to 74.93	446,414	299,945
ALL	90	63.12	62.42	61.81	20.07	101.00	16.45	97.68	59.60 to 68.65	247,870	153,203

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

Agricultural

For the 2009 assessment year the county conducted a market study of the agricultural class of property. The market information displayed in the preliminary statistics indicated the median ratio for the class to be below the statutory range at 63%. The assessor analyzed the agricultural land based on the market indication for dry crop, irrigated, and grass use in each of the three market areas.

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

- In Market Area One, the irrigated average acre value increased by approximately 6 percent, while the top three classes of dry land increased 5.7, 3.9 and 2.2 percent respectively. The average grass value per acre increased approximately 7 percent.
- In Market Area Two, the irrigated average acre value increased by approximately 17 percent, and the average dry per acre value increased approximately 23 percent. The average grass value per acre increased around 12 percent.
- In Market Area Three, the irrigated and dry average acre values increased approximately 9 percent, while the average grass value per acre increased 19 percent.

After completing the assessment actions for 2009 the county reviewed the statistical results and concluded that the class and subclasses were assessed at an appropriate level throughout the county.

Other assessed value changes were made to properties in the county based on the pick-up of new construction. The county also implemented the new soil survey which resulted in some valuation changes based soil classification changes.

2009 Assessment Survey for Thayer County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	Improved parcels of 20 acres and less are not considered agricultural, and primary use must be for the production of an agricultural or horticultural product.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	If the income approach was used, what Capitalization Rate was used?
7.	What is the date of the soil survey currently used?
	1957 and the numeric conversion was implemented in 2008.
8.	What date was the last countywide land use study completed?
	2008
a.	By what method? (Physical inspection, FSA maps, etc.)
	Land use is being done using GIS imagery, FSA maps, individual certifications, and physical inspections
b.	By whom?
	Assessor and Staff
c.	What proportion is complete / implemented at this time?
	100%
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	3
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	By water availability, topography, and location as evidenced by the market
11.	In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?
	Yes or No
	No

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

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
30	10	21	61

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:	68	MEDIAN:	74	COV:	22.74	95% Median C.I.:	68.43 to 78.42	(!: Derived)
(AgLand) TOTAL Sales Price:	15,838,867	WGT. MEAN:	70	STD:	16.82	95% Wgt. Mean C.I.:	66.42 to 74.13	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,689,867	MEAN:	74	AVG.ABS.DEV:	13.48	95% Mean C.I.:	69.98 to 77.98	
(AgLand) TOTAL Assessed Value:	11,728,718							
AVG. Adj. Sales Price:	245,439	COD:	18.23	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	172,481	PRD:	105.27	MIN Sales Ratio:	31.46			

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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	11	88.64	88.33	86.17	12.09	102.50	70.21	116.82	73.92 to 99.20		241,639	208,228
10/01/05 TO 12/31/05	6	91.38	87.79	82.92	12.60	105.88	65.76	100.31	65.76 to 100.31		177,262	146,983
01/01/06 TO 03/31/06	4	81.79	82.55	79.87	8.59	103.35	73.27	93.37	N/A		156,745	125,199
04/01/06 TO 06/30/06	6	74.28	72.55	78.91	15.60	91.94	53.59	93.94	53.59 to 93.94		123,416	97,392
07/01/06 TO 09/30/06	2	95.39	95.39	95.46	0.41	99.92	95.00	95.78	N/A		137,262	131,037
10/01/06 TO 12/31/06	3	90.28	82.09	69.53	11.17	118.07	62.88	93.12	N/A		235,200	163,539
01/01/07 TO 03/31/07	12	69.00	70.62	68.46	8.26	103.16	60.62	85.62	64.31 to 77.90		311,475	213,221
04/01/07 TO 06/30/07	5	60.20	58.41	58.00	7.50	100.71	50.07	65.08	N/A		268,955	155,990
07/01/07 TO 09/30/07	1	31.46	31.46	31.46			31.46	31.46	N/A		100,562	31,634
10/01/07 TO 12/31/07	6	68.03	63.89	61.19	20.39	104.42	35.44	86.07	35.44 to 86.07		236,666	144,809
01/01/08 TO 03/31/08	8	60.37	64.71	60.35	20.72	107.22	43.84	90.26	43.84 to 90.26		347,950	209,970
04/01/08 TO 06/30/08	4	65.06	64.46	64.80	6.26	99.49	58.22	69.52	N/A		308,503	199,898
____Study Years____												
07/01/05 TO 06/30/06	27	84.38	83.85	83.66	13.73	100.22	53.59	116.82	74.11 to 93.94		188,484	157,687
07/01/06 TO 06/30/07	22	68.56	71.66	67.48	14.92	106.19	50.07	95.78	62.72 to 79.95		275,572	185,968
07/01/07 TO 06/30/08	19	62.56	62.65	61.03	19.89	102.65	31.46	90.26	51.53 to 74.85		291,482	177,886
____Calendar Yrs____												
01/01/06 TO 12/31/06	15	84.04	80.17	78.29	13.96	102.41	53.59	95.78	73.27 to 93.37		156,507	122,523
01/01/07 TO 12/31/07	24	65.15	64.76	64.20	14.89	100.88	31.46	86.07	60.62 to 70.84		275,126	176,629
____ALL____												
	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42		245,439	172,481

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	16,689,867	MEAN:	74	AVG.ABS.DEV:	13.48	95% Mean C.I.:	69.98 to 77.98	
(AgLand) TOTAL Assessed Value:	11,728,718							
AVG. Adj. Sales Price:	245,439	COD:	18.23	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	172,481	PRD:	105.27	MIN Sales Ratio:	31.46			

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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
4145	2	68.86	68.86	68.10	8.69	101.13	62.88	74.85	N/A	482,000	328,226
4147	8	72.58	72.55	69.61	9.75	104.22	60.62	85.62	60.62 to 85.62	310,812	216,353
4149	1	77.79	77.79	77.79			77.79	77.79	N/A	420,000	326,712
4225	7	53.59	64.80	57.07	36.89	113.54	35.44	90.28	35.44 to 90.28	181,142	103,377
4227	6	74.83	73.71	67.82	15.78	108.69	50.07	95.78	50.07 to 95.78	226,330	153,496
4229	1	78.68	78.68	78.68			78.68	78.68	N/A	464,000	365,076
4231	5	64.31	67.56	65.09	7.50	103.79	62.12	84.04	N/A	362,155	235,731
4385	6	72.07	72.12	72.88	10.20	98.96	54.57	86.07	54.57 to 86.07	311,412	226,946
4387	1	69.32	69.32	69.32			69.32	69.32	N/A	240,000	166,365
4389	7	74.11	74.64	81.68	25.94	91.37	31.46	99.23	31.46 to 99.23	159,937	130,643
4391	2	61.65	61.65	60.16	5.56	102.48	58.22	65.08	N/A	196,500	118,208
4471	1	65.76	65.76	65.76			65.76	65.76	N/A	197,500	129,876
4473	9	85.78	77.53	75.28	15.42	102.99	55.05	94.57	55.19 to 93.37	206,874	155,727
4475	7	74.45	75.69	65.97	17.65	114.73	49.40	99.20	49.40 to 99.20	242,657	160,088
4477	5	98.38	96.27	91.80	10.43	104.87	70.84	116.82	N/A	107,920	99,072
ALL											
	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	17	74.85	73.10	70.18	9.35	104.15	60.62	85.62	62.88 to 79.95	333,249	233,890
2	36	74.28	75.84	70.52	23.69	107.55	31.46	116.82	65.22 to 91.51	192,059	135,439
3	15	70.21	70.51	69.99	14.49	100.76	50.07	95.78	62.38 to 78.42	274,033	191,783
ALL											
	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	1	65.08	65.08	65.08			65.08	65.08	N/A	111,000	72,241
2	67	73.95	74.11	70.31	18.32	105.41	31.46	116.82	68.43 to 78.68	247,445	173,977
ALL											
	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

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:	68	MEDIAN:	74	COV:	22.74	95% Median C.I.:	68.43 to 78.42	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	16,689,867	MEAN:	74	AVG.ABS.DEV:	13.48	95% Mean C.I.:	69.98 to 77.98	
(AgLand) TOTAL Assessed Value:	11,728,718							
AVG. Adj. Sales Price:	245,439	COD:	18.23	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	172,481	PRD:	105.27	MIN Sales Ratio:	31.46			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054	3	70.11	70.98	68.15	8.12	104.16	62.88	79.95	N/A	331,166	225,678
48-0008	2	61.99	61.99	61.32	6.08	101.09	58.22	65.76	N/A	239,750	147,025
48-0303	3	90.26	78.04	81.53	13.55	95.72	53.59	90.28	N/A	77,000	62,780
65-0011											
85-0047	3	64.31	70.16	65.93	11.36	106.42	62.12	84.04	N/A	393,426	259,368
85-0060	12	73.94	77.15	73.70	15.18	104.68	54.57	100.31	64.75 to 93.12	252,681	186,223
85-0070	38	74.28	74.09	70.15	21.30	105.61	31.46	116.82	65.22 to 85.78	218,852	153,524
85-0094	7	75.04	72.59	70.11	9.43	103.54	60.62	85.62	60.62 to 85.62	351,000	246,082
NonValid School											
ALL	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	6	69.25	74.98	73.02	24.52	102.68	53.59	116.82	53.59 to 116.82	61,496	44,903
50.01 TO 100.00	24	74.58	74.40	71.30	18.85	104.34	31.46	100.31	67.55 to 85.62	150,346	107,195
100.01 TO 180.00	32	69.42	71.73	68.11	16.77	105.32	43.84	98.38	62.56 to 78.42	338,255	230,391
180.01 TO 330.00	5	84.04	80.31	75.06	13.00	106.99	55.05	94.57	N/A	294,476	221,039
330.01 TO 650.00	1	98.29	98.29	98.29			98.29	98.29	N/A	416,001	408,867
ALL	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

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	10	77.91	76.76	70.17	14.42	109.39	43.84	95.00	65.22 to 93.12	165,505	116,134
DRY-N/A	18	69.00	71.39	66.30	21.33	107.67	35.44	99.23	58.22 to 88.64	202,432	134,221
GRASS	3	74.11	63.20	65.31	23.65	96.78	31.46	84.04	N/A	104,354	68,151
GRASS-N/A	11	90.26	83.43	87.28	18.29	95.59	53.59	116.82	55.19 to 100.31	127,064	110,899
IRRGTD	3	85.62	83.19	78.19	13.41	106.39	64.75	99.20	N/A	201,333	157,424
IRRGTD-N/A	23	69.52	70.49	68.91	13.44	102.28	49.40	94.57	62.56 to 77.79	394,620	271,946
ALL	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	16,689,867	MEAN:	74	AVG.ABS.DEV:	13.48	95% Mean C.I.:	69.98 to 77.98	
(AgLand) TOTAL Assessed Value:	11,728,718							
AVG. Adj. Sales Price:	245,439	COD:	18.23	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	172,481	PRD:	105.27	MIN Sales Ratio:	31.46			

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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	15	74.45	76.59	69.97	15.72	109.45	43.84	99.23	68.68 to 86.07	170,017	118,964
DRY-N/A	13	65.76	69.52	65.23	23.78	106.58	35.44	98.38	51.53 to 90.28	211,429	137,912
GRASS	4	72.16	64.96	66.25	19.57	98.05	31.46	84.04	N/A	96,833	64,149
GRASS-N/A	10	91.82	84.76	88.24	17.60	96.05	53.59	116.82	55.19 to 100.31	132,343	116,774
IRRGTD	19	68.43	70.57	67.87	13.64	103.98	49.40	99.20	62.38 to 78.42	391,592	265,758
IRRGTD-N/A	7	74.85	75.71	74.89	15.61	101.09	54.57	94.57	54.57 to 94.57	320,000	239,663
ALL	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

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	27	73.27	72.63	66.75	18.67	108.82	35.44	99.23	65.08 to 85.78	190,183	126,939
DRY-N/A	1	91.51	91.51	91.51			91.51	91.51	N/A	163,880	149,969
GRASS	13	76.39	76.20	82.45	21.14	92.41	31.46	100.31	55.19 to 95.78	128,520	105,970
GRASS-N/A	1	116.82	116.82	116.82			116.82	116.82	N/A	40,000	46,728
IRRGTD	25	69.52	71.07	68.99	13.87	103.01	49.40	99.20	62.72 to 77.79	379,490	261,829
IRRGTD-N/A	1	93.94	93.94	93.94			93.94	93.94	N/A	193,000	181,313
ALL	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	4	64.65	74.93	73.19	31.77	102.37	53.59	116.82	N/A	48,250	35,315
60000 TO 99999	9	90.28	87.77	88.33	8.91	99.37	70.21	100.31	73.27 to 99.23	76,813	67,846
100000 TO 149999	10	69.19	71.75	71.42	22.52	100.47	31.46	99.20	51.53 to 95.00	113,547	81,090
150000 TO 249999	21	76.39	76.46	75.40	14.61	101.41	35.44	98.38	69.32 to 86.07	208,224	157,004
250000 TO 499999	16	71.18	70.14	70.06	17.82	100.11	43.84	98.29	58.22 to 78.68	379,586	265,943
500000 +	8	62.42	61.95	61.88	4.66	100.11	55.05	69.52	55.05 to 69.52	527,998	326,716
ALL	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

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:	68	MEDIAN:	74	COV:	22.74	95% Median C.I.:	68.43 to 78.42	(!: Derived)
(AgLand) TOTAL Sales Price:	15,838,867	WGT. MEAN:	70	STD:	16.82	95% Wgt. Mean C.I.:	66.42 to 74.13	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,689,867	MEAN:	74	AVG.ABS.DEV:	13.48	95% Mean C.I.:	69.98 to 77.98	
(AgLand) TOTAL Assessed Value:	11,728,718							
AVG. Adj. Sales Price:	245,439	COD:	18.23	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	172,481	PRD:	105.27	MIN Sales Ratio:	31.46			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	54.39	54.39	54.27	1.47	100.23	53.59	55.19	N/A	47,500	25,776
30000 TO 59999	6	73.69	75.28	68.68	23.02	109.60	31.46	116.82	31.46 to 116.82	67,802	46,569
60000 TO 99999	14	87.32	79.74	73.81	17.60	108.04	35.44	100.31	65.08 to 99.20	106,998	78,972
100000 TO 149999	8	72.40	74.48	72.54	16.08	102.69	54.57	95.00	54.57 to 95.00	170,985	124,025
150000 TO 249999	22	74.75	73.80	70.09	16.05	105.29	43.84	98.38	64.75 to 86.05	259,782	182,081
250000 TO 499999	16	66.91	70.90	69.60	14.72	101.88	55.05	98.29	62.12 to 78.42	475,436	330,884
ALL	68	73.94	73.98	70.27	18.23	105.27	31.46	116.82	68.43 to 78.42	245,439	172,481

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:	81	MEDIAN:	73	COV:	21.93	95% Median C.I.:	68.43 to 76.39	(!: Derived)
TOTAL Sales Price:	19,999,507	WGT. MEAN:	70	STD:	16.05	95% Wgt. Mean C.I.:	67.15 to 73.70	(!: land+NAT=0)
TOTAL Adj.Sales Price:	20,742,507	MEAN:	73	AVG.ABS.DEV:	12.78	95% Mean C.I.:	69.69 to 76.68	
TOTAL Assessed Value:	14,607,293							
AVG. Adj. Sales Price:	256,080	COD:	17.52	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	180,336	PRD:	103.92	MIN Sales Ratio:	31.46			

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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	13	86.05	85.88	83.57	13.20	102.76	63.31	116.82	73.92 to 98.29		258,694	216,200
10/01/05 TO 12/31/05	7	84.38	85.13	80.51	14.28	105.73	65.76	100.31	65.76 to 100.31		184,082	148,211
01/01/06 TO 03/31/06	6	75.53	79.27	75.76	8.45	104.63	72.41	93.37	72.41 to 93.37		244,763	185,426
04/01/06 TO 06/30/06	8	74.28	72.90	77.39	13.68	94.20	53.59	93.94	53.59 to 93.94		170,312	131,805
07/01/06 TO 09/30/06	2	95.39	95.39	95.46	0.41	99.92	95.00	95.78	N/A		137,262	131,037
10/01/06 TO 12/31/06	5	87.35	81.86	75.10	10.27	109.00	62.88	93.12	N/A		281,508	211,418
01/01/07 TO 03/31/07	13	68.68	69.12	68.29	9.63	101.21	51.11	85.62	62.72 to 77.90		290,207	198,195
04/01/07 TO 06/30/07	5	60.20	58.41	58.00	7.50	100.71	50.07	65.08	N/A		268,955	155,990
07/01/07 TO 09/30/07	1	31.46	31.46	31.46			31.46	31.46	N/A		100,562	31,634
10/01/07 TO 12/31/07	6	68.03	63.89	61.19	20.39	104.42	35.44	86.07	35.44 to 86.07		236,666	144,809
01/01/08 TO 03/31/08	11	59.49	63.02	59.81	15.93	105.36	43.84	90.26	51.53 to 81.37		336,881	201,496
04/01/08 TO 06/30/08	4	65.06	64.46	64.80	6.26	99.49	58.22	69.52	N/A		308,503	199,898
____Study Years____												
07/01/05 TO 06/30/06	34	79.25	81.50	80.39	14.12	101.39	53.59	116.82	73.92 to 88.64		220,079	176,914
07/01/06 TO 06/30/07	25	68.68	71.63	68.76	15.63	104.16	50.07	95.78	62.88 to 77.90		271,981	187,026
07/01/07 TO 06/30/08	22	61.24	62.08	60.63	18.42	102.41	31.46	90.26	55.05 to 70.84		293,648	178,024
____Calendar Yrs____												
01/01/06 TO 12/31/06	21	77.79	79.00	77.24	13.21	102.27	53.59	95.78	72.97 to 90.28		214,911	166,007
01/01/07 TO 12/31/07	25	65.08	64.22	64.13	15.17	100.14	31.46	86.07	60.62 to 70.11		265,521	170,279
____ALL____												
	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39		256,080	180,336

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:	81	MEDIAN:	73	COV:	21.93	95% Median C.I.:	68.43 to 76.39	(!: Derived)
TOTAL Sales Price:	19,999,507	WGT. MEAN:	70	STD:	16.05	95% Wgt. Mean C.I.:	67.15 to 73.70	(!: land+NAT=0)
TOTAL Adj.Sales Price:	20,742,507	MEAN:	73	AVG.ABS.DEV:	12.78	95% Mean C.I.:	69.69 to 76.68	
TOTAL Assessed Value:	14,607,293							
AVG. Adj. Sales Price:	256,080	COD:	17.52	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	180,336	PRD:	103.92	MIN Sales Ratio:	31.46			

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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.			
4145	2	68.86	68.86	68.10	8.69	101.13	62.88	74.85	N/A		482,000	328,226
4147	11	75.04	73.62	72.04	9.07	102.20	60.62	85.62	62.72 to 81.52		319,409	230,097
4149	2	73.47	73.47	74.77	5.88	98.26	69.15	77.79	N/A		322,500	241,146
4225	7	53.59	64.80	57.07	36.89	113.54	35.44	90.28	35.44 to 90.28		181,142	103,377
4227	7	73.27	72.23	67.00	15.75	107.79	50.07	95.78	50.07 to 95.78		236,854	158,703
4229	2	75.55	75.55	75.70	4.15	99.80	72.41	78.68	N/A		442,400	334,895
4231	7	64.75	71.16	69.05	12.22	103.05	62.12	87.35	62.12 to 87.35		361,931	249,921
4385	6	72.07	72.12	72.88	10.20	98.96	54.57	86.07	54.57 to 86.07		311,412	226,946
4387	2	62.63	62.63	61.15	10.68	102.42	55.94	69.32	N/A		308,000	188,347
4389	8	69.66	71.69	80.76	28.27	88.78	31.46	99.23	31.46 to 99.23		144,320	116,549
4391	2	61.65	61.65	60.16	5.56	102.48	58.22	65.08	N/A		196,500	118,208
4471	2	62.93	62.93	62.63	4.50	100.48	60.10	65.76	N/A		220,750	138,259
4473	10	77.23	75.72	73.07	18.82	103.63	55.05	94.57	55.19 to 93.37		216,396	158,127
4475	7	74.45	75.69	65.97	17.65	114.73	49.40	99.20	49.40 to 99.20		242,657	160,088
4477	6	96.69	92.84	84.94	12.75	109.30	70.84	116.82	70.84 to 116.82		156,600	133,014
ALL	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39		256,080	180,336

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	22	74.06	73.52	71.52	8.69	102.80	60.62	85.62	68.09 to 79.82		342,447	244,914
2	40	71.63	73.92	68.99	24.54	107.15	31.46	116.82	60.20 to 90.26		196,780	135,760
3	19	70.21	71.22	70.98	13.73	100.33	50.07	95.78	62.56 to 78.42		280,917	199,407
ALL	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39		256,080	180,336

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	14	68.62	68.72	70.87	12.05	96.96	51.11	87.35	59.49 to 79.82		297,402	210,772
2	67	73.95	74.11	70.31	18.32	105.41	31.46	116.82	68.43 to 78.68		247,445	173,977
ALL	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39		256,080	180,336

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:	81	MEDIAN:	73	COV:	21.93	95% Median C.I.:	68.43 to 76.39	(! : Derived)
TOTAL Sales Price:	19,999,507	WGT. MEAN:	70	STD:	16.05	95% Wgt. Mean C.I.:	67.15 to 73.70	(! : land+NAT=0)
TOTAL Adj.Sales Price:	20,742,507	MEAN:	73	AVG.ABS.DEV:	12.78	95% Mean C.I.:	69.69 to 76.68	
TOTAL Assessed Value:	14,607,293							
AVG. Adj. Sales Price:	256,080	COD:	17.52	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	180,336	PRD:	103.92	MIN Sales Ratio:	31.46			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054	3	70.11	70.98	68.15	8.12	104.16	62.88	79.95	N/A	331,166	225,678
48-0008	2	61.99	61.99	61.32	6.08	101.09	58.22	65.76	N/A	239,750	147,025
48-0303	3	90.26	78.04	81.53	13.55	95.72	53.59	90.28	N/A	77,000	62,780
65-0011											
85-0047	3	64.31	70.16	65.93	11.36	106.42	62.12	84.04	N/A	393,426	259,368
85-0060	14	73.94	77.58	74.71	14.40	103.83	54.57	100.31	64.75 to 93.12	268,208	200,390
85-0070	47	72.41	72.37	69.50	20.38	104.13	31.46	116.82	65.08 to 78.68	234,389	162,893
85-0094	9	75.04	73.20	71.54	9.17	102.33	60.62	85.62	62.72 to 81.52	343,000	245,367
NonValid School											
ALL	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39	256,080	180,336

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	51.11	51.11	51.11			51.11	51.11	N/A	35,000	17,888
30.01 TO 50.00	6	69.25	74.98	73.02	24.52	102.68	53.59	116.82	53.59 to 116.82	61,496	44,903
50.01 TO 100.00	24	74.58	74.40	71.30	18.85	104.34	31.46	100.31	67.55 to 85.62	150,346	107,195
100.01 TO 180.00	43	69.52	71.67	69.15	15.26	103.65	43.84	98.38	63.31 to 75.68	338,133	233,802
180.01 TO 330.00	6	80.22	76.84	72.41	16.45	106.12	55.05	94.57	55.05 to 94.57	295,746	214,153
330.01 TO 650.00	1	98.29	98.29	98.29			98.29	98.29	N/A	416,001	408,867
ALL	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39	256,080	180,336

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	10	77.91	76.76	70.17	14.42	109.39	43.84	95.00	65.22 to 93.12	165,505	116,134
DRY-N/A	23	68.09	69.79	65.61	18.43	106.37	35.44	99.23	60.10 to 77.90	214,777	140,915
GRASS	4	62.61	60.18	63.88	30.18	94.21	31.46	84.04	N/A	87,015	55,585
GRASS-N/A	11	90.26	83.43	87.28	18.29	95.59	53.59	116.82	55.19 to 100.31	127,064	110,899
IRRGTD	3	85.62	83.19	78.19	13.41	106.39	64.75	99.20	N/A	201,333	157,424
IRRGTD-N/A	30	72.69	71.56	70.27	12.57	101.84	49.40	94.57	62.88 to 77.79	393,260	276,345
ALL	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39	256,080	180,336

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:	81	MEDIAN:	73	COV:	21.93	95% Median C.I.:	68.43 to 76.39	(!: Derived)
TOTAL Sales Price:	19,999,507	WGT. MEAN:	70	STD:	16.05	95% Wgt. Mean C.I.:	67.15 to 73.70	(!: land+NAT=0)
TOTAL Adj.Sales Price:	20,742,507	MEAN:	73	AVG.ABS.DEV:	12.78	95% Mean C.I.:	69.69 to 76.68	
TOTAL Assessed Value:	14,607,293							
AVG. Adj. Sales Price:	256,080	COD:	17.52	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	180,336	PRD:	103.92	MIN Sales Ratio:	31.46			

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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	15	74.45	76.59	69.97	15.72	109.45	43.84	99.23	68.68 to 86.07	170,017	118,964
DRY-N/A	18	65.42	68.00	64.73	18.97	105.05	35.44	98.38	59.49 to 77.90	224,704	145,441
GRASS	5	70.21	62.19	64.99	21.53	95.68	31.46	84.04	N/A	84,466	54,897
GRASS-N/A	10	91.82	84.76	88.24	17.60	96.05	53.59	116.82	55.19 to 100.31	132,343	116,774
IRRGTD	23	70.11	70.74	68.56	13.21	103.17	49.40	99.20	62.72 to 77.79	393,133	269,550
IRRGTD-N/A	10	77.33	76.95	76.29	13.15	100.88	54.57	94.57	62.56 to 93.94	335,974	256,299
ALL	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39	256,080	180,336

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	31	69.32	71.67	66.45	18.28	107.85	35.44	99.23	65.08 to 81.37	197,708	131,377
DRY-N/A	2	75.50	75.50	70.75	21.21	106.71	59.49	91.51	N/A	232,990	164,846
GRASS	14	75.25	74.40	81.81	22.33	90.95	31.46	100.31	53.59 to 95.78	121,840	99,678
GRASS-N/A	1	116.82	116.82	116.82			116.82	116.82	N/A	40,000	46,728
IRRGTD	31	72.41	71.46	69.86	12.71	102.29	49.40	99.20	62.88 to 77.79	384,092	268,309
IRRGTD-N/A	2	90.65	90.65	89.92	3.64	100.80	87.35	93.94	N/A	247,470	222,529
ALL	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39	256,080	180,336

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	5	55.19	70.16	69.80	31.25	100.52	51.11	116.82	N/A	45,600	31,830
60000 TO 99999	9	90.28	87.77	88.33	8.91	99.37	70.21	100.31	73.27 to 99.23	76,813	67,846
100000 TO 149999	10	69.19	71.75	71.42	22.52	100.47	31.46	99.20	51.53 to 95.00	113,547	81,090
150000 TO 249999	24	74.75	75.13	74.06	14.69	101.44	35.44	98.38	68.68 to 85.62	211,112	156,354
250000 TO 499999	25	72.97	70.83	70.88	15.14	99.93	43.84	98.29	62.56 to 78.42	375,880	266,414
500000 +	8	62.42	61.95	61.88	4.66	100.11	55.05	69.52	55.05 to 69.52	527,998	326,716
ALL	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39	256,080	180,336

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:	81	MEDIAN:	73	COV:	21.93	95% Median C.I.:	68.43 to 76.39	(!: Derived)
TOTAL Sales Price:	19,999,507	WGT. MEAN:	70	STD:	16.05	95% Wgt. Mean C.I.:	67.15 to 73.70	(!: land+NAT=0)
TOTAL Adj.Sales Price:	20,742,507	MEAN:	73	AVG.ABS.DEV:	12.78	95% Mean C.I.:	69.69 to 76.68	
TOTAL Assessed Value:	14,607,293							
AVG. Adj. Sales Price:	256,080	COD:	17.52	MAX Sales Ratio:	116.82			
AVG. Assessed Value:	180,336	PRD:	103.92	MIN Sales Ratio:	31.46			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Low \$_____	_____										
_____Total \$_____	_____										
10000 TO 29999	3	53.59	53.30	53.42	2.54	99.78	51.11	55.19	N/A	43,333	23,146
30000 TO 59999	6	73.69	75.28	68.68	23.02	109.60	31.46	116.82	31.46 to 116.82	67,802	46,569
60000 TO 99999	14	87.32	79.74	73.81	17.60	108.04	35.44	100.31	65.08 to 99.20	106,998	78,972
100000 TO 149999	9	70.84	72.89	70.65	16.29	103.16	54.57	95.00	60.10 to 91.51	179,097	126,538
150000 TO 249999	27	69.32	71.84	68.52	16.37	104.84	43.84	98.38	63.31 to 79.95	264,566	181,280
250000 TO 499999	22	73.44	72.92	71.53	12.23	101.94	55.05	98.29	62.72 to 78.68	452,387	323,609
_____ALL_____	_____										
	81	72.97	73.18	70.42	17.52	103.92	31.46	116.82	68.43 to 76.39	256,080	180,336

2009 Correlation Section
for Thayer County

Agricultural Land

I. Correlation

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

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

The agricultural market in Thayer County has been determined by the assessor to have three distinct market areas. The systematic valuation methodology the County uses to analyze sales and determine a schedule of values assures that the sold and unsold parcels are treated in a similar manner. The statistics confirm that the three market areas are valued within the acceptable range indicating uniformity and proportionality in the class exists. The assessment practices are considered by the Division to be in compliance with professionally acceptable mass appraisal practices.

**2009 Correlation Section
for Thayer 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	157	68	43.31
2008	170	72	42.35
2007	137	63	45.99
2006	117	70	59.83
2005	115	72	62.61

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

2009 Correlation Section
for Thayer 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 Thayer County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	62	10.94	69	74
2008	64.66	12.17	73	73.05
2007	69	6.73	74	71
2006	69	10.35	76	77
2005	73	3.05	75	77

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner.

2009 Correlation Section
for Thayer 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 Thayer 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)
22	2009	10.94
13.47	2008	12.17
5.12	2007	6.73
12.24	2006	10.35
2.44	2005	3.05

AGRICULTURAL UNIMPROVED: Analysis of Table IV displays a rather large disparity between the change in the sales file and change in the assessed base. This is generally an indicator of unequal treatment between sold and unsold parcels. However, after a further analysis of the valuation model used by the county shows an average percent change in the sales of 12.55 percent, which correlates closely with the percent change in the assessed base. While the disparity displayed in this table caused further analysis to be conducted, the results of the analysis credit the county with treating both sold and unsold parcels similarly.

**2009 Correlation Section
for Thayer 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 Thayer County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	74	70	74

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

**2009 Correlation Section
for Thayer 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	18.23	105.27
Difference	0.00	2.27

AGRICULTURAL UNIMPROVED:The coefficient of dispersion is within the acceptable range, but the price related differential is above the acceptable range suggesting regressivity among assessments. However, based on the assessment practices demonstrated by the county, agricultural land is considered to have been valued uniformly and proportionately.

**2009 Correlation Section
for Thayer County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	74	68	-6
Median	62	74	12
Wgt. Mean	60	70	10
Mean	62	74	12
COD	20.89	18.23	-2.66
PRD	103.00	105.27	2.27
Minimum	16.45	31.46	15.01
Maximum	97.68	116.82	19.14

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property by the County. The change in the number of sales is attributable to the removal of those sales that experienced significant physical or economic changes after the sale occurred. The removal was a combined effort of the Division and the county assessor.

Total Real Property
Sum Lines 17, 25, & 30

Records : 6,339

Value : 676,156,449

Growth 3,083,594

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	475	1,202,325	35	212,340	53	67,272	563	1,481,937	
02. Res Improve Land	1,957	6,646,608	66	744,493	264	3,227,465	2,287	10,618,566	
03. Res Improvements	1,958	67,280,457	65	5,613,639	265	18,754,295	2,288	91,648,391	
04. Res Total	2,433	75,129,390	100	6,570,472	318	22,049,032	2,851	103,748,894	1,887,307
% of Res Total	85.34	72.41	3.51	6.33	11.15	21.25	44.98	15.34	61.20
05. Com UnImp Land	97	621,437	5	14,250	8	53,538	110	689,225	
06. Com Improve Land	400	1,496,087	9	113,303	11	36,810	420	1,646,200	
07. Com Improvements	400	22,587,800	9	755,336	11	732,805	420	24,075,941	
08. Com Total	497	24,705,324	14	882,889	19	823,153	530	26,411,366	206,402
% of Com Total	93.77	93.54	2.64	3.34	3.58	3.12	8.36	3.91	6.69
09. Ind UnImp Land									
10. Ind Improve Land	1	8,170	0	0	3	99,858	4	108,028	
11. Ind Improvements	1	57,818	0	0	3	6,553,713	4	6,611,531	
12. Ind Total							4	6,719,559	15,441
% of Ind Total							0.06	0.99	0.50
13. Rec UnImp Land	1	5,864	0	0	30	848,198	31	854,062	
14. Rec Improve Land	0	0	0	0	3	472,331	3	472,331	
15. Rec Improvements	0	0	0	0	3	123,914	3	123,914	
16. Rec Total	1	5,864	0	0	33	1,444,443	34	1,450,307	11,698
% of Rec Total	2.94	0.40	0.00	0.00	97.06	99.60	0.54	0.21	0.38
Res & Rec Total	2,434	75,135,254	100	6,570,472	351	23,493,475	2,885	105,199,201	1,899,005
% of Res & Rec Total	84.37	71.42	3.47	6.25	12.17	22.33	45.51	15.56	61.58
Com & Ind Total							534	33,130,925	221,843
% of Com & Ind Total							8.42	4.90	7.19
17. Taxable Total							3,419	138,330,126	2,120,848
% of Taxable Total							53.94	20.46	68.78

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	17	839,087	68,570		0	0	0
19. Commercial	41	3,528,362	22,302,730		0	0	0
20. Industrial							
21. Other	5	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		17	839,087	68,570
19. Commercial	0	0	0		41	3,528,362	22,302,730
20. Industrial							
21. Other	0	0	0		5	0	0
22. Total Sch II					63	4,367,449	22,371,300

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	436	4	118	558

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	8,776	9	95,115	2,004	323,133,925	2,014	323,237,816
28. Ag-Improved Land	2	22,059	4	84,273	900	175,376,850	906	175,483,182
29. Ag Improvements	2	58,447	4	121,642	900	38,925,236	906	39,105,325
30. Ag Total							2,920	537,826,323

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	2	2.01	16,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	75,228	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	0.80	1,199	
36. FarmSite Improv Land	2	2.60	3,896	1	0.78	1,167	
37. FarmSite Improvements	2	0.00	58,447	3	0.00	46,414	
38. FarmSite Total							
39. Road & Ditches	1	0.19	0	7	6.48	0	
40. Other- Non Ag Use							
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	9	9.02	72,072	9	9.02	72,072	
32. HomeSite Improv Land	429	452.30	3,616,920	431	454.31	3,632,920	
33. HomeSite Improvements	435	0.00	23,581,798	437	0.00	23,657,026	325,376
34. HomeSite Total				446	463.33	27,362,018	
35. FarmSite UnImp Land	14	51.69	77,522	15	52.49	78,721	
36. FarmSite Improv Land	756	2,105.60	3,157,894	759	2,108.98	3,162,957	
37. FarmSite Improvements	878	0.00	15,343,438	883	0.00	15,448,299	637,370
38. FarmSite Total				898	2,161.47	18,689,977	
39. Road & Ditches	2,538	7,050.27	0	2,546	7,056.94	0	
40. Other- Non Ag Use							
41. Total Section VI				1,344	9,681.74	46,051,995	962,746

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	16	1,290.50	1,118,955	16	1,290.50	1,118,955

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,756.68	2.50%	4,479,517	2.80%	2,549.99
46. 1A	46,169.97	65.67%	116,577,879	72.86%	2,524.97
47. 2A1	4,942.05	7.03%	11,366,343	7.10%	2,299.92
48. 2A	485.28	0.69%	980,231	0.61%	2,019.93
49. 3A1	5,908.12	8.40%	11,077,146	6.92%	1,874.90
50. 3A	9.93	0.01%	15,486	0.01%	1,559.52
51. 4A1	8,099.43	11.52%	11,541,071	7.21%	1,424.92
52. 4A	2,929.68	4.17%	3,954,756	2.47%	1,349.89
53. Total	70,301.14	100.00%	159,992,429	100.00%	2,275.82
Dry					
54. 1D1	1,636.14	7.12%	2,290,468	8.63%	1,399.92
55. 1D	11,195.31	48.69%	14,832,909	55.87%	1,324.92
56. 2D1	1,321.45	5.75%	1,552,493	5.85%	1,174.84
57. 2D	286.62	1.25%	308,070	1.16%	1,074.84
58. 3D1	2,571.04	11.18%	2,699,416	10.17%	1,049.93
59. 3D	51.02	0.22%	48,462	0.18%	949.86
60. 4D1	4,437.46	19.30%	3,660,549	13.79%	824.92
61. 4D	1,492.31	6.49%	1,156,448	4.36%	774.94
62. Total	22,991.35	100.00%	26,548,815	100.00%	1,154.73
Grass					
63. 1G1	605.90	0.00%	454,417	8.54%	749.99
64. 1G	1,041.43	11.90%	755,683	14.20%	725.62
65. 2G1	553.68	6.33%	360,439	6.78%	650.99
66. 2G	175.23	2.00%	113,873	2.14%	649.85
67. 3G1	707.47	8.08%	443,789	8.34%	627.29
68. 3G	117.40	1.34%	70,439	1.32%	599.99
69. 4G1	2,141.69	24.47%	1,245,370	23.41%	581.49
70. 4G	3,409.12	38.95%	1,875,870	35.26%	550.25
71. Total	8,751.92	100.00%	5,319,880	100.00%	607.85
Irrigated Total					
	70,301.14	67.96%	159,992,429	83.16%	2,275.82
Dry Total					
	22,991.35	22.23%	26,548,815	13.80%	1,154.73
Grass Total					
	8,751.92	8.46%	5,319,880	2.77%	607.85
Waste					
	274.21	0.27%	24,679	0.01%	90.00
Other					
	1,124.58	1.09%	506,313	0.26%	450.22
Exempt					
	206.37	0.20%	0	0.00%	0.00
Market Area Total					
	103,443.20	100.00%	192,392,116	100.00%	1,859.88

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	930.98	3.94%	1,931,716	5.02%	2,074.93
46. 1A	10,487.16	44.44%	21,236,348	55.20%	2,024.99
47. 2A1	502.81	2.13%	917,631	2.39%	1,825.01
48. 2A	861.83	3.65%	1,413,341	3.67%	1,639.93
49. 3A1	3,920.34	16.61%	5,723,537	14.88%	1,459.96
50. 3A		0.00%		0.00%	
51. 4A1	4,677.63	19.82%	5,028,225	13.07%	1,074.95
52. 4A	2,219.00	9.40%	2,218,839	5.77%	999.93
53. Total	23,599.75	100.00%	38,469,637	100.00%	1,630.09
Dry					
54. 1D1	4,261.43	5.92%	6,072,401	7.15%	1,424.97
55. 1D	28,224.76	39.20%	39,090,108	46.04%	1,384.96
56. 2D1	2,483.29	3.45%	3,116,358	3.67%	1,254.93
57. 2D	3,291.53	4.57%	3,785,058	4.46%	1,149.94
58. 3D1	15,904.72	22.09%	17,494,624	20.60%	1,099.96
59. 3D	1.91	0.00%	1,765	0.00%	924.08
60. 4D1	14,529.70	20.18%	12,712,877	14.97%	874.96
61. 4D	3,298.41	4.58%	2,638,310	3.11%	799.87
62. Total	71,995.75	100.00%	84,911,501	100.00%	1,179.40
Grass					
63. 1G1	1,223.97	0.00%	949,322	3.55%	775.61
64. 1G	2,448.24	5.50%	1,984,455	7.42%	810.56
65. 2G1	2,124.09	4.77%	1,444,338	5.40%	679.98
66. 2G	4,055.75	9.11%	2,612,510	9.77%	644.15
67. 3G1	4,161.41	9.35%	2,889,153	10.80%	694.27
68. 3G	2.55	0.01%	1,466	0.01%	574.90
69. 4G1	13,159.75	29.56%	7,628,427	28.53%	579.68
70. 4G	17,339.05	38.95%	9,229,968	34.52%	532.32
71. Total	44,514.81	100.00%	26,739,639	100.00%	600.69
Irrigated Total	23,599.75	16.31%	38,469,637	25.35%	1,630.09
Dry Total	71,995.75	49.76%	84,911,501	55.95%	1,179.40
Grass Total	44,514.81	30.76%	26,739,639	17.62%	600.69
Waste	1,010.82	0.70%	90,951	0.06%	89.98
Other	3,572.02	2.47%	1,553,657	1.02%	434.95
Exempt		0.00%		0.00%	
Market Area Total	144,693.15	100.00%	151,765,385	100.00%	1,048.88

