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Summary

# **2009** Commission Summary

#### 92 Wheeler

#### **Residential Real Property - Current**

Number of Sales	24	COD	33.41
Total Sales Price	\$752,255	PRD	133.71
Total Adj. Sales Price	\$752,255	COV	51.82
Total Assessed Value	\$532,075	STD	49.01
Avg. Adj. Sales Price	\$31,344	Avg. Absolute Deviation	31.94
Avg. Assessed Value	\$22,170	Average Assessed Value of the Base	\$18,986
Median	96	Wgt. Mean	71
Mean	95	Max	276
Min	36.07		

#### **Confidenence Interval - Current**

95% Median C.I	64.94 to 104.71
95% Mean C.I	73.88 to 115.27
95% Wgt. Mean C.I	50.18 to 91.28
% of Value of the Class of all	Real Property Value in t
% of Value of the Class of all 1 % of Records Sold in the Study	

#### **Residential Real Property - History**

Year	Number of Sales	Median	COD	PRD
2008	21	98	26.9	122.62
2007	27	92	56.07	129.05
2006	37	95	41.25	117.76
2005	41	95	50.04	134.18

# **2009** Commission Summary

#### 92 Wheeler

#### **Commercial Real Property - Current**

Number of Sales	8	COD	130.48
Total Sales Price	\$2,266,500	PRD	748.02
Total Adj. Sales Price	\$2,266,500	COV	101.50
Total Assessed Value	\$290,560	STD	97.33
Avg. Adj. Sales Price	\$283,313	Avg. Absolute Deviation	66.68
Avg. Assessed Value	\$36,320	Average Assessed Value of the Base	\$19,608
Median	51	Wgt. Mean	13
Mean	96	Max	296
Min	6		

#### **Confidenence Interval - Current**

95% Median C.I	6.21 to 296.25
95% Mean C.I	14.51 to 177.28
95% Wgt. