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## 2009 Commission Summary

### 91 Webster

#### Residential Real Property - Current

Number of Sales	101	COD	21.45
Total Sales Price	\$4,290,276	PRD	110.82
Total Adj. Sales Price	\$4,290,276	COV	69.28
Total Assessed Value	\$4,214,545	STD	75.42
Avg. Adj. Sales Price	\$42,478	Avg. Absolute Deviation	21.45
Avg. Assessed Value	\$41,728	Average Assessed Value of the Base	\$39,583
Median	100	Wgt. Mean	98
Mean	109	Max	699
Min	35.86		

#### Confidence Interval - Current

95% Median C.I	99.96 to 100.00
95% Mean C.I	94.16 to 123.58
95% Wgt. Mean C.I	93.65 to 102.82

% of Value of the Class of all Real Property Value in the County	15.30
% of Records Sold in the Study Period	6.50
% of Value Sold in the Study Period	6.85

#### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	129	99	19.35	108.45
2007	165	99	17.84	105.28
2006	147	99	15.67	103.08
2005	122	99	16.01	103.09

## 2009 Commission Summary

### 91 Webster

#### Commercial Real Property - Current

Number of Sales	13	COD	8.09
Total Sales Price	\$541,160	PRD	112.48
Total Adj. Sales Price	\$440,955	COV	12.30
Total Assessed Value	\$362,975	STD	11.39
Avg. Adj. Sales Price	\$33,920	Avg. Absolute Deviation	7.74
Avg. Assessed Value	\$27,921	Average Assessed Value of the Base	\$71,525
Median	96	Wgt. Mean	82
Mean	93	Max	106
Min	66		

#### Confidence Interval - Current

95% Median C.I	85.00 to 100.00
95% Mean C.I	85.71 to 99.47
95% Wgt. Mean C.I	66.36 to 98.27

% of Value of the Class of all Real Property Value in the County	4.04
% of Records Sold in the Study Period	5.73
% of Value Sold in the Study Period	2.24

#### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	15	100	4.42	100.68
2007	18	99	6.94	102.21
2006	21	96	13.93	95.73
2005	17	96	12.64	107.3



## **2009 Opinions of the Property Tax Administrator for Webster County**

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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 Webster County is 100.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Webster 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 Webster County is 96.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Webster 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 Webster County is 72.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Webster County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

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Ruth A. Sorensen  
Property Tax Administrator





## PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales:	109	<b>MEDIAN:</b>	<b>96</b>	COV:	45.53	95% Median C.I.:	89.92 to 99.94
TOTAL Sales Price:	4,398,926	WGT. MEAN:	90	STD:	44.73	95% Wgt. Mean C.I.:	85.64 to 93.47
TOTAL Adj.Sales Price:	4,398,926	MEAN:	98	AVG.ABS.DEV:	25.50	95% Mean C.I.:	89.86 to 106.65
TOTAL Assessed Value:	3,939,375						
AVG. Adj. Sales Price:	40,357	COD:	26.46	MAX Sales Ratio:	411.67		
AVG. Assessed Value:	36,141	PRD:	109.72	MIN Sales Ratio:	31.00		

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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	13	99.13	116.35	92.14	41.68	126.27	39.65	411.67	70.72 to 125.27		34,188	31,502
10/01/06 TO 12/31/06	11	96.95	102.72	95.75	24.69	107.28	52.54	191.76	70.43 to 152.70		49,547	47,441
01/01/07 TO 03/31/07	14	107.76	123.48	98.80	31.85	124.98	69.15	220.50	84.95 to 175.22		25,128	24,827
04/01/07 TO 06/30/07	15	99.06	98.81	86.94	18.84	113.66	66.02	148.67	80.59 to 124.98		39,986	34,763
07/01/07 TO 09/30/07	19	95.20	84.28	89.30	22.68	94.38	33.60	138.86	67.88 to 99.55		44,455	39,700
10/01/07 TO 12/31/07	12	94.09	88.87	88.25	21.13	100.71	48.29	117.98	73.05 to 112.04		26,808	23,657
01/01/08 TO 03/31/08	10	98.74	94.83	86.58	13.92	109.54	61.08	123.89	73.91 to 111.06		52,280	45,262
04/01/08 TO 06/30/08	15	84.27	82.68	84.32	27.40	98.06	31.00	157.58	60.59 to 94.71		51,246	43,209
____Study Years____												
07/01/06 TO 06/30/07	53	99.94	110.44	92.75	29.78	119.07	39.65	411.67	90.87 to 104.55		36,623	33,970
07/01/07 TO 06/30/08	56	91.24	86.72	87.03	22.77	99.65	31.00	157.58	77.76 to 98.00		43,890	38,195
____Calendar Yrs____												
01/01/07 TO 12/31/07	60	98.92	97.98	90.05	24.23	108.80	33.60	220.50	89.92 to 101.80		35,299	31,787
____ALL____												
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94		40,357	36,141

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
BLADEN	9	99.04	108.33	88.63	28.95	122.23	60.59	191.76	73.91 to 148.67		14,094	12,491
BLUE HILL	30	99.14	100.89	91.63	17.30	110.10	61.08	214.50	88.04 to 100.22		73,290	67,156
GUIDE ROCK	14	84.61	82.75	78.09	38.21	105.96	31.00	140.25	39.38 to 121.57		16,882	13,184
INAVALE	3	112.04	188.62	68.43	109.94	275.62	42.15	411.67	N/A		11,600	7,938
RED CLOUD	44	94.87	97.38	91.19	23.62	106.79	33.60	220.50	86.14 to 104.55		27,504	25,082
RURAL	9	86.86	77.66	84.50	17.48	91.91	35.86	96.95	53.75 to 96.05		65,777	55,582
____ALL____												
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94		40,357	36,141

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
1	97	98.00	96.74	90.12	23.99	107.35	31.00	220.50	90.04 to 100.01		36,810	33,173
2	6	83.68	80.04	84.79	15.23	94.40	53.75	96.95	53.75 to 96.95		93,416	79,203
3	6	96.50	140.95	91.98	68.32	153.24	42.15	411.67	42.15 to 411.67		44,633	41,055
____ALL____												
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94		40,357	36,141

## PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

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TOTAL Adj.Sales Price:	4,398,926	MEAN:	98	AVG.ABS.DEV:	25.50	95% Mean C.I.:	89.86 to 106.65
TOTAL Assessed Value:	3,939,375						
AVG. Adj. Sales Price:	40,357	COD:	26.46	MAX Sales Ratio:	411.67		
AVG. Assessed Value:	36,141	PRD:	109.72	MIN Sales Ratio:	31.00		

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RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	104	96.66	98.07	89.54	25.91	109.54	31.00	411.67	89.92 to 99.94	42,194	37,779
2	5	92.08	102.04	97.00	36.99	105.20	35.86	191.76	N/A	2,132	2,068
____ALL____											
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94	40,357	36,141

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	107	96.95	98.69	89.58	26.38	110.17	31.00	411.67	90.04 to 99.96	41,046	36,768
06											
07	2	75.13	75.13	73.79	2.50	101.82	73.25	77.00	N/A	3,500	2,582
____ALL____											
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94	40,357	36,141

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	9	99.04	108.33	88.63	28.95	122.23	60.59	191.76	73.91 to 148.67	14,094	12,491
65-0005											
65-0011	17	77.44	81.15	76.92	37.12	105.51	31.00	140.25	52.54 to 106.95	26,580	20,444
91-0002	51	92.08	100.70	89.42	31.17	112.61	33.60	411.67	86.86 to 101.80	27,715	24,782
91-0074	32	98.04	100.62	92.05	16.56	109.30	61.08	214.50	88.04 to 100.22	75,209	69,233
NonValid School											
____ALL____											
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94	40,357	36,141

## PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

NUMBER of Sales:	109	<b>MEDIAN:</b>	<b>96</b>	COV:	45.53	95% Median C.I.:	89.92 to 99.94
TOTAL Sales Price:	4,398,926	WGT. MEAN:	90	STD:	44.73	95% Wgt. Mean C.I.:	85.64 to 93.47
TOTAL Adj.Sales Price:	4,398,926	MEAN:	98	AVG.ABS.DEV:	25.50	95% Mean C.I.:	89.86 to 106.65
TOTAL Assessed Value:	3,939,375						
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AVG. Assessed Value:	36,141	PRD:	109.72	MIN Sales Ratio:	31.00		

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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	18	91.06	121.75	77.24	62.44	157.62	35.86	411.67	70.67 to 175.22	18,553	14,330
Prior TO 1860											
1860 TO 1899	15	76.97	87.42	82.49	33.88	105.99	31.33	157.58	66.22 to 101.80	30,543	25,194
1900 TO 1919	38	96.50	91.16	88.47	21.98	103.04	31.00	148.67	80.82 to 102.68	28,842	25,516
1920 TO 1939	13	99.15	100.08	91.80	13.32	109.02	71.70	131.75	77.44 to 126.79	39,153	35,943
1940 TO 1949	2	132.37	132.37	134.00	15.36	98.78	112.04	152.70	N/A	12,500	16,750
1950 TO 1959	3	92.05	90.91	92.01	3.04	98.80	86.14	94.54	N/A	55,766	51,311
1960 TO 1969	9	104.53	100.76	97.17	13.05	103.70	77.76	124.98	80.59 to 113.67	65,222	63,373
1970 TO 1979	4	89.49	89.56	94.73	12.07	94.54	73.25	106.01	N/A	57,250	54,233
1980 TO 1989	4	94.19	88.68	83.61	14.16	106.06	61.08	105.24	N/A	109,875	91,870
1990 TO 1994	1	87.46	87.46	87.46			87.46	87.46	N/A	189,000	165,305
1995 TO 1999											
2000 TO Present	2	98.59	98.59	98.38	1.66	100.21	96.95	100.22	N/A	182,500	179,547
ALL											
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94	40,357	36,141

## 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	16	131.38	144.19	127.59	46.42	113.01	35.86	411.67	88.04 to 191.76	2,235	2,851
5000 TO 9999	7	101.30	99.85	99.19	32.65	100.67	39.38	157.58	39.38 to 157.58	6,694	6,640
Total \$											
1 TO 9999	23	123.89	130.70	111.48	43.16	117.24	35.86	411.67	88.04 to 148.67	3,592	4,004
10000 TO 29999	33	100.04	89.88	89.67	23.65	100.23	31.00	152.70	80.82 to 104.88	16,304	14,620
30000 TO 59999	27	98.79	93.12	94.34	13.90	98.70	59.13	126.79	77.76 to 100.00	42,509	40,103
60000 TO 99999	16	87.44	82.55	83.25	14.49	99.17	53.75	104.53	70.67 to 95.20	75,093	62,512
100000 TO 149999	6	92.38	92.86	92.44	6.62	100.45	80.59	105.24	80.59 to 105.24	118,500	109,542
150000 TO 249999	4	92.21	86.43	86.99	13.19	99.36	61.08	100.22	N/A	179,500	156,142
ALL											
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94	40,357	36,141

## 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:	109	<b>MEDIAN:</b>	<b>96</b>	COV:	45.53	95% Median C.I.:	89.92 to 99.94
TOTAL Sales Price:	4,398,926	WGT. MEAN:	90	STD:	44.73	95% Wgt. Mean C.I.:	85.64 to 93.47
TOTAL Adj.Sales Price:	4,398,926	MEAN:	98	AVG.ABS.DEV:	25.50	95% Mean C.I.:	89.86 to 106.65
TOTAL Assessed Value:	3,939,375						
AVG. Adj. Sales Price:	40,357	COD:	26.46	MAX Sales Ratio:	411.67		
AVG. Assessed Value:	36,141	PRD:	109.72	MIN Sales Ratio:	31.00		

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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	20	90.06	110.25	67.49	62.81	163.34	31.33	411.67	48.29 to 138.86	4,031	2,720
5000 TO 9999	10	92.43	105.38	74.00	53.44	142.41	31.00	214.50	42.15 to 175.22	10,815	8,003
Total \$											
1 TO 9999	30	90.06	108.63	71.22	60.15	152.52	31.00	411.67	70.43 to 125.27	6,292	4,481
10000 TO 29999	35	100.04	97.02	90.70	17.56	106.96	59.13	152.70	86.86 to 104.88	21,381	19,393
30000 TO 59999	24	97.00	91.80	88.98	14.88	103.16	53.75	126.79	77.44 to 99.96	51,866	46,152
60000 TO 99999	10	95.30	94.94	93.49	8.84	101.55	71.70	111.06	84.95 to 106.01	78,800	73,666
100000 TO 149999	7	90.04	88.32	86.56	10.41	102.02	61.08	105.24	61.08 to 105.24	125,000	108,203
150000 TO 249999	3	96.95	94.88	94.66	4.39	100.23	87.46	100.22	N/A	184,666	174,800
ALL											
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94	40,357	36,141

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	78.77	155.74	66.97	118.74	232.53	53.75	411.67	N/A	40,075	26,840
0	15	92.08	107.79	85.96	49.43	125.40	35.86	220.50	48.29 to 175.22	11,810	10,152
10	2	136.28	136.28	135.15	9.09	100.83	123.89	148.67	N/A	1,650	2,230
20	40	96.93	93.30	87.56	25.53	106.55	31.00	157.58	77.44 to 104.88	24,672	21,602
30	47	96.05	92.89	91.43	13.87	101.59	33.60	128.24	90.40 to 99.94	64,569	59,035
40	1	99.96	99.96	99.96			99.96	99.96	N/A	36,500	36,485
ALL											
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94	40,357	36,141

## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	78.77	155.74	66.97	118.74	232.53	53.75	411.67	N/A	40,075	26,840
0	15	92.08	107.79	85.96	49.43	125.40	35.86	220.50	48.29 to 175.22	11,810	10,152
101	68	99.35	99.52	93.19	17.23	106.78	31.00	157.58	96.38 to 104.53	47,678	44,434
102	2	84.44	84.44	82.03	19.61	102.93	67.88	101.00	N/A	26,327	21,597
104	20	73.77	76.70	80.22	22.15	95.60	33.60	125.27	66.22 to 90.87	38,332	30,751
ALL											
	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94	40,357	36,141

**PAD 2009 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	3,939,375						
AVG. Adj. Sales Price:	40,357	COD:	26.46	MAX Sales Ratio:	411.67		
AVG. Assessed Value:	36,141	PRD:	109.72	MIN Sales Ratio:	31.00		

(!: 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)	4	78.77	155.74	66.97	118.74	232.53	53.75	411.67	N/A	40,075	26,840
0	15	92.08	107.79	85.96	49.43	125.40	35.86	220.50	48.29 to 175.22	11,810	10,152
10	7	101.00	97.30	82.01	30.49	118.64	33.60	148.67	33.60 to 148.67	12,493	10,246
20	28	93.39	90.27	83.09	28.83	108.63	31.00	157.58	70.72 to 101.88	17,075	14,188
30	52	96.50	95.36	90.56	14.19	105.30	59.13	152.70	89.92 to 99.96	58,094	52,612
40	3	100.22	100.80	99.97	2.76	100.83	96.95	105.24	N/A	158,333	158,285
ALL	109	96.38	98.25	89.55	26.46	109.72	31.00	411.67	89.92 to 99.94	40,357	36,141

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

### **Residential**

One office staff member spent most of the year comparing data from the old property record cards to the new property record cards (2,951 parcels), copying the old valuation information to retain in the new cards, and boxing up the old record cards.

The office staff spent 2 months driving the county looking at every house to determine if the quality was accurate (1,400 parcels). The cards were then returned to the office and the Assessor then corrected any qualities that needed to be corrected on the property record card and in the computer.

Sales ratio studies were done for each market area.

Due to the number of homes that the quality was corrected on all new depreciation tables had to be made. A book was also put together with examples of the different quality homes.

Due to lack of storage space for the old property record cards the Assessor spent a week cleaning the basement. They worked with the State Archives to come and take what they had room for. The Assessor also removed the old moldy covers of tax and valuation books and put the pages into storage boxes.

## 2009 Assessment Survey for Webster County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	Assessor & office staff
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor & office staff
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	6/06
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	2009
6.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	Sales Comparison and Costing
7.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	7, Same as assessor locations, Cowles and Rosemont are combined
8.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	By location and common characteristics
9.	<b>Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	Assessor Location is a unique usable valuation grouping
10.	<b>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.)</b>
	No,
11.	<b>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?</b>
	Yes, for dwellings, additional acres and building sites are priced differently

### Residential Permit Numbers:

Permits	Information Statements	Other	Total
91	16	1427	1534

## PAD 2009 R&amp;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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	101	<b>MEDIAN:</b>	<b>100</b>	COV:	69.28	95% Median C.I.:	99.96 to 100.00
TOTAL Sales Price:	4,290,276	WGT. MEAN:	98	STD:	75.42	95% Wgt. Mean C.I.:	93.65 to 102.82
TOTAL Adj.Sales Price:	4,290,276	MEAN:	109	AVG.ABS.DEV:	21.45	95% Mean C.I.:	94.16 to 123.58
TOTAL Assessed Value:	4,214,545						
AVG. Adj. Sales Price:	42,477	COD:	21.45	MAX Sales Ratio:	699.00		
AVG. Assessed Value:	41,728	PRD:	110.82	MIN Sales Ratio:	35.86		

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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	10	103.31	144.09	102.73	49.78	140.26	78.48	410.00	89.06 to 211.40	36,930	37,938
10/01/06 TO 12/31/06	11	99.99	141.68	111.32	67.72	127.26	44.02	699.00	45.32 to 102.46	49,547	55,158
01/01/07 TO 03/31/07	11	111.88	131.70	102.96	29.76	127.91	85.28	390.00	100.00 to 123.25	31,118	32,039
04/01/07 TO 06/30/07	15	100.00	97.45	94.92	8.38	102.67	77.40	115.65	85.56 to 104.31	39,986	37,954
07/01/07 TO 09/30/07	18	99.96	92.05	96.22	8.70	95.67	35.86	104.00	96.45 to 100.00	45,647	43,920
10/01/07 TO 12/31/07	11	100.00	97.04	96.22	3.80	100.86	82.84	104.00	88.21 to 100.65	29,154	28,051
01/01/08 TO 03/31/08	10	99.98	96.64	92.45	6.64	104.54	77.84	116.40	85.20 to 100.01	52,280	48,331
04/01/08 TO 06/30/08	15	98.00	93.01	94.21	8.92	98.72	51.22	113.92	85.44 to 100.00	51,246	48,281
____Study Years____											
07/01/06 TO 06/30/07	47	100.00	125.74	102.77	37.62	122.35	44.02	699.00	100.00 to 102.46	39,498	40,593
07/01/07 TO 06/30/08	54	99.98	94.18	94.77	7.37	99.38	35.86	116.40	96.52 to 100.00	45,071	42,716
____Calendar Yrs____											
01/01/07 TO 12/31/07	55	100.00	102.45	96.95	12.77	105.67	35.86	390.00	99.94 to 100.00	37,899	36,743
____ALL____											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
BLADEN	7	100.00	100.15	97.96	7.07	102.23	85.20	116.40	85.20 to 116.40	14,692	14,392
BLUE HILL	27	100.00	96.80	95.49	5.86	101.37	77.84	115.07	95.42 to 100.00	81,051	77,393
GUIDE ROCK	15	100.00	91.27	94.98	10.61	96.10	44.02	114.15	90.73 to 100.00	26,090	24,781
INAVALE	3	99.96	184.04	64.43	122.67	285.66	42.15	410.00	N/A	11,600	7,473
RED CLOUD	46	100.00	118.61	103.86	30.75	114.20	35.86	699.00	96.76 to 100.08	29,127	30,253
RURAL	3	97.00	101.23	102.31	4.73	98.95	96.46	110.23	N/A	77,666	79,460
____ALL____											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	90	100.00	107.34	98.57	19.56	108.90	35.86	699.00	99.99 to 100.00	39,116	38,555
2	5	97.20	95.82	96.36	3.70	99.44	85.44	100.01	N/A	100,400	96,748
3	6	98.48	142.63	97.39	65.09	146.46	42.15	410.00	42.15 to 410.00	44,633	43,466
____ALL____											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728



## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

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

NUMBER of Sales: 101 **MEDIAN: 100** COV: 69.28 95% Median C.I.: 99.96 to 100.00  
TOTAL Sales Price: 4,290,276 WGT. MEAN: 98 STD: 75.42 95% Wgt. Mean C.I.: 93.65 to 102.82  
TOTAL Adj.Sales Price: 4,290,276 MEAN: 109 AVG.ABS.DEV: 21.45 95% Mean C.I.: 94.16 to 123.58  
TOTAL Assessed Value: 4,214,545  
AVG. Adj. Sales Price: 42,477 COD: 21.45 MAX Sales Ratio: 699.00  
AVG. Assessed Value: 41,728 PRD: 110.82 MIN Sales Ratio: 35.86

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

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## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	97	100.00	110.18	98.49	21.34	111.87	42.15	699.00	99.97 to 100.00	43,736	43,076
2	4	85.06	77.11	75.61	23.70	101.98	35.86	102.46	N/A	11,952	9,037
____ALL____											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	100	100.00	108.96	98.23	21.66	110.92	35.86	699.00	99.94 to 100.00	42,842	42,085
06											
07	1	100.00	100.00	100.00			100.00	100.00	N/A	6,000	6,000
____ALL____											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	7	100.00	100.15	97.96	7.07	102.23	85.20	116.40	85.20 to 116.40	14,692	14,392
65-0005											
65-0011	15	100.00	91.27	94.98	10.61	96.10	44.02	114.15	90.73 to 100.00	26,090	24,781
91-0002	50	100.00	122.10	102.75	35.72	118.83	35.86	699.00	96.76 to 100.04	27,993	28,763
91-0074	29	100.00	97.27	96.14	5.91	101.17	77.84	115.07	97.00 to 100.00	82,634	79,444
NonValid School											
____ALL____											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

## PAD 2009 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	101	<b>MEDIAN:</b>	<b>100</b>	COV:	69.28	95% Median C.I.:	99.96 to 100.00
TOTAL Sales Price:	4,290,276	WGT. MEAN:	98	STD:	75.42	95% Wgt. Mean C.I.:	93.65 to 102.82
TOTAL Adj.Sales Price:	4,290,276	MEAN:	109	AVG.ABS.DEV:	21.45	95% Mean C.I.:	94.16 to 123.58
TOTAL Assessed Value:	4,214,545						
AVG. Adj. Sales Price:	42,477	COD:	21.45	MAX Sales Ratio:	699.00		
AVG. Assessed Value:	41,728	PRD:	110.82	MIN Sales Ratio:	35.86		

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(!: Derived)

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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	14	97.26	130.76	91.94	57.20	142.22	35.86	410.00	77.40 to 104.20	23,047	21,190
Prior TO 1860											
1860 TO 1899	12	99.93	97.15	95.06	5.86	102.20	78.48	113.92	89.06 to 100.08	34,941	33,215
1900 TO 1919	38	100.00	97.27	96.76	13.25	100.53	44.02	211.40	93.31 to 100.01	28,842	27,907
1920 TO 1939	12	100.00	103.33	99.18	7.96	104.19	82.84	141.76	99.97 to 102.70	37,541	37,232
1940 TO 1949	2	399.48	399.48	423.44	74.98	94.34	99.96	699.00	N/A	12,500	52,930
1950 TO 1959	3	100.00	94.76	91.30	5.25	103.78	84.26	100.01	N/A	55,766	50,916
1960 TO 1969	9	100.01	100.98	97.81	5.09	103.25	81.61	115.07	99.94 to 112.06	65,222	63,791
1970 TO 1979	4	100.00	98.97	99.53	7.07	99.45	83.81	112.09	N/A	57,250	56,978
1980 TO 1989	4	100.00	94.46	91.73	5.54	102.98	77.84	100.00	N/A	109,875	100,783
1990 TO 1994	1	100.00	100.00	100.00			100.00	100.00	N/A	189,000	189,005
1995 TO 1999											
2000 TO Present	2	98.60	98.60	98.43	1.42	100.18	97.20	100.00	N/A	182,500	179,627
ALL											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

## 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	11	100.00	147.56	105.54	63.59	139.81	35.86	410.00	90.56 to 390.00	2,041	2,155
5000 TO 9999	7	100.00	108.02	111.80	30.47	96.62	44.02	211.40	44.02 to 211.40	6,694	7,484
Total \$											
1 TO 9999	18	100.00	132.18	109.77	50.71	120.41	35.86	410.00	92.08 to 108.67	3,851	4,227
10000 TO 29999	31	100.00	115.77	112.35	30.17	103.04	42.15	699.00	99.85 to 100.65	16,167	18,164
30000 TO 59999	26	100.00	98.11	98.36	6.49	99.74	78.04	115.07	96.45 to 100.01	41,894	41,206
60000 TO 99999	16	98.23	95.20	95.25	6.53	99.94	78.48	110.23	85.44 to 100.01	75,093	71,530
100000 TO 149999	6	99.96	96.42	96.14	3.58	100.29	81.61	100.00	81.61 to 100.00	118,500	113,930
150000 TO 249999	4	98.60	93.76	94.14	6.33	99.60	77.84	100.00	N/A	179,500	168,977
ALL											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

## PAD 2009 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	101	<b>MEDIAN:</b>	<b>100</b>	COV:	69.28	95% Median C.I.:	99.96 to 100.00
TOTAL Sales Price:	4,290,276	WGT. MEAN:	98	STD:	75.42	95% Wgt. Mean C.I.:	93.65 to 102.82
TOTAL Adj.Sales Price:	4,290,276	MEAN:	109	AVG.ABS.DEV:	21.45	95% Mean C.I.:	94.16 to 123.58
TOTAL Assessed Value:	4,214,545						
AVG. Adj. Sales Price:	42,477	COD:	21.45	MAX Sales Ratio:	699.00		
AVG. Assessed Value:	41,728	PRD:	110.82	MIN Sales Ratio:	35.86		

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(!: Derived)

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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	13	98.00	134.20	89.81	60.92	149.42	35.86	410.00	77.40 to 108.67	2,601	2,336
5000 TO 9999	9	99.85	86.24	76.41	18.96	112.87	42.15	123.25	45.32 to 100.08	10,866	8,302
Total \$											
1 TO 9999	22	98.93	114.58	79.85	43.57	143.49	35.86	410.00	79.96 to 100.20	5,982	4,777
10000 TO 29999	27	100.00	102.52	98.53	9.97	104.04	51.22	211.40	96.46 to 100.65	17,346	17,091
30000 TO 59999	26	100.00	99.35	97.60	8.61	101.79	78.04	141.76	96.76 to 100.14	43,011	41,981
60000 TO 99999	15	100.00	137.34	104.23	44.51	131.77	84.26	699.00	95.42 to 100.04	69,900	72,853
100000 TO 149999	8	99.96	95.82	94.42	6.73	101.49	77.84	110.23	77.84 to 110.23	121,187	114,424
150000 TO 249999	3	100.00	99.07	98.96	0.93	100.10	97.20	100.00	N/A	184,666	182,753
ALL											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	96.49	172.11	92.26	84.11	186.55	85.44	410.00	N/A	40,075	36,971
0	11	98.00	112.51	91.71	42.12	122.68	35.86	390.00	42.15 to 104.20	15,078	13,828
10	2	99.62	99.62	98.79	9.09	100.84	90.56	108.67	N/A	1,650	1,630
20	36	100.00	111.15	103.37	27.59	107.53	44.02	699.00	92.57 to 100.00	24,710	25,542
30	47	100.00	101.42	97.35	7.75	104.18	77.84	211.40	99.97 to 100.00	64,569	62,859
40	1	102.41	102.41	102.41			102.41	102.41	N/A	36,500	37,380
ALL											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	96.49	172.11	92.26	84.11	186.55	85.44	410.00	N/A	40,075	36,971
0	11	98.00	112.51	91.71	42.12	122.68	35.86	390.00	42.15 to 104.20	15,078	13,828
101	66	100.00	107.04	99.17	16.23	107.94	44.02	699.00	99.99 to 100.00	48,744	48,339
102	2	93.46	93.46	93.89	3.20	99.54	90.47	96.45	N/A	26,327	24,720
104	18	100.00	101.01	97.18	16.34	103.94	45.32	211.40	88.21 to 104.00	38,572	37,484
ALL											
	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728

**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:	101	<b>MEDIAN:</b>	<b>100</b>	COV:	69.28	95% Median C.I.:	99.96 to 100.00
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TOTAL Adj.Sales Price:	4,290,276	MEAN:	109	AVG.ABS.DEV:	21.45	95% Mean C.I.:	94.16 to 123.58
TOTAL Assessed Value:	4,214,545						
AVG. Adj. Sales Price:	42,477	COD:	21.45	MAX Sales Ratio:	699.00		
AVG. Assessed Value:	41,728	PRD:	110.82	MIN Sales Ratio:	35.86		

(!: 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)	4	96.49	172.11	92.26	84.11	186.55	85.44	410.00	N/A	40,075	36,971
0	11	98.00	112.51	91.71	42.12	122.68	35.86	390.00	42.15 to 104.20	15,078	13,828
10	7	96.45	106.12	97.08	28.69	109.32	45.32	211.40	45.32 to 211.40	12,493	12,128
20	24	100.00	96.02	95.01	8.82	101.06	44.02	123.25	100.00 to 100.08	15,865	15,072
30	52	100.00	110.10	99.26	18.59	110.92	77.84	699.00	99.94 to 100.00	58,094	57,666
40	3	100.00	99.07	98.79	0.93	100.28	97.20	100.00	N/A	158,333	156,416
ALL	101	100.00	108.87	98.23	21.45	110.82	35.86	699.00	99.96 to 100.00	42,477	41,728



**2009 Correlation Section**  
**for Webster County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL:Although there are issues of representativeness in the residential sales file, the following tables do offer support for the level of value for residential property in Webster County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussions throughout the past year between the Webster County Assessor and her field liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county. The Assessor is very conscientious about accuracy in the records and undertook a complete quality review for every residential parcel in the county.

The Assessor is responsive to changes in statutes and regulations. The office works hard to educate the public. They have an interactive website for parcel search to provide information to the public. The Assessor and her staff are technologically educated and would benefit greatly, as would the residents in the county, if they were to implement a GIS system.

The Webster County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the residential valuations for Webster County. They should be commended for their diligence, willingness to move forward technologically, and solid assessment practices.

**2009 Correlation Section  
for Webster County**

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## **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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2009</b>	<b>166</b>	<b>101</b>	<b>60.84</b>
<b>2008</b>	<b>191</b>	<b>129</b>	<b>67.54</b>
<b>2007</b>	<b>211</b>	<b>165</b>	<b>78.20</b>
<b>2006</b>	<b>196</b>	<b>147</b>	<b>75.00</b>
<b>2005</b>	<b>175</b>	<b>122</b>	<b>69.71</b>

RESIDENTIAL: The number of qualified residential sales in Webster County has declined the past two years. Of these total sales, 23 of them were removed for having been substantially changed since the date of the sale. The remaining disqualified sales are a mixture of family sales, foreclosure and other legal actions, estate planning and estate settlements. Webster County is diligent in their sales review. Questionnaires are sent to both the buyer and the seller, if the questionnaire is not returned and a discrepancy is perceived, then a telephone or in person interview occurs. Sales are only physically reviewed as part of their cyclical inspection unless a large discrepancy is discovered.

**2009 Correlation Section**  
**for Webster County**

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**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 Webster County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>96</b>	<b>6.75</b>	<b>102</b>	<b>100</b>
<b>2008</b>	<b>98.04</b>	<b>0.57</b>	<b>99</b>	<b>99.33</b>
<b>2007</b>	<b>96</b>	<b>31.59</b>	<b>126</b>	<b>99</b>
<b>2006</b>	<b>92</b>	<b>4.88</b>	<b>96</b>	<b>99</b>
<b>2005</b>	<b>96</b>	<b>1.20</b>	<b>98</b>	<b>99</b>

RESIDENTIAL: Table 3 indicates a 2.48 percentage point difference between the trended preliminary ratio and the calculated R & O ratio. This difference can be explained after a review of the residential assessment actions as the Assessor and her staff completely reviewed their residential quality countywide. Numerous changes were made to increase uniformity in assessment. This is further magnified by the fact that the sales file is not exactly representative of the base of residential property in the county as will be further explained in Table 4.

**2009 Correlation Section**  
**for Webster County**

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**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 Webster County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Total Assessed Value (excl. growth)</b>
<b>9.2</b>	<b>2009</b>	<b>6.75</b>
<b>5.78</b>	<b>2008</b>	<b>0.57</b>
<b>7.62</b>	<b>2007</b>	<b>31.59</b>
<b>12.24</b>	<b>2006</b>	<b>4.88</b>
<b>3.73</b>	<b>2005</b>	<b>1.20</b>

RESIDENTIAL: Table four illustrates a difference between the percent changed in the Total Assessed Value in the Sales File when compared to the percent changed in the base Assessed Value of all residential property in Webster County. A review of the sales in Webster County shows that the sales file contains approximately 50% of it's value in the residential Assessor location of "Blue Hill". An examination of the History Charts shows that Blue Hill made up approximately 36.4% of the residential valuation base in Webster County. According to the residential assessment actions for assessment year 2009, Webster County completed a quality audit on every residential parcel in the county, as well as all new depreciation tables. This over-representation, while not excessive, caused a disproportionate movement between the sales file and the base of residential property in Webster County.

**2009 Correlation Section**  
**for Webster County**

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**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 Webster County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>100</b>	<b>98</b>	<b>109</b>

RESIDENTIAL: A review of Table 5 indicates the median calculating to 100% and the weighted mean close at 98%. The mean, being more susceptible to outliers, is higher at 109%. A review of the statistical page shows these outliers with the minimum sales ratio at 35.86% and the maximum sales ratio at 699%. It is the policy of the Webster County Assessor to use every possible sale and she is diligent in her sales verification. The median and weighted mean, being within 2% of each other, give credibility to the calculated statistical level of value.

**2009 Correlation Section  
for Webster County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>21.45</b>	<b>110.82</b>
<b>Difference</b>	<b>6.45</b>	<b>7.82</b>

RESIDENTIAL: The qualitative measures are indicating problems with uniformity and regressive assessments. After removing the four outlier sales (two high and two low) the measures are improved dramatically with the COD at 11.70 and the PRD at 104.61. Knowing the assessment practices and the policy of the assessor to use every possible sale, it is my opinion that Webster County is assessing the residential properties in a uniform and proportionate manner.

**2009 Correlation Section  
for Webster County**

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**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
<b>Number of Sales</b>	<b>109</b>	<b>101</b>	<b>-8</b>
<b>Median</b>	<b>96</b>	<b>100</b>	<b>4</b>
<b>Wgt. Mean</b>	<b>90</b>	<b>98</b>	<b>8</b>
<b>Mean</b>	<b>98</b>	<b>109</b>	<b>11</b>
<b>COD</b>	<b>26.46</b>	<b>21.45</b>	<b>-5.01</b>
<b>PRD</b>	<b>109.72</b>	<b>110.82</b>	<b>1.10</b>
<b>Minimum</b>	<b>31.00</b>	<b>35.86</b>	<b>4.86</b>
<b>Maximum</b>	<b>411.67</b>	<b>699.00</b>	<b>287.33</b>

RESIDENTIAL: Table Seven shows eight sales were removed from the preliminary sales data base. Following sales verification, including questionnaire and physical inspection or personal interview, all eight of these sales were determined to have been substantially changed since the date of the sale. The remainder of the statistics are reflective of the residential assessment actions taken in Webster County.

**2009 Correlation Section  
for Webster County**

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**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.

	<b>R&amp;O Statistics</b>	<b>Trended Ratio</b>	<b>Difference</b>
<b>Number of Sales</b>	<b>101</b>	<b>97</b>	<b>4</b>
<b>Median</b>	<b>100</b>	<b>110</b>	<b>-10</b>
<b>Wgt. Mean</b>	<b>98</b>	<b>102</b>	<b>-4</b>
<b>Mean</b>	<b>109</b>	<b>150</b>	<b>-41</b>
<b>COD</b>	<b>21.45</b>	<b>69.79</b>	<b>-48.34</b>
<b>PRD</b>	<b>110.82</b>	<b>147.36</b>	<b>-36.54</b>
<b>Minimum</b>	<b>35.86</b>	<b>24.87</b>	<b>10.99</b>
<b>Maximum</b>	<b>699.00</b>	<b>3,652.32</b>	<b>-2,953.32</b>

In January of 2009, the Field Liaison obtained historical values online through NACO taxes online. The Field Liaison went through each qualified residential sale and obtained the certified assessed valuation for the year preceding the sale. For example, for a sale that occurred in the calendar year 2006 the 2005 certified assessed valuation was recorded. Sales that were substantially changed, as documented by the assessor, and sales where there was no preceding year's valuation, land that had been split away from a different parcel, and valuations that were adjusted by the County Board of Equalization were discarded for this Trending analysis. Values were entered into a spreadsheet. These values were then trended by the percentage of movement in the base (abstract) as documented in the R & O for each subsequent year including 2009. Ratios were run using the trended assessed values and the adjusted sale prices. A Median was run from these ratios and the results are documented in the adjoining table. This trended median for qualified residential is substantially different than the calculated R & O median. A review of the history for movement in the residential base of property reveals that in 2007 there was a shift to the residential base from the agricultural improved base of property causing over a disproportionate movement between the base and the sales file. This 31.5% shift causes the trended statistical analysis to be skewed and unreliable for determination of a level of value or support for the calculated R & O median.





## PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>96</b>	COV:	106.10	95% Median C.I.:	85.00 to 100.00
TOTAL Sales Price:	464,155	WGT. MEAN:	104	STD:	135.91	95% Wgt. Mean C.I.:	77.74 to 131.14
TOTAL Adj.Sales Price:	383,950	MEAN:	128	AVG.ABS.DEV:	46.87	95% Mean C.I.:	52.83 to 203.38
TOTAL Assessed Value:	401,000						
AVG. Adj. Sales Price:	25,596	COD:	48.62	MAX Sales Ratio:	613.00		
AVG. Assessed Value:	26,733	PRD:	122.66	MIN Sales Ratio:	45.45		

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(!: Derived)

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
____Qrtrs____												
07/01/05 TO 09/30/05												
10/01/05 TO 12/31/05	1	94.78	94.78	94.78			94.78	94.78	N/A		30,000	28,435
01/01/06 TO 03/31/06	1	100.00	100.00	100.00			100.00	100.00	N/A		500	500
04/01/06 TO 06/30/06	3	99.36	93.35	91.35	9.38	102.19	76.36	104.32	N/A		28,333	25,881
07/01/06 TO 09/30/06	1	45.45	45.45	45.45			45.45	45.45	N/A		2,200	1,000
10/01/06 TO 12/31/06												
01/01/07 TO 03/31/07	1	100.00	100.00	100.00			100.00	100.00	N/A		900	900
04/01/07 TO 06/30/07	1	97.25	97.25	97.25			97.25	97.25	N/A		4,000	3,890
07/01/07 TO 09/30/07												
10/01/07 TO 12/31/07	2	90.34	90.34	89.90	5.91	100.48	85.00	95.67	N/A		23,130	20,795
01/01/08 TO 03/31/08	2	83.26	83.26	75.83	15.78	109.79	70.12	96.40	N/A		28,750	21,802
04/01/08 TO 06/30/08	3	150.18	285.62	129.09	115.27	221.25	93.67	613.00	N/A		52,530	67,811
____Study Years____												
07/01/05 TO 06/30/06	5	99.36	94.96	92.28	6.68	102.91	76.36	104.32	N/A		23,100	21,316
07/01/06 TO 06/30/07	3	97.25	80.90	81.55	18.70	99.20	45.45	100.00	N/A		2,366	1,930
07/01/07 TO 06/30/08	7	95.67	172.01	110.44	91.20	155.75	70.12	613.00	70.12 to 613.00		37,335	41,232
____Calendar Yrs____												
01/01/06 TO 12/31/06	5	99.36	85.10	90.25	16.61	94.30	45.45	104.32	N/A		17,540	15,829
01/01/07 TO 12/31/07	4	96.46	94.48	90.66	4.30	104.22	85.00	100.00	N/A		12,790	11,595
____ALL____												
	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00		25,596	26,733

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj.	Avg.
											Sale Price	Assd Val
BLUE HILL	3	95.67	80.16	95.30	18.78	84.12	45.45	99.36	N/A		16,153	15,393
GUIDE ROCK	3	97.25	89.12	72.84	10.24	122.36	70.12	100.00	N/A		16,633	12,115
RED CLOUD	7	96.40	167.12	93.93	83.16	177.92	76.36	613.00	76.36 to 613.00		18,428	17,310
RURAL	2	121.93	121.93	126.00	23.17	96.77	93.67	150.18	N/A		78,295	98,652
____ALL____												
	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00		25,596	26,733

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj.	Avg.
											Sale Price	Assd Val
1	13	96.40	129.05	89.59	51.59	144.05	45.45	613.00	76.36 to 100.00		17,489	15,668
3	2	121.93	121.93	126.00	23.17	96.77	93.67	150.18	N/A		78,295	98,652
____ALL____												
	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00		25,596	26,733

## PAD 2009 Preliminary Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

State Stat Run

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AVG. Assessed Value:	26,733	PRD:	122.66	MIN Sales Ratio:	45.45		

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(!: Derived)

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	12	96.04	96.93	103.45	11.45	93.69	70.12	150.18	85.00 to 100.00	31,654	32,747
2	3	100.00	252.82	195.85	189.18	129.08	45.45	613.00	N/A	1,366	2,676
____ALL____											
	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00	25,596	26,733

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123											
65-0005											
65-0011	3	97.25	89.12	72.84	10.24	122.36	70.12	100.00	N/A	16,633	12,115
91-0002	8	95.59	157.94	93.84	73.74	168.31	76.36	613.00	76.36 to 613.00	24,500	22,991
91-0074	4	97.52	97.67	130.91	27.80	74.60	45.45	150.18	N/A	34,512	45,181
NonValid School											
____ALL____											
	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00	25,596	26,733

**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	3	100.00	252.82	195.85	189.18	129.08	45.45	613.00	N/A	1,366	2,676
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	9	96.40	93.66	89.74	6.38	104.37	70.12	104.32	85.00 to 100.00	20,917	18,771
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	1	93.67	93.67	93.67			93.67	93.67	N/A	67,000	62,760
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	2	113.27	113.27	129.44	32.59	87.51	76.36	150.18	N/A	62,295	80,635
2000 TO Present											
____ALL____											
	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00	25,596	26,733

**PAD 2009 Preliminary Statistics**

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>96</b>	COV:	106.10	95% Median C.I.:	85.00 to 100.00
TOTAL Sales Price:	464,155	WGT. MEAN:	104	STD:	135.91	95% Wgt. Mean C.I.:	77.74 to 131.14
TOTAL Adj.Sales Price:	383,950	MEAN:	128	AVG.ABS.DEV:	46.87	95% Mean C.I.:	52.83 to 203.38
TOTAL Assessed Value:	401,000						
AVG. Adj. Sales Price:	25,596	COD:	48.62	MAX Sales Ratio:	613.00		
AVG. Assessed Value:	26,733	PRD:	122.66	MIN Sales Ratio:	45.45		

(!: AVTot=0)

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	100.00	191.14	144.42	114.06	132.35	45.45	613.00	N/A	1,720	2,484
Total \$											
1 TO 9999	5	100.00	191.14	144.42	114.06	132.35	45.45	613.00	N/A	1,720	2,484
10000 TO 29999	5	96.40	96.15	96.14	4.77	100.01	85.00	104.32	N/A	21,752	20,912
30000 TO 59999	3	76.36	80.42	78.83	10.76	102.01	70.12	94.78	N/A	36,666	28,905
60000 TO 99999	2	121.93	121.93	126.00	23.17	96.77	93.67	150.18	N/A	78,295	98,652
ALL											
	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00	25,596	26,733

**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	4	98.63	85.68	82.76	14.52	103.52	45.45	100.00	N/A	1,900	1,572
5000 TO 9999	1	613.00	613.00	613.00			613.00	613.00	N/A	1,000	6,130
Total \$											
1 TO 9999	5	100.00	191.14	144.42	114.06	132.35	45.45	613.00	N/A	1,720	2,484
10000 TO 29999	7	95.67	93.13	91.92	6.56	101.31	76.36	104.32	76.36 to 104.32	24,822	22,817
30000 TO 59999	1	70.12	70.12	70.12			70.12	70.12	N/A	45,000	31,555
60000 TO 99999	1	93.67	93.67	93.67			93.67	93.67	N/A	67,000	62,760
100000 TO 149999	1	150.18	150.18	150.18			150.18	150.18	N/A	89,590	134,545
ALL											
	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00	25,596	26,733

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.00	252.82	195.85	189.18	129.08	45.45	613.00	N/A	1,366	2,676
10	1	99.36	99.36	99.36			99.36	99.36	N/A	25,000	24,840
20	10	95.22	91.36	88.06	7.74	103.75	70.12	104.32	76.36 to 100.00	26,526	23,358
30	1	150.18	150.18	150.18			150.18	150.18	N/A	89,590	134,545
ALL											
	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00	25,596	26,733

## PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>96</b>	COV:	106.10	95% Median C.I.:	85.00 to 100.00
TOTAL Sales Price:	464,155	WGT. MEAN:	104	STD:	135.91	95% Wgt. Mean C.I.:	77.74 to 131.14
TOTAL Adj.Sales Price:	383,950	MEAN:	128	AVG.ABS.DEV:	46.87	95% Mean C.I.:	52.83 to 203.38
TOTAL Assessed Value:	401,000						
AVG. Adj. Sales Price:	25,596	COD:	48.62	MAX Sales Ratio:	613.00		
AVG. Assessed Value:	26,733	PRD:	122.66	MIN Sales Ratio:	45.45		

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(!: Derived)

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.00	252.82	195.85	189.18	129.08	45.45	613.00	N/A	1,366	2,676
305	1	99.36	99.36	99.36			99.36	99.36	N/A	25,000	24,840
344	1	104.32	104.32	104.32			104.32	104.32	N/A	25,000	26,080
350	1	70.12	70.12	70.12			70.12	70.12	N/A	45,000	31,555
353	5	94.78	93.10	92.99	2.83	100.13	85.00	96.40	N/A	31,152	28,967
384	1	97.25	97.25	97.25			97.25	97.25	N/A	4,000	3,890
386	1	76.36	76.36	76.36			76.36	76.36	N/A	35,000	26,725
391	1	100.00	100.00	100.00			100.00	100.00	N/A	500	500
554	1	150.18	150.18	150.18			150.18	150.18	N/A	89,590	134,545
ALL	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00	25,596	26,733

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00	25,596	26,733
04											
ALL	15	96.40	128.10	104.44	48.62	122.66	45.45	613.00	85.00 to 100.00	25,596	26,733

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

### **Commercial**

Contract Appraiser Bob Worman reviewed 107 commercial properties for the 2009 assessment year. He did all of the commercial parcels in Blue Hill and the Rural location. This completed all commercial parcels in the cyclical review. The contract appraiser checked all information on the property record card against the property itself and noted any discrepancies, changes or corrections. Assessor made all changes on property record card and the computer. All information was moved over to the new property record card and the old values were typed onto a sheet for future reference. The old property cards were then stored.

The Assessor completed a revaluation of all commercial scales in the county.

The Assessor did a sales ratio study utilizing spreadsheet analysis and adjusted values as indicated by the market.

New depreciation tables were done for Guide Rock.

## 2009 Assessment Survey for Webster County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor and office staff
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor and office staff
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	6/06
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	2009
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	Never
7.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	Sales comparison and cost
8.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	7 urban locations and 1 rural location
9.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	By location
10.	<b>Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	Yes
11.	<b>Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?</b>
	Yes, common coding, markets and depreciation is different
12.	<b>Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (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.)</b>
	No

### Commercial Permit Numbers:

Permits	Information Statements	Other	Total
0	3	111	114

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	13	<b>MEDIAN:</b>	<b>96</b>	COV:	12.30	95% Median C.I.:	85.00 to 100.00
TOTAL Sales Price:	541,160	WGT. MEAN:	82	STD:	11.39	95% Wgt. Mean C.I.:	66.36 to 98.27
TOTAL Adj.Sales Price:	440,955	MEAN:	93	AVG.ABS.DEV:	7.74	95% Mean C.I.:	85.71 to 99.47
TOTAL Assessed Value:	362,975						
AVG. Adj. Sales Price:	33,919	COD:	8.09	MAX Sales Ratio:	106.34		
AVG. Assessed Value:	27,921	PRD:	112.48	MIN Sales Ratio:	65.61		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
____Qrtrs____	_____											
07/01/05 TO 09/30/05												
10/01/05 TO 12/31/05	1	94.78	94.78	94.78			94.78	94.78	N/A		30,000	28,435
01/01/06 TO 03/31/06	1	100.00	100.00	100.00			100.00	100.00	N/A		500	500
04/01/06 TO 06/30/06	3	104.32	95.67	93.40	9.58	102.43	76.36	106.34	N/A		28,333	26,463
07/01/06 TO 09/30/06												
10/01/06 TO 12/31/06												
01/01/07 TO 03/31/07	1	100.00	100.00	100.00			100.00	100.00	N/A		900	900
04/01/07 TO 06/30/07	1	97.25	97.25	97.25			97.25	97.25	N/A		4,000	3,890
07/01/07 TO 09/30/07												
10/01/07 TO 12/31/07	2	90.34	90.34	89.90	5.91	100.48	85.00	95.67	N/A		23,130	20,795
01/01/08 TO 03/31/08	2	92.33	92.33	90.97	4.41	101.49	88.26	96.40	N/A		18,750	17,057
04/01/08 TO 06/30/08	2	79.64	79.64	73.55	17.62	108.28	65.61	93.67	N/A		118,397	87,077
____Study Years____	_____											
07/01/05 TO 06/30/06	5	100.00	96.36	93.79	7.90	102.74	76.36	106.34	N/A		23,100	21,665
07/01/06 TO 06/30/07	2	98.63	98.63	97.76	1.39	100.89	97.25	100.00	N/A		2,450	2,395
07/01/07 TO 06/30/08	6	90.97	87.44	77.95	8.59	112.17	65.61	96.40	65.61 to 96.40		53,425	41,643
____Calendar Yrs____	_____											
01/01/06 TO 12/31/06	4	102.16	96.76	93.44	8.39	103.55	76.36	106.34	N/A		21,375	19,972
01/01/07 TO 12/31/07	4	96.46	94.48	90.66	4.30	104.22	85.00	100.00	N/A		12,790	11,595
____ALL____	_____											
	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00		33,919	27,921

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj.	Avg.
											Sale Price	Assd Val
BLUE HILL	2	101.01	101.01	101.44	5.28	99.57	95.67	106.34	N/A		23,130	23,462
GUIDE ROCK	3	97.25	95.17	89.82	4.02	105.96	88.26	100.00	N/A		9,966	8,951
RED CLOUD	6	95.59	92.81	89.88	7.77	103.27	76.36	104.32	76.36 to 104.32		21,333	19,173
RURAL	2	79.64	79.64	73.55	17.62	108.28	65.61	93.67	N/A		118,397	87,077
____ALL____	_____											
	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00		33,919	27,921

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj.	Avg.
											Sale Price	Assd Val
1	11	96.40	94.94	92.49	6.40	102.66	76.36	106.34	85.00 to 104.32		18,560	17,165
3	2	79.64	79.64	73.55	17.62	108.28	65.61	93.67	N/A		118,397	87,077
____ALL____	_____											
	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00		33,919	27,921



## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	13	<b>MEDIAN:</b>	<b>96</b>	COV:	12.30	95% Median C.I.:	85.00 to 100.00
TOTAL Sales Price:	541,160	WGT. MEAN:	82	STD:	11.39	95% Wgt. Mean C.I.:	66.36 to 98.27
TOTAL Adj.Sales Price:	440,955	MEAN:	93	AVG.ABS.DEV:	7.74	95% Mean C.I.:	85.71 to 99.47
TOTAL Assessed Value:	362,975						
AVG. Adj. Sales Price:	33,919	COD:	8.09	MAX Sales Ratio:	106.34		
AVG. Assessed Value:	27,921	PRD:	112.48	MIN Sales Ratio:	65.61		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	94.78	91.24	82.26	8.74	110.92	65.61	106.34	76.36 to 104.32	39,959	32,870
2	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	700	700
____ALL____											
	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00	33,919	27,921

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123											
65-0005											
65-0011	3	97.25	95.17	89.82	4.02	105.96	88.26	100.00	N/A	9,966	8,951
91-0002	7	94.78	92.93	91.18	6.89	101.92	76.36	104.32	76.36 to 104.32	27,857	25,400
91-0074	3	95.67	89.21	73.28	14.19	121.74	65.61	106.34	N/A	72,018	52,773
NonValid School											
____ALL____											
	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00	33,919	27,921

**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	1	100.00	100.00	100.00			100.00	100.00	N/A	900	900
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	9	96.40	96.45	95.80	5.09	100.67	85.00	106.34	88.26 to 104.32	18,695	17,910
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	1	93.67	93.67	93.67			93.67	93.67	N/A	67,000	62,760
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	2	70.99	70.99	67.44	7.57	105.25	65.61	76.36	N/A	102,397	69,060
2000 TO Present											
____ALL____											
	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00	33,919	27,921

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	13	<b>MEDIAN:</b>	<b>96</b>	COV:	12.30	95% Median C.I.:	85.00 to 100.00
TOTAL Sales Price:	541,160	WGT. MEAN:	82	STD:	11.39	95% Wgt. Mean C.I.:	66.36 to 98.27
TOTAL Adj.Sales Price:	440,955	MEAN:	93	AVG.ABS.DEV:	7.74	95% Mean C.I.:	85.71 to 99.47
TOTAL Assessed Value:	362,975						
AVG. Adj. Sales Price:	33,919	COD:	8.09	MAX Sales Ratio:	106.34		
AVG. Assessed Value:	27,921	PRD:	112.48	MIN Sales Ratio:	65.61		

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## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	100.00	99.08	97.96	0.92	101.14	97.25	100.00	N/A	1,800	1,763
Total \$											
1 TO 9999	3	100.00	99.08	97.96	0.92	101.14	97.25	100.00	N/A	1,800	1,763
10000 TO 29999	6	96.04	96.00	95.97	6.62	100.03	85.00	106.34	85.00 to 106.34	22,293	21,395
30000 TO 59999	2	85.57	85.57	84.86	10.76	100.83	76.36	94.78	N/A	32,500	27,580
60000 TO 99999	1	93.67	93.67	93.67			93.67	93.67	N/A	67,000	62,760
150000 TO 249999	1	65.61	65.61	65.61			65.61	65.61	N/A	169,795	111,395
ALL											
	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00	33,919	27,921

## 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	3	100.00	99.08	97.96	0.92	101.14	97.25	100.00	N/A	1,800	1,763
Total \$											
1 TO 9999	3	100.00	99.08	97.96	0.92	101.14	97.25	100.00	N/A	1,800	1,763
10000 TO 29999	8	95.22	93.39	92.34	7.66	101.14	76.36	106.34	76.36 to 106.34	24,845	22,941
60000 TO 99999	1	93.67	93.67	93.67			93.67	93.67	N/A	67,000	62,760
100000 TO 149999	1	65.61	65.61	65.61			65.61	65.61	N/A	169,795	111,395
ALL											
	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00	33,919	27,921

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.00	100.00	100.00			100.00	100.00	N/A	900	900
10	1	106.34	106.34	106.34			106.34	106.34	N/A	25,000	26,585
20	10	95.22	93.17	91.37	5.84	101.97	76.36	104.32	85.00 to 100.00	24,526	22,409
30	1	65.61	65.61	65.61			65.61	65.61	N/A	169,795	111,395
ALL											
	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00	33,919	27,921

**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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TOTAL Adj.Sales Price:	440,955	MEAN:	93	AVG.ABS.DEV:	7.74	95% Mean C.I.:	85.71 to 99.47
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AVG. Adj. Sales Price:	33,919	COD:	8.09	MAX Sales Ratio:	106.34		
AVG. Assessed Value:	27,921	PRD:	112.48	MIN Sales Ratio:	65.61		

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(!: Derived)

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.00	100.00	100.00			100.00	100.00	N/A	900	900
305	1	106.34	106.34	106.34			106.34	106.34	N/A	25,000	26,585
344	1	104.32	104.32	104.32			104.32	104.32	N/A	25,000	26,080
350	1	88.26	88.26	88.26			88.26	88.26	N/A	25,000	22,065
353	5	94.78	93.10	92.99	2.83	100.13	85.00	96.40	N/A	31,152	28,967
384	1	97.25	97.25	97.25			97.25	97.25	N/A	4,000	3,890
386	1	76.36	76.36	76.36			76.36	76.36	N/A	35,000	26,725
391	1	100.00	100.00	100.00			100.00	100.00	N/A	500	500
554	1	65.61	65.61	65.61			65.61	65.61	N/A	169,795	111,395
ALL	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00	33,919	27,921

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00	33,919	27,921
04											
ALL	13	95.67	92.59	82.32	8.09	112.48	65.61	106.34	85.00 to 100.00	33,919	27,921



**2009 Correlation Section**  
**for Webster County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL:Although there are issues of small sample size and one sale having a disproportionate affect on the statistics, the trended preliminary ratio offers support for the level of value for commercial property in Webster County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussions throughout the past year between the Webster County Assessor and her field liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county. The Assessor is very conscientious about accuracy in the records and completed her cyclical review of commercial property for 2009.

The Assessor is responsive to changes in statutes and regulations. The office works hard to educate the public. They have an interactive website for parcel search to provide information to the public. The Assessor and her staff are technologically educated and would benefit greatly, as would the residents in the county, if they were to implement a GIS system.

The Webster County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the commercial valuations for Webster County. They should be commended for their diligence, willingness to move forward technologically, and solid assessment practices.

**2009 Correlation Section  
for Webster County**

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**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2009</b>	<b>29</b>	<b>13</b>	<b>44.83</b>
<b>2008</b>	<b>32</b>	<b>15</b>	<b>46.88</b>
<b>2007</b>	<b>33</b>	<b>18</b>	<b>54.55</b>
<b>2006</b>	<b>38</b>	<b>21</b>	<b>55.26</b>
<b>2005</b>	<b>31</b>	<b>17</b>	<b>54.84</b>

COMMERCIAL: The number of qualified commercial sales in Webster County has declined the past two years. Of these total sales, 6 of them were removed for having been substantially changed since the date of the sale. The remaining disqualified sales are a mixture of partial interest sales to partners, sales to exempt entities, family sales and legal action. Webster County is diligent in their sales review. Questionnaires are sent to both the buyer and the seller, if the questionnaire is not returned and a discrepancy is perceived, then a telephone or in person interview occurs. Sales are only physically reviewed as part of their cyclical inspection unless a large discrepancy is discovered.

**2009 Correlation Section**  
**for Webster County**

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**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 Webster County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2009</b>	<b>96</b>	<b>0.35</b>	<b>96</b>	<b>96</b>
<b>2008</b>	<b>99.36</b>	<b>-13.19</b>	<b>86</b>	<b>100</b>
<b>2007</b>	<b>93</b>	<b>-0.60</b>	<b>92</b>	<b>99</b>
<b>2006</b>	<b>95</b>	<b>1.82</b>	<b>96</b>	<b>96</b>
<b>2005</b>	<b>94</b>	<b>2.09</b>	<b>96</b>	<b>96</b>

COMMERCIAL: Table 3 illustrates that the commercial values when trended from the previous year arrive at a ratio very similar to the R & O Ratio. The conclusion may be drawn that the commercial population and the commercial sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 96% of market and either the calculated ratio or the trended ratio could be used to call a level of value for commercial property in Webster County.



**2009 Correlation Section**  
**for Webster County**

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**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 Webster County**

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**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)
-29.09	2009	0.35
100.31	2008	-13.19
130.68	2007	-0.60
26.89	2006	1.82
114.98	2005	2.09

COMMERCIAL: Table 4 shows a large disparate movement between the %Change in Total Assd Valued in Sales File when compared to the %Change in Assd Value (excl.growth). There are only 13 qualified commercial sales in the Webster County commercial sales file. According to the commercial assessment actions a revaluation was completed on all commercial sales within the county. After further discussion with the Assessor, it should be noted that following a protest to the County Board of Equalization evidence was presented showing commercial scales were overvalued. As a result, the Webster County Assessor reviewed and revalued each commercial scale in the county lowering values to bring them to market. One sale of a commercial scale is in the sales file as a qualified sale. This scale makes up approximately 30% of the total assessed commercial sales file and is the largest commercial scale in Webster County. The reduction in value of this sale caused a disparate movement between the %Change in Total Assd Valued in Sales File when compared to the %Change in Assd Value (excl.growth).

**2009 Correlation Section**  
**for Webster County**

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**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 Webster County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96</b>	<b>82</b>	<b>93</b>

COMMERCIAL:Of the three measures of central tendency, the median and the mean both calculate to within the acceptable range at 96% and 93% respectively. The weighted mean is lower at 82%. As has been previously discussed, the weighted mean is affected by the decrease in value of a large commercial scale making up 30% of the commercial sales file. It is the policy of the Webster County Assessor to use every possible sale and she is diligent in her sales verification.

**2009 Correlation Section  
for Webster County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>8.09</b>	<b>112.48</b>
<b>Difference</b>	<b>0.00</b>	<b>9.48</b>

COMMERCIAL: A review of the qualitative measures indicates the co-efficient of dispersion is within the range and the price-related differential is above the range. A review of the statistical profile shows the sale that has been previously discussed is the highest dollar sale in the commercial sales file and is also the minimum sales ratio in the file, thus causing an elevated PRD. With such a small sample size, the qualitative measures are being skewed due to one sale. Knowing the solid assessment practices it is believed that Webster County has achieved an acceptable level of value within the commercial class or property.

**2009 Correlation Section  
for Webster County**

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**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
<b>Number of Sales</b>	<b>15</b>	<b>13</b>	<b>-2</b>
<b>Median</b>	<b>96</b>	<b>96</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>104</b>	<b>82</b>	<b>-22</b>
<b>Mean</b>	<b>128</b>	<b>93</b>	<b>-35</b>
<b>COD</b>	<b>48.62</b>	<b>8.09</b>	<b>-40.53</b>
<b>PRD</b>	<b>122.66</b>	<b>112.48</b>	<b>-10.18</b>
<b>Minimum</b>	<b>45.45</b>	<b>65.61</b>	<b>20.16</b>
<b>Maximum</b>	<b>613.00</b>	<b>106.34</b>	<b>-506.66</b>

COMMERCIAL:Table Seven shows two sales were removed from the preliminary sales data base. Following sales verification, including questionnaire and physical inspection or personal interview both of these sales were determined to have been substantially changed since the date of the sale. The remainder of the statistics are reflective of the commercial assessment actions taken in Webster County.

**Agricultural or  
Special Valuation Reports**

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

### **Agricultural**

The Assessor did a sales ratio study utilizing spreadsheet analysis and land usage review, and adjusted all agricultural land as indicated by market.

Webster County sent out letters (628) to every remaining parcel owner with irrigation on it requesting current maps and certification. The remaining parcels were the irrigated land that had not been recertified the previous year. These parcels were then re-measured and any corrections were made. One staff member was completely dedicated to this process for 5½ months. One other staff member helped when they had time. There are 34 parcels remaining that have not gotten the requested information to the Assessor. These will be handled through the CBOE as needed.

The Webster County Assessor and her staff gathered well information on 606 parcels; well number, depth, size, and GPM, this was written on the property record card.

One office staff member spent most of the year comparing data from the old property record cards to the new property record cards (2,536 parcels), copying the old valuation information to retain in the new cards, and boxing up the old record cards.

The office staff spent 2 months driving the county looking at every house to determine if the quality was accurate (449 parcels). The cards were then returned to the office and the Assessor then corrected any qualities that needed to be corrected on the property record card and in the computer.



## 2009 Assessment Survey for Webster County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor and office staff
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor and office staff
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Yes
a.	<b>How is agricultural land defined in this county?</b>
	By soil type and usage
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	N/A
6.	<b>If the income approach was used, what Capitalization Rate was used?</b>
7.	<b>What is the date of the soil survey currently used?</b>
	1974 with the new – 2008 – soil conversion implemented
8.	<b>What date was the last countywide land use study completed?</b>
	Physical inspection 2005, 2009 – irrigation land use study
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	FSA maps & certifications, agri data imagery
b.	<b>By whom?</b>
	Office staff
c.	<b>What proportion is complete / implemented at this time?</b>
	All irrigation is completed, 25% of the soils have been changed
9.	<b>Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:</b>
	1
10.	<b>How are Market Areas/Neighborhoods/Assessor Locations developed?</b>
	n/a
11.	<b>In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?</b>
	Yes or No Yes
a.	<b>If yes, list.</b>
	The assessor feels that LCGs are too narrow and that the market is more

	accurately reflected as Irrigate – High/Middle/Low Dry – High/Low Grass
12.	<b>In your opinion, what is the level of value of these groupings?</b>
	<b>69% - 75%</b>
13.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	<b>Yes, through the Conservation Easement Act</b>

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>8</b>	<b>44</b>	<b>1683</b>	<b>1735</b>

**PAD 2009 R&O Agricultural Statistics**

Base Stat

Query: 7212

Type: Qualified

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

NUMBER of Sales:	40	<b>MEDIAN:</b>	<b>72</b>	COV:	28.94	95% Median C.I.:	63.22 to 75.95	(! : Derived)
(AgLand) TOTAL Sales Price:	8,359,410	WGT. MEAN:	63	STD:	19.61	95% Wgt. Mean C.I.:	54.31 to 71.21	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,359,410	MEAN:	68	AVG.ABS.DEV:	13.54	95% Mean C.I.:	61.68 to 73.84	
(AgLand) TOTAL Assessed Value:	5,246,095							
AVG. Adj. Sales Price:	208,985	COD:	18.73	MAX Sales Ratio:	128.15			
AVG. Assessed Value:	131,152	PRD:	107.97	MIN Sales Ratio:	21.92			

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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	1	89.83	89.83	89.83			89.83	89.83	N/A		295,000	264,995
10/01/05 TO 12/31/05	1	78.67	78.67	78.67			78.67	78.67	N/A		75,000	59,005
01/01/06 TO 03/31/06	3	86.62	96.34	90.22	20.74	106.78	74.25	128.15	N/A		196,666	177,431
04/01/06 TO 06/30/06	2	77.82	77.82	77.82	0.64	100.00	77.33	78.32	N/A		116,000	90,275
07/01/06 TO 09/30/06	2	74.76	74.76	75.53	3.24	98.98	72.34	77.18	N/A		182,000	137,470
10/01/06 TO 12/31/06	2	50.44	50.44	61.65	45.26	81.82	27.61	73.27	N/A		124,750	76,902
01/01/07 TO 03/31/07	7	69.78	61.82	58.82	18.14	105.10	29.15	77.86	29.15 to 77.86		135,507	79,704
04/01/07 TO 06/30/07												
07/01/07 TO 09/30/07	7	64.07	64.64	59.11	20.07	109.35	30.21	83.51	30.21 to 83.51		211,164	124,821
10/01/07 TO 12/31/07	4	73.83	71.01	64.12	10.79	110.75	54.38	82.00	N/A		246,764	158,213
01/01/08 TO 03/31/08	9	62.93	59.61	51.54	21.06	115.67	21.92	86.79	38.66 to 74.64		272,105	140,235
04/01/08 TO 06/30/08	2	70.54	70.54	65.66	10.38	107.43	63.22	77.86	N/A		345,600	226,925
_____Study Years_____												
07/01/05 TO 06/30/06	7	78.67	87.60	86.98	13.56	100.70	74.25	128.15	74.25 to 128.15		170,285	148,120
07/01/06 TO 06/30/07	11	72.21	62.10	63.17	17.85	98.32	27.61	77.86	29.15 to 77.18		142,004	89,697
07/01/07 TO 06/30/08	22	65.07	64.28	57.49	19.01	111.80	21.92	86.79	57.05 to 75.95		254,789	146,480
_____Calendar Yrs_____												
01/01/06 TO 12/31/06	9	77.18	77.23	79.53	17.70	97.11	27.61	128.15	72.34 to 86.62		159,500	126,843
01/01/07 TO 12/31/07	18	70.74	64.96	60.48	17.28	107.41	29.15	83.51	57.05 to 75.95		189,653	114,696
_____ALL_____												
	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95		208,985	131,152

**PAD 2009 R&O Agricultural Statistics**

Base Stat

Query: 7212

Type: Qualified

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

NUMBER of Sales:	40	<b>MEDIAN:</b>	<b>72</b>	COV:	28.94	95% Median C.I.:	63.22 to 75.95	(!: Derived)
(AgLand) TOTAL Sales Price:	8,359,410	WGT. MEAN:	63	STD:	19.61	95% Wgt. Mean C.I.:	54.31 to 71.21	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,359,410	MEAN:	68	AVG.ABS.DEV:	13.54	95% Mean C.I.:	61.68 to 73.84	
(AgLand) TOTAL Assessed Value:	5,246,095							
AVG. Adj. Sales Price:	208,985	COD:	18.73	MAX Sales Ratio:	128.15			
AVG. Assessed Value:	131,152	PRD:	107.97	MIN Sales Ratio:	21.92			

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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
4129	1	78.67	78.67	78.67			78.67	78.67	N/A	75,000	59,005
4131	3	68.94	55.60	41.11	26.12	135.25	21.92	75.95	N/A	343,000	141,015
4135	3	61.37	54.43	42.28	22.54	128.73	30.21	71.70	N/A	214,585	90,726
4241	4	77.19	67.58	68.08	21.81	99.27	29.15	86.79	N/A	147,000	100,077
4243	6	75.99	74.94	74.81	5.63	100.17	64.07	82.00	64.07 to 82.00	131,933	98,696
4245	2	66.38	66.38	63.87	14.06	103.94	57.05	75.71	N/A	164,276	104,917
4247	3	62.93	66.17	65.41	6.19	101.15	61.94	73.63	N/A	208,833	136,601
4369	2	52.74	52.74	60.01	47.64	87.88	27.61	77.86	N/A	89,350	53,615
4371	3	77.18	75.05	79.44	10.92	94.47	61.34	86.62	N/A	278,666	221,361
4373	2	73.82	73.82	74.16	5.47	99.54	69.78	77.86	N/A	136,500	101,235
4375	2	72.11	72.11	66.50	24.58	108.43	54.38	89.83	N/A	431,450	286,900
4487	1	72.21	72.21	72.21			72.21	72.21	N/A	41,250	29,785
4489	3	63.22	55.98	59.40	14.45	94.26	38.66	66.07	N/A	398,150	236,481
4491	1	83.51	83.51	83.51			83.51	83.51	N/A	195,200	163,015
4493	4	64.75	76.07	61.81	38.81	123.07	46.64	128.15	N/A	173,875	107,476
____ALL____											
	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152
____ALL____											
	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152
____ALL____											
	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152

# PAD 2009 R&O Agricultural Statistics

Base Stat

Type: Qualified

Query: 7212

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

NUMBER of Sales:	40	<b>MEDIAN:</b>	<b>72</b>	COV:	28.94	95% Median C.I.:	63.22 to 75.95	(!: Derived)
(AgLand) TOTAL Sales Price:	8,359,410	WGT. MEAN:	63	STD:	19.61	95% Wgt. Mean C.I.:	54.31 to 71.21	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,359,410	MEAN:	68	AVG.ABS.DEV:	13.54	95% Mean C.I.:	61.68 to 73.84	
(AgLand) TOTAL Assessed Value:	5,246,095							
AVG. Adj. Sales Price:	208,985	COD:	18.73	MAX Sales Ratio:	128.15			
AVG. Assessed Value:	131,152	PRD:	107.97	MIN Sales Ratio:	21.92			

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SCHOOL DISTRICT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
01-0090											
01-0123	10	66.51	64.08	54.18	15.79	118.28	21.92	78.67	57.05 to 75.95	219,905	119,139
65-0005	2	45.79	45.79	37.83	34.02	121.04	30.21	61.37	N/A	279,600	105,775
65-0011	7	72.21	64.72	62.75	27.00	103.14	29.15	89.83	29.15 to 89.83	228,450	143,357
91-0002	14	72.02	71.10	69.60	21.38	102.14	27.61	128.15	55.24 to 83.51	224,417	156,203
91-0074	7	74.64	75.66	75.89	3.89	99.69	71.70	82.00	71.70 to 82.00	122,879	93,258
NonValid School											
ALL											
	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152

ACRES IN SALE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
30.01 TO 50.00	1	27.61	27.61	27.61			27.61	27.61	N/A	63,500	17,530
50.01 TO 100.00	5	74.25	74.29	74.43	2.53	99.82	71.70	78.67	N/A	70,161	52,221
100.01 TO 180.00	21	73.63	71.57	68.89	16.67	103.88	29.15	128.15	61.94 to 77.86	158,023	108,866
180.01 TO 330.00	10	67.93	63.67	60.33	21.72	105.54	30.21	89.83	38.66 to 82.05	296,660	178,963
330.01 TO 650.00	3	63.22	57.25	53.71	34.11	106.59	21.92	86.62	N/A	553,333	297,210
ALL											
	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152

MAJORITY LAND USE > 95%										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY	3	74.64	73.18	72.59	3.13	100.81	68.94	75.95	N/A	157,666	114,443
DRY-N/A	9	57.05	53.99	41.17	34.30	131.14	21.92	78.67	27.61 to 77.86	215,739	88,822
GRASS	16	72.81	69.86	65.45	17.62	106.74	29.15	128.15	61.34 to 77.33	178,090	116,553
GRASS-N/A	7	82.00	75.79	78.38	10.87	96.70	61.37	86.79	61.37 to 86.79	191,893	150,401
IRRGTD-N/A	5	66.07	71.34	67.68	16.96	105.42	54.38	89.83	N/A	350,410	237,140
ALL											
	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152

# PAD 2009 R&O Agricultural Statistics

Base Stat

Query: 7212

Type: Qualified

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

NUMBER of Sales:	40	<b>MEDIAN:</b>	<b>72</b>	COV:	28.94	95% Median C.I.:	63.22 to 75.95	(! : Derived)
(AgLand) TOTAL Sales Price:	8,359,410	WGT. MEAN:	63	STD:	19.61	95% Wgt. Mean C.I.:	54.31 to 71.21	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,359,410	MEAN:	68	AVG.ABS.DEV:	13.54	95% Mean C.I.:	61.68 to 73.84	
(AgLand) TOTAL Assessed Value:	5,246,095							
AVG. Adj. Sales Price:	208,985	COD:	18.73	MAX Sales Ratio:	128.15			
AVG. Assessed Value:	131,152	PRD:	107.97	MIN Sales Ratio:	21.92			

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## MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	68.94	57.71	48.04	25.25	120.13	21.92	77.86	21.92 to 77.86	218,457	104,945
DRY-N/A	5	71.70	60.29	46.09	21.22	130.82	30.21	78.67	N/A	177,091	81,622
GRASS	19	73.27	70.93	68.64	17.18	103.33	29.15	128.15	61.37 to 77.86	188,834	129,621
GRASS-N/A	4	75.91	75.14	75.20	12.22	99.92	61.94	86.79	N/A	151,213	113,715
IRRGTD	1	54.38	54.38	54.38			54.38	54.38	N/A	567,900	308,805
IRRGTD-N/A	4	74.79	75.58	74.05	14.82	102.07	62.93	89.83	N/A	296,037	219,223
ALL	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152

## 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	12	70.32	58.79	47.32	23.78	124.22	21.92	78.67	30.21 to 75.95	201,221	95,227
GRASS	23	73.27	71.66	69.59	16.40	102.98	29.15	128.15	63.22 to 77.86	182,291	126,855
IRRGTD	4	64.50	68.30	65.69	14.96	103.98	54.38	89.83	N/A	389,212	255,671
IRRGTD-N/A	1	83.51	83.51	83.51			83.51	83.51	N/A	195,200	163,015
ALL	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	1	72.21	72.21	72.21			72.21	72.21	N/A	41,250	29,785
60000 TO 99999	6	74.44	75.84	76.65	24.16	98.95	27.61	128.15	27.61 to 128.15	74,176	56,852
100000 TO 149999	12	74.03	69.33	68.60	13.04	101.07	29.15	86.79	61.37 to 77.86	130,083	89,231
150000 TO 249999	12	73.45	68.40	67.40	14.50	101.49	38.66	83.51	57.05 to 82.00	196,071	132,144
250000 TO 499999	6	64.50	65.15	64.53	24.33	100.96	30.21	89.83	30.21 to 89.83	363,225	234,383
500000 +	3	54.38	46.51	45.64	25.32	101.89	21.92	63.22	N/A	593,300	270,793
ALL	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152

**PAD 2009 R&O Agricultural Statistics**

Base Stat

Query: 7212

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:	8,359,410	MEAN:	68	AVG.ABS.DEV:	13.54	95% Mean C.I.:	61.68 to 73.84	
(AgLand) TOTAL Assessed Value:	5,246,095							
AVG. Adj. Sales Price:	208,985	COD:	18.73	MAX Sales Ratio:	128.15			
AVG. Assessed Value:	131,152	PRD:	107.97	MIN Sales Ratio:	21.92			

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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	49.91	49.91	45.17	44.68	110.50	27.61	72.21	N/A	52,375	23,657
30000 TO 59999	4	74.44	64.18	57.63	16.76	111.36	29.15	78.67	N/A	92,250	53,166
60000 TO 99999	13	71.70	72.20	67.74	16.37	106.59	38.66	128.15	61.37 to 77.86	129,877	87,974
100000 TO 149999	11	73.27	63.11	51.89	21.27	121.64	21.92	86.79	30.21 to 82.00	242,654	125,909
150000 TO 249999	5	77.18	72.18	69.83	12.28	103.37	55.24	83.51	N/A	250,740	175,091
250000 TO 499999	5	66.07	72.02	69.56	17.81	103.55	54.38	89.83	N/A	454,870	316,399
ALL _____											
	40	72.28	67.76	62.76	18.73	107.97	21.92	128.15	63.22 to 75.95	208,985	131,152



## Webster County Assessor

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Sonja L. Krueger, Assessor  
621 N. Cedar St.  
Red Cloud, NE 68970  
402-746-2717

January 21, 2009

Property Assessment & Taxation  
Attention: Ruth Sorensen  
1033 "O" Street, Suite 600  
Lincoln NE 68508

### RE: Special Valuation

Methodology for determining recapture valuation of agricultural land: We figure the recapture valuation the same as we do the rest of the residential land within each market area. If I have enough sales I do a market analysis of the area. We do a printout of this pricing and write it on the front of the property record card.

Methodology for determining special valuation of agricultural land: Once a taxpayer comes in to request special valuation we go physically look at the land to determine the use. We figure the special valuation just as we do the rest of agricultural land. If I have enough sales I do a market analysis. We then do a printout of this pricing and write it on the front of the property record card.

Terra-Scan also shows both the recapture valuation and the special valuation.

An example of what this would be:

	Land	Imp	Total
2008	15,710	-0-	15,710
SPECIAL VALUATION			
2008	2,005	-0-	2,005

Sonja L. Krueger,  
Webster County Assessor



## Agricultural Correlation

## 2009 CORRELATION SECTION

### For Webster County

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#### Agricultural or Special Valuation

##### I. Correlation

AGRICULTURAL LAND: The agricultural unimproved statistic includes 40 uninfluenced sales. Only the median, coming in at 72, is within the acceptable range. The mean is low at 63, and the weighted mean is also just slightly below the range at 68. Removal of the high and low outliers does not bring the measures of central tendency closer together. The addition of four minimally improved sales does not dramatically change the statistics. For equalization purposes the median of the agricultural unimproved sample has been used to identify the level of value.

In reviewing the qualitative measures, the coefficient of dispersion (18.73) is within the range and price-related differential (107.97) is slightly above the acceptable standards, but because of the known assessment practices it is believed the assessment of the agricultural unimproved class has been done in a uniform and proportionate manner. This inference has also been made from the agricultural minimally improved profile which exhibits a COD of 20.82 and a PRD of 111.24. A review of all available statistical data and administrative reports indicates that Webster County has achieved an acceptable level of value and that the quality of assessment has been met.

Within the sub-stratus Majority Land Use >50%, >80%, and >95% strata, Grass in all three sub-stratus reveal calculated medians of 73.27 (23 sales), 73.27 (19 sales), and 72.81 (16 sales) respectively. Additionally, the only other sub-strata with a representative number of sales would be >50% Dry with a calculated median of 70.32 (12 sales).

Because of the known assessment practices of the Webster County Assessor, assessments are believed to be uniform and proportionate. There will be no non-binding recommendations made for the agricultural unimproved class of property in Webster County.

SPECIAL VALUATION: Special valuation in Webster County only applies to a small portion of agricultural land designated special value through the Conservation Easement Act. This land consists of 70 urban parcels located in the various communities throughout Webster County. Values are developed from sales of agricultural land in the uninfluenced area of Webster County.



**Total Real Property**  
Sum Lines 17, 25, & 30

Records : 4,311

Value : 402,272,220

Growth 1,756,575

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	128	147,670	3	3,835	13	6,955	144	158,460	
<b>02. Res Improve Land</b>	1,173	1,953,390	47	685,040	159	2,039,155	1,379	4,677,585	
<b>03. Res Improvements</b>	1,194	45,604,785	47	3,093,905	166	7,922,330	1,407	56,621,020	
<b>04. Res Total</b>	1,322	47,705,845	50	3,782,780	179	9,968,440	1,551	61,457,065	885,975
<b>% of Res Total</b>	85.24	77.62	3.22	6.16	11.54	16.22	35.98	15.28	50.44
<b>05. Com UnImp Land</b>	19	49,045	1	0	6	49,835	26	98,880	
<b>06. Com Improve Land</b>	156	491,375	4	39,515	26	595,150	186	1,126,040	
<b>07. Com Improvements</b>	170	7,242,025	4	450,440	27	7,318,855	201	15,011,320	
<b>08. Com Total</b>	189	7,782,445	5	489,955	33	7,963,840	227	16,236,240	38,170
<b>% of Com Total</b>	83.26	47.93	2.20	3.02	14.54	49.05	5.27	4.04	2.17
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	4	55,580	4	55,580	
<b>15. Rec Improvements</b>	0	0	0	0	4	38,190	4	38,190	
<b>16. Rec Total</b>	0	0	0	0	4	93,770	4	93,770	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.09	0.02	0.00
<b>Res &amp; Rec Total</b>	1,322	47,705,845	50	3,782,780	183	10,062,210	1,555	61,550,835	885,975
<b>% of Res &amp; Rec Total</b>	85.02	77.51	3.22	6.15	11.77	16.35	36.07	15.30	50.44
<b>Com &amp; Ind Total</b>	189	7,782,445	5	489,955	33	7,963,840	227	16,236,240	38,170
<b>% of Com &amp; Ind Total</b>	83.26	47.93	2.20	3.02	14.54	49.05	5.27	4.04	2.17
<b>17. Taxable Total</b>	1,511	55,488,290	55	4,272,735	216	18,026,050	1,782	77,787,075	924,145
<b>% of Taxable Total</b>	84.79	71.33	3.09	5.49	12.12	23.17	41.34	19.34	52.61

## Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	2	346,100	249,025		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		2	346,100	249,025
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					2	346,100	249,025

## Schedule III : Mineral Interest Records

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

## Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	113	2	126	241

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	59	224,975	8	8,385	1,863	216,030,825	1,930	216,264,185
28. Ag-Improved Land	8	146,105	5	75,725	564	75,863,675	577	76,085,505
29. Ag Improvements	8	71,320	5	242,255	586	31,821,880	599	32,135,455
30. Ag Total							2,529	324,485,145

## 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	4	4.00	40,000	
33. HomeSite Improvements	6	0.00	48,120	4	4.00	213,120	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	8	6.93	21,600	4	3.60	10,800	
37. FarmSite Improvements	2	0.00	23,200	5	0.00	29,135	
38. FarmSite Total							
39. Road & Ditches	0	2.02	0	0	0.48	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	20,000	2	2.00	20,000	
32. HomeSite Improv Land	410	422.95	4,127,500	414	426.95	4,167,500	
33. HomeSite Improvements	437	421.95	25,807,590	447	425.95	26,068,830	832,430
34. HomeSite Total				449	428.95	30,256,330	
35. FarmSite UnImp Land	16	45.40	45,730	16	45.40	45,730	
36. FarmSite Improv Land	499	553.00	1,389,520	511	563.53	1,421,920	
37. FarmSite Improvements	498	0.00	6,014,290	505	0.00	6,066,625	0
38. FarmSite Total				521	608.93	7,534,275	
39. Road & Ditches	0	8,856.06	0	0	8,858.56	0	
40. Other- Non Ag Use	0	489.14	70	0	489.14	70	
41. Total Section VI				970	10,385.58	37,790,675	832,430

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	459.99	208,580	3	459.99	208,580

## Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	67	498.51	349,480	0	0.00	0
44. Recapture Value N/A	67	498.51	349,480	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	2.01	1,160	69	500.52	350,640
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	4,313.39	6.51%	7,117,095	7.15%	1,650.00
46. 1A	22,691.94	34.24%	37,441,735	37.61%	1,650.00
47. 2A1	4,809.42	7.26%	7,021,775	7.05%	1,460.00
48. 2A	2,916.20	4.40%	4,257,665	4.28%	1,460.00
49. 3A1	2,061.25	3.11%	3,009,420	3.02%	1,460.00
50. 3A	9,002.28	13.58%	12,423,170	12.48%	1,380.00
51. 4A1	5,900.36	8.90%	8,142,500	8.18%	1,380.00
52. 4A	14,584.24	22.00%	20,126,280	20.22%	1,380.00
53. Total	66,279.08	100.00%	99,539,640	100.00%	1,501.83
Dry					
54. 1D1	2,257.40	2.01%	2,144,535	2.31%	950.00
55. 1D	55,024.80	49.01%	52,273,575	56.43%	950.00
56. 2D1	4,934.55	4.40%	4,687,830	5.06%	950.00
57. 2D	2,056.08	1.83%	1,377,580	1.49%	670.00
58. 3D1	7,232.44	6.44%	4,845,700	5.23%	670.00
59. 3D	18,602.97	16.57%	12,463,980	13.45%	670.00
60. 4D1	9,019.06	8.03%	6,042,740	6.52%	670.00
61. 4D	13,136.58	11.70%	8,801,465	9.50%	670.00
62. Total	112,263.88	100.00%	92,637,405	100.00%	825.18
Grass					
63. 1G1	531.33	0.00%	305,565	0.32%	575.09
64. 1G	12,890.44	7.88%	7,412,355	7.88%	575.03
65. 2G1	8,833.52	5.40%	5,079,380	5.40%	575.01
66. 2G	10,318.83	6.31%	5,933,465	6.31%	575.01
67. 3G1	3,457.06	2.11%	1,987,850	2.11%	575.01
68. 3G	24,080.65	14.72%	13,846,615	14.72%	575.01
69. 4G1	22,521.09	13.77%	12,949,860	13.77%	575.01
70. 4G	80,903.75	49.47%	46,520,160	49.47%	575.01
71. Total	163,536.67	100.00%	94,035,250	100.00%	575.01
<b>Irrigated Total</b>					
	66,279.08	18.93%	99,539,640	34.72%	1,501.83
<b>Dry Total</b>					
	112,263.88	32.06%	92,637,405	32.31%	825.18
<b>Grass Total</b>					
	163,536.67	46.71%	94,035,250	32.80%	575.01
<b>Waste</b>					
	7,947.74	2.27%	481,875	0.17%	60.63
<b>Other</b>					
	94.60	0.03%	300	0.00%	3.17
<b>Exempt</b>					
	0.28	0.00%	0	0.00%	0.00
<b>Market Area Total</b>					
	350,121.97	100.00%	286,694,470	100.00%	818.84



## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	4.05	6,685	5.00	8,250	66,270.03	99,524,705	66,279.08	99,539,640
<b>77. Dry Land</b>	254.69	214,705	0.00	0	112,009.19	92,422,700	112,263.88	92,637,405
<b>78. Grass</b>	221.02	127,090	43.41	24,960	163,272.24	93,883,200	163,536.67	94,035,250
<b>79. Waste</b>	16.73	1,000	0.78	100	7,930.23	480,775	7,947.74	481,875
<b>80. Other</b>	0.00	0	0.00	0	94.60	300	94.60	300
<b>81. Exempt</b>	0.00	0	0.00	0	0.28	0	0.28	0
<b>82. Total</b>	<b>496.49</b>	<b>349,480</b>	<b>49.19</b>	<b>33,310</b>	<b>349,576.29</b>	<b>286,311,680</b>	<b>350,121.97</b>	<b>286,694,470</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	66,279.08	18.93%	99,539,640	34.72%	1,501.83
<b>Dry Land</b>	112,263.88	32.06%	92,637,405	32.31%	825.18
<b>Grass</b>	163,536.67	46.71%	94,035,250	32.80%	575.01
<b>Waste</b>	7,947.74	2.27%	481,875	0.17%	60.63
<b>Other</b>	94.60	0.03%	300	0.00%	3.17
<b>Exempt</b>	0.28	0.00%	0	0.00%	0.00
<b>Total</b>	<b>350,121.97</b>	<b>100.00%</b>	<b>286,694,470</b>	<b>100.00%</b>	<b>818.84</b>

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

91 Webster

F3

	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	56,744,410	61,457,065	4,712,655	8.31%	885,975	6.74%
02. Recreational	84,265	93,770	9,505	11.28%	0	11.28%
03. Ag-Homesite Land, Ag-Res Dwelling	27,210,195	30,256,330	3,046,135	11.19%	832,430	8.14%
<b>04. Total Residential (sum lines 1-3)</b>	<b>84,038,870</b>	<b>91,807,165</b>	<b>7,768,295</b>	<b>9.24%</b>	<b>1,718,405</b>	<b>7.20%</b>
05. Commercial	16,141,625	16,236,240	94,615	0.59%	38,170	0.35%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	7,325,770	7,534,275	208,505	2.85%	0	2.85%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>23,467,395</b>	<b>23,770,515</b>	<b>303,120</b>	<b>1.29%</b>	<b>38,170</b>	<b>1.13%</b>
<b>10. Total Non-Agland Real Property</b>	<b>107,506,265</b>	<b>115,577,750</b>	<b>8,071,485</b>	<b>7.51%</b>	<b>1,756,575</b>	<b>5.87%</b>
11. Irrigated	78,094,035	99,539,640	21,445,605	27.46%		
12. Dryland	78,429,360	92,637,405	14,208,045	18.12%		
13. Grassland	83,367,875	94,035,250	10,667,375	12.80%		
14. Wasteland	484,245	481,875	-2,370	-0.49%		
15. Other Agland	70	300	230	328.57%		
<b>16. Total Agricultural Land</b>	<b>240,375,585</b>	<b>286,694,470</b>	<b>46,318,885</b>	<b>19.27%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>347,881,850</b>	<b>402,272,220</b>	<b>54,390,370</b>	<b>15.63%</b>	<b>1,756,575</b>	<b>15.13%</b>

**2009 Plan of Assessment for Webster County  
Assessment Years 2009, 2010, and 2011  
June 15, 2008**

**Plan of Assessment Requirements:**

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

**Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. State. §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; for the 2008 value year and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 80% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

Reference, Neb. Rev. Stat. §77-201 (R.S. Supp 2004)

**General Description of Real Property in Webster County:**

Parcels	% of Total Parcels	% of Taxable Value Base
---------	--------------------	-------------------------

Residential	1555	34%	.1633%
Commercial	226	5%	.0476%
Industrial	0	0%	0%
Recreational	0	0%	0%
Agricultural	2450	54%	.7879%
Special Valuation	87	2%	.0012%
Exempt	250	5%	0%

Agricultural land is our most predominant property. They make up nearly 79% of our tax base.

### **Current Resources:**

#### ***A. Staff / Budget / Training***

##### ***Elected Assessor:***

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

##### ***Deputy Assessor:***

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

Nature of Responsibility:

Number of employees supervised by this position: All clerks

Nature and extent of instructions given this position regarding work: Take over all responsibilities when the Assessor is not present. As with every position within this office you will be expected to handle any issue that arises or do any work that is needed.

Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in cadastral mapping, calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

***Clerk:***

There are no Continuing Education requirements for this position.

Nature of Responsibility:

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

***Clerk, part-time:***

There are no Continuing Education requirements for this position.

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

***Appraiser (Contracted):***

Job description is to do whatever pick-up work we have not completed in office. Also watch for changes in the agricultural land year round. Continuing Education requirements for this position is to obtain 28 hours of approved continuing education every two years.

***Budget***

County Assessor office spent \$88,035.20 for the 2006/2007 budget year. I budgeted \$94,590.00 for the 2007/2008 year and as of this date have gone over budget. The County Appraiser office budget was \$6,150 for the 2006/2007 budget year. We budgeted \$8,000 for the 2007/2008 budget year and will spend exactly that amount.

The 911 GIS mapping is done and paid off. The County has hired someone to place the remaining road signs during this coming budget year. Due to budgeting problems within the county GIS mapping within the Assessors Office has also been suspended.

***Training***

We continue to train the clerks on statutory dates and pertinent information that may not be understood or has not been performed. Any new information obtained at schooling or meetings is brought back to the office and the remaining staff is updated.

***B. Cadastral Maps***

The Cadastral maps for the towns have been completely proofed and we feel, except for a few problems, are in good condition. In the rural area only one precinct (4-9) has been proofed and is in good condition. As deeds come in we update ownership and make any splits that need to be done.

***C. Property Record Cards***

These records are maintained and updated by office staff. They are in good condition. We have successfully moved all data from old property cards onto new property cards in the Residential files. We are continuing as time allows to finish moving the information on the Commercial and Agricultural property cards. Within the Residential files we are in the process of removing all the old cards and pricing sheets to the historical files. Once the information has been moved within the Commercial and Agricultural files we also purge the old information from the files to the historical files. Information on all files includes the following:

Filing ID number, Parcel ID number (computer ID number), Cadastral number, Glide number (the cadastral pages hang from glides), Ownership, Legal description, Deed information, Utilities, Offsite improvements, Zoning, Neighborhood analysis, Land size computations, School district, Situs address, Map number, Class code, House data, Building data, Picture of house, Sketch of house, Ground plan sketch (on some – work in progress), Annual valuations, Remarks sheet, Deed sheet, and Valuation worksheets

#### ***D. Software***

We use Terra-Scan for our property pricing. I use Microsoft Excel to run my sales ratio studies.

#### ***E. Web based***

Tricia Allen (Deputy Assessor) and I have taken schooling to set up a Web page. We now have our own web page at [websterne.taxsifter.com](http://websterne.taxsifter.com) the Treasurer has a webpage at [www.nebraskataxesonline.us](http://www.nebraskataxesonline.us) and Webster county has a website at [www.co.webster.ne.us](http://www.co.webster.ne.us) where we have placed the sales used to determine the 2008 values. We have had a tremendous amount of positive feedback on this and hope to be able to continue to budget for it.

### **Current Assessment Procedures for Real Property:**

#### ***A. Discover, List & Inventory all Property***

Real estate transfers are brought over to the Assessors office from the Register of Deeds office. Within a few days, the Deputy Assessor processes the deed. This consists of pulling the property record cards confirming information on deed matches property record information. If anything does not match, we do a deed research then contact the person that prepared the deed. They then file a corrective deed. If everything on the deed matches our property record card we change Terra-Scan, update the record card with new owner, and update the Deed card within the property record card. The cadastral book is then changed; the sale is entered into Excel for the sales ratio study, and also put in the "Sales Book" for appraisers. We do the supplemental sheet through the mail to the PA&T Department. Then we mail a "Sales Review" sheet to the buyer and the seller. The information off of the sales review is used to determine "arms-length" sales.

Sales reviews are done on each and every sale as they come through the office. A sales verification letter is sent out to both the buyer and the seller of each transaction. We get back about 60% of the letters. If we do not receive the sales verification back within two weeks, we will attempt to contact the person(s) to verify the sale. The individual, who processes the sale, also updates the sales book for the appraiser's use and maintains data entry for both Terra-Scan and the Excel program used for the Sales Ratio Study.

Building permits are filed in the Clerks office, during the month of November, we make copies of all building permits. We contact Bladen, Blue Hill, and Red Cloud for their building permits during this month also.

#### ***B. Data Collection***

From November until the March 20 cut-off date, we inspect every property with a building permit. We are currently reviewing all rural properties so if we are out on a permit, we do a full review of the property. Sales information is updated in Excel every time we process a Real Estate Transfer and when we receive the Sales Review back.

***C. Review assessment sales ratio studies before assessment action***

Internally a sales ratio study is done annually for each class of property: residential, commercial and agricultural. Residential is then broke down by each market area. It is then broke down within each sub-class in that market area that is deemed necessary. Commercial is broke down by each market area. Agricultural is broke down by use, area of the county where it is located, and by school districts. We try to keep our Field Liaison updated on what we are doing usually just over the phone.

***D. Approaches to Value***

We are using Marshall and Swift 06/99 pricing. Each year when we do the sales ratio studies if needed we update the depreciation worksheets. The most recent depreciation study being used was done in 2008 for the 2008 valuation year. Sales ratio studies are also run on agricultural land as a whole. Then it is broke out and studied by predominant use, school district, and location within the county.

***E. Reconciliation of Final Value and documentation***

The final values are checked against the sales ratio studies. Any corrections are made and then the rest of the property within the county is changed.

***F. Review assessment sales ratio studies after assessment actions***

If needed the sales ratio studies are reviewed again to determine where we need to make additional changes.

***G. Notices and Public Relations***

Notice of Valuation change is sent along with a letter of explanation and all printouts on their properties, on May 30.

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



<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	99%	94%	101.99%
Commercial	100%	4.42%	100.68%
Agricultural Land	75%	24.73%	102.66%
Special Value Agland	75%	24.73%	102.66%

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

### **Assessment Actions Planned for Assessment Year 2009/2010:**

#### **For 2009**

**Agricultural:** Within the office we will finish up matching our acres to the NRD acres for the lower republican. We hope to get all data moved from the old rural cards to the new rural cards and proof them.

**Residential:** Proof the new residential cards against the old residential cards to make sure all data has been transferred accurately this about  $\frac{3}{4}$  done. We will also review Blue Hill City residential properties.

**Commercial:** Our goal is for Bob Worman, contracted appraiser, to review commercial properties in Blue Hill City and Rural Webster County. This will finish up the commercial properties in the county for this 6 year plan. Finish transferring information from the old commercial cards to the new commercial cards in Blue Hill City and Rural Webster County. Proof the new commercial cards against the old commercial cards to make sure all data has been transferred accurately.

***Special Value - Agland:*** Assessor and/or deputy will review each special value parcel.

#### **For 2010**

**Agricultural:** Bob Worman, contracted appraiser, will start reviewing all rural residential properties. The Assessor and/or deputy will drive the county to check for any land use changes.

**Residential:** Assessor and/or deputy will finish reviewing any residential properties that were missed. This will include all buildings and residents located within any city/village within the county.

**Commercial:** All commercial properties should be reviewed by this year. If not Bob Worman, contracted appraiser, will finish those up. Other than new construction these should be done for this 6 year cycle.

***Special Value - Agland:*** Assessor and/or deputy will review each special value parcel

## **For 2011**

***Agricultural:*** Bob Worman, contracted appraiser, will continue reviewing all rural residential properties. The Assessor and/or deputy will drive the county to check for any land use changes.

***Residential:*** Residential is done for this cycle.

***Commercial:*** All commercial properties should be reviewed by this year. If not Bob Worman, contracted appraiser, will finish those up. Other than new construction these should be done for this 6 year cycle.

***Special Value - Agland:*** Assessor and/or deputy will review each special value parcel.

## ***Plan of Review***

When we review a property, we compare the property record card to the physical site. If anything appears to be wrong, we contact the owner to obtain entrance and do an interior inspection and re-measurement. If not allowed inside, we attempt to review the information with the owner and do a review of the outside. Digital photos are taken of all homes and some outbuildings. The rural ground plan sketches are drawn at this time also. Aerial photographs are unrealistic due to budget constraints.

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

1. Record Maintenance, mapping updates, & ownership changes were discussed in previous sections.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts
  - b. Assessor Survey
  - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Land & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
  - k. Certify Trusts owning Agland to Secretary of State
3. Personal Property: administer annual filings of approximately 582 schedules, prepare subsequent notices for incomplete filings or failure to file, and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax and follow through this process with any protests and a review of those properties.
6. Homestead Exemptions: administer approximately 264 annual filings of applications, approval/denial process, taxpayer notifications, taxpayer assistance, and sending applications onto the state department.
7. Centrally Assessed: review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections: prepare tax list correction documents for county board approval.
12. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor, Deputy Assessor, and/or Appraisal Education: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license. Always send new help to an educational workshop.

#### AMENDMENTS:

Respectfully submitted:

Assessor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Copy distribution: Submit the plan to the county board of equalization on or before July 31 of each year. Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 each year.

## 2009 Assessment Survey for Webster County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	1
4.	<b>Other part-time employees</b>
	1
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$100,654
7.	<b>Part of the budget that is dedicated to the computer system</b>
	Software - \$\$8,479.32, DP & supplies \$190 Equipt \$810
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$100,864
9.	<b>Amount of the total budget set aside for appraisal work</b>
	Separate budget
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$1,725
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$8,000
12.	<b>Other miscellaneous funds</b>
13.	<b>Total budget</b>
	\$100,864
a.	<b>Was any of last year's budget not used:</b>
	No, went over budget and had to use part of the clerk's budget for the overage

#### B. Computer, Automation Information and GIS

1.	<b>Administrative software</b>
	Terra Scan
2.	<b>CAMA software</b>
	Terra Scan

3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Deputy Assessor
5.	<b>Does the county have GIS software?</b>
	Yes – currently only used for 911 addressing
6.	<b>Who maintains the GIS software and maps?</b>
	Deputy Assessor – GIS Workshop, Assessor’s office is trying to turn it back to them to take over as no additional funding for layers is available
7.	<b>Personal Property software:</b>
	Terra Scan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	No
3.	<b>What municipalities in the county are zoned?</b>
	All towns except Bladen
4.	<b>When was zoning implemented?</b>
	July 2001

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	<b>Bob Woerman does some contract appraisal, but most is done by Assessor &amp; staff</b>
2.	<b>Other services</b>
	<b>None</b>



## Certification

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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 Webster County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



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

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Ruth A. Sorensen  
Property Tax Administrator





## Valuation History Charts