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	7,779.32	16.71%	19,136,978	19.96%	2,459.98
46. 1A	19,355.14	41.56%	47,225,514	49.26%	2,439.95
47. 2A1	2,430.50	5.22%	4,860,798	5.07%	1,999.92
48. 2A	1,681.07	3.61%	2,941,779	3.07%	1,749.94
49. 3A1	5,843.76	12.55%	9,787,858	10.21%	1,674.92
50. 3A		0.00%		0.00%	
51. 4A1	6,042.52	12.98%	7,703,724	8.04%	1,274.92
52. 4A	3,434.12	7.37%	4,206,445	4.39%	1,224.90
53. Total	46,566.43	100.00%	95,863,096	100.00%	2,058.63
Dry					
54. 1D1	4,833.83	16.46%	6,887,919	18.92%	1,424.94
55. 1D	10,480.17	35.69%	14,619,291	40.15%	1,394.95
56. 2D1	2,097.42	7.14%	2,632,022	7.23%	1,254.89
57. 2D	1,103.73	3.76%	1,269,216	3.49%	1,149.93
58. 3D1	4,814.03	16.39%	5,415,530	14.87%	1,124.95
59. 3D		0.00%		0.00%	
60. 4D1	4,349.98	14.81%	4,153,831	11.41%	954.91
61. 4D	1,687.49	5.75%	1,434,207	3.94%	849.91
62. Total	29,366.65	100.00%	36,412,016	100.00%	1,239.91
Grass					
63. 1G1	1,259.89	0.00%	1,076,892	7.50%	854.75
64. 1G	1,237.50	6.61%	1,058,866	7.37%	855.65
65. 2G1	1,393.79	7.45%	1,081,844	7.53%	776.19
66. 2G	1,063.84	5.68%	837,237	5.83%	787.00
67. 3G1	1,511.87	8.08%	1,158,672	8.07%	766.38
68. 3G		0.00%		0.00%	
69. 4G1	4,329.75	23.14%	3,242,726	22.58%	748.94
70. 4G	7,917.66	42.31%	5,904,973	41.12%	745.80
71. Total	18,714.30	100.00%	14,361,210	100.00%	767.39
Irrigated Total	46,566.43	47.78%	95,863,096	64.94%	2,058.63
Dry Total	29,366.65	30.13%	36,412,016	24.67%	1,239.91
Grass Total	18,714.30	19.20%	14,361,210	9.73%	767.39
Waste	781.47	0.80%	70,326	0.05%	89.99
Other	2,036.07	2.09%	910,179	0.62%	447.03
Exempt		0.00%		0.00%	
Market Area Total	97,464.92	100.00%	147,616,827	100.00%	1,514.56

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	140,467.32	294,325,162	140,467.32	294,325,162
77. Dry Land	23.04	26,939	95.95	109,230	124,234.76	147,736,163	124,353.75	147,872,332
78. Grass	0.00	0	62.43	47,071	71,918.60	46,373,658	71,981.03	46,420,729
79. Waste	0.00	0	8.37	752	2,058.13	185,204	2,066.50	185,956
80. Other	0.00	0	9.22	3,969	6,723.45	2,966,180	6,732.67	2,970,149
81. Exempt	0.00	0	0.00	0	206.37	0	206.37	0
82. Total	23.04	26,939	175.97	161,022	345,402.26	491,586,367	345,601.27	491,774,328

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	140,467.32	40.64%	294,325,162	59.85%	2,095.33
Dry Land	124,353.75	35.98%	147,872,332	30.07%	1,189.13
Grass	71,981.03	20.83%	46,420,729	9.44%	644.90
Waste	2,066.50	0.60%	185,956	0.04%	89.99
Other	6,732.67	1.95%	2,970,149	0.60%	441.15
Exempt	206.37	0.06%	0	0.00%	0.00
Total	345,601.27	100.00%	491,774,328	100.00%	1,422.95

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

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	2008 CTL County Total	2009 Form 45 County Total	Value Difference (2009 form 45 - 2008 CTL)	Percent Change	2009 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	100,122,352	103,748,894	3,626,542	3.62%	1,887,307	1.74%
02. Recreational	0	1,450,307	1,450,307		11,698	
03. Ag-Homesite Land, Ag-Res Dwelling	26,931,554	27,362,018	430,464	1.60%	325,376	0.39%
04. Total Residential (sum lines 1-3)	127,053,906	132,561,219	5,507,313	4.33%	2,224,381	2.58%
05. Commercial	26,092,763	26,411,366	318,603	1.22%	206,402	0.43%
06. Industrial	6,704,118	6,719,559	15,441	0.23%	15,441	0.00%
07. Ag-Farmsite Land, Outbuildings	18,219,756	18,689,977	470,221	2.58%	637,370	-0.92%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	51,016,637	51,820,902	804,265	1.58%	859,213	-0.11%
10. Total Non-Agland Real Property	178,070,543	184,382,121	6,311,578	3.54%	3,083,594	1.81%
11. Irrigated	270,734,360	294,325,162	23,590,802	8.71%		
12. Dryland	130,426,440	147,872,332	17,445,892	13.38%		
13. Grassland	41,767,647	46,420,729	4,653,082	11.14%		
14. Wasteland	101,085	185,956	84,871	83.96%		
15. Other Agland	245,501	2,970,149	2,724,648	1,109.83%		
16. Total Agricultural Land	443,275,033	491,774,328	48,499,295	10.94%		
17. Total Value of all Real Property (Locally Assessed)	621,345,576	676,156,449	54,810,873	8.82%	3,083,594	8.33%

THREE PLAN OF ASSESSMENT For THAYER COUNTY

Plan of Assessment

Pursuant to LB 263 section 9, the assessor shall submit a Plan of Assessment to the County Board of Equalization prior to July 31, and the Department of Revenue Property Assessment Division on or before October 31, 2008, and each year thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment.

Real Property Assessment Requirements

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2003)

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 75% of actual value for agricultural land and horticultural land : and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Parcel Count

In reviewing the 2008 abstract, the real property within Thayer County is comprised of the following: 2,859 residential parcels of which 575 are unimproved; 538 commercial parcels of which 111 are unimproved; 4 improved industrial parcels; and 2,956 agricultural parcels of which 2,048 are unimproved. Among the improved agricultural parcels are 438 parcels with residential improvements.

Valuation Base Per Class

The total real estate valuation base for Thayer County, taken from lines 17, 25 & 30 of the 2008 abstract is \$621,421,001. The residential class is approximately 16% of that total, the commercial/industrial classes are approximately 5% of the total and the agricultural class is 79% of the total.

Staff/Budget

The Thayer County assessor's office personnel consists, of the assessor, the deputy assessor, a full time clerk, and 1 part time staff member to see to the administrative duties of the office. The Assessor and Deputy presently hold a State of Nebraska assessor's certificate, and have attended the necessary courses for their continuing education hours required by the State of Nebraska to remain a certificate holder. The assessor actively participates in the appraisal process and is assisted by a contracted licensed appraiser. The appraisal company handles the commercial parcels, the complex pick-up work, assists the assessor with sale review, and statistical analysis. The outside appraisal firm, namely Stanard Appraisal Services Inc. handles any other ongoing projects as needed. The total budget for 2007-2008, was \$174,095. In the Assessor's budget, there is a total of \$33,400 budgeted for all appraisal work, \$2,500 for education, and no identified miscellaneous budget.

Software/Mapping

The Thayer County Assessor's office utilizes the administrative system MIPS/County Solutions, provided by and supported by NACO. The county costing is done using the Marshall Swift/Microsolve for the residential and commercial improvements and the agricultural buildings. The county administrative system includes the Microsolve CAMA package. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made. The county has implemented a GIS system for mapping. Parcel identification and all agricultural land has been measured/GIS. The old cadastral hard copy maps have been updated as well by the assessor staff. New cadastral books are being printed from GIS mapping. Each section will contain the identified parcel, owner name, county ID, legal description, etc.

The county was zoned in 2002. The county zoning administrator handles the permitting process in conjunction with the Assessor's office.

Sales Review/ Verification

The Assessor's office makes an initial qualification decision based on the information contained on the 521 document, the residential, commercial and agricultural sales questionnaires, and the personal knowledge of the assessor and the assessor's staff. That decision may be modified based on the findings during the verification and inspection portions of the sale review process. Thayer County relies on its field inspection, sales questionnaires, or on-site interview for nearly all verification of sales. During the sale review process, the assessor and/or the contract appraiser get a perspective of the sales in the county. During the inspection, the property record card is reviewed; the improvements are measured if necessary, and the assessor or appraiser attempts to interview the buyer to gather information as to determine what was physically present at the time of the sale. The assessor uses this information to guide future appraisal decisions and to develop a sales comparison book for various classes of property. The sales review also helps the county determine general appraisal needs and geographical areas of appraisal need. The assessor's office also evaluates the accuracy of their current records.

County Progress for the Three Property Classes

The county assessor's office annual practice is to complete all of the pick-up work, review sales of all classes, prepare an analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year.

Residential property: A sales study and depreciation analysis was completed for all acreages, and on site reviews were completed in 2007. All farm site residences were revalued based on the sales study of acreage sales. The Village of Alexandria was reviewed on site, an economic factor was applied based on market. 2000 cost tables were used for the residential property.

Commercial property: Sales reviews were completed on all commercial property in the county. Commercial land along 81 Highway was revalued to equalize.

Agricultural property: A sales review and analysis is completed each year. When this is complete, market areas are reviewed to determine if adjustments are needed. For 2008 new market area boundaries were established based on sales, topography, and water availability. All market areas had substantial increases in each land value group.

Level/Quality/Uniformity

The following are the 2008 statistical measures of central tendency as determined by the Property Tax Administrator for Thayer County, Nebraska. The statistical studies for the Agricultural Class of real property are based on the “unimproved agricultural” sales statistical reports.

<u>Property Class</u> <u>(PRD)</u>	<u>Assessment-Sales</u> <u>Median Ratio</u>	<u>Coefficient of</u> <u>Dispersion (COD)</u>	<u>Price Related</u> <u>Differential</u>
Residential	97.00	13.47	103.95
Commercial	97.00	12.24	96.48
Agricultural	73.00	17.12	101.77

Assessment Plan for Agricultural Land

The Thayer County Assessor’s office annually reviews all agricultural land sales to establish market values for agricultural land. In the review of the sale, the Assessor determines which sales are arms length, generally by firsthand knowledge, information acquired from the agricultural questionnaire, contact with the seller and/or agent, or through the buyer. Statistical analysis is done to determine market trends in the county. In 2008 new market area boundaries were established based on sales, topography, and water availability. The three market areas redefined are sufficient to equalize agricultural values in the county and to maintain the level of value as required by statute. This process is completed in each assessment cycle, market areas are reviewed and Land Value Groups (LVG’s) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 69% to 75% range as required by statute. The office completed the land use measurements/GIS technology throughout Thayer County for 2008.

For 2009 the office will be applying the new USDA soil codes and classifications to all parcels in Thayer County. We will also address parcels determined to have primary recreational use and change classifications to recreational at 100% of market. Landowners will be notified of the classification change and will be given the opportunity to present evidence if they are in disagreement.

Assessment Plan for Residential Property

The Thayer County Assessor’s office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The assessor and/or

contract appraiser, through a sales review process, review questionnaires, inspect sold properties if necessary and determine if valuations are maintaining statutory requirements. As each town is reviewed an economic factor will be applied to all residences based on the sales study in each market area. The following is the cycle the county is using to do depreciation study, market analysis, and reviews.

2009: Towns of Gilead, Byron, Hubbell, Belvidere, and Deshler are to have on site reviews. Sales Study of 1-S residences in Hebron will be conducted for equalization.

2010: On site review of Chester, Carleton, and Hebron. Using new aerial photos agricultural home and bldg sites are to be reviewed and onsite inspections will be completed where necessary.

2011: On site review Bruning, Davenport, and complete rural review.

Assessment Plan for Commercial Property

Annually the assessor's office conducts a sales review process much the same as residential property. Physical inspections along with verifying measurements are conducted at the time of the sale. Stanard Appraisal along with the assessor conducts the sales review. Standard Appraisal will begin on site review of urban commercial properties.

Karla S Joe

2009 Assessment Survey for Thayer County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$169,034
7.	Part of the budget that is dedicated to the computer system
	\$1,500
8.	Adopted budget, or granted budget if different from above
	\$169,034
9.	Amount of the total budget set aside for appraisal work
	\$25,900
10.	Amount of the total budget set aside for education/workshops
	\$2,500
11.	Appraisal/Reappraisal budget, if not part of the total budget
	N/A
12.	Other miscellaneous funds
	N/A
13.	Total budget
	\$169,034
a.	Was any of last year's budget not used:
	Yes

B. Computer, Automation Information and GIS

1.	Administrative software
	County Solutions

2.	CAMA software
	Microsolve
3.	Cadastral maps: Are they currently being used?
	Original cadastral maps are being used for towns, and a GIS generated cadastral is being used for rural area.
4.	Who maintains the Cadastral Maps?
	Assessor and Staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Assessor, Staff and GIS Workshop
7.	Personal Property software:
	County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Deshler and Hebron
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal for commercial properties
2.	Other services
	GIS Workshop

Certification

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

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

One copy to the Thayer 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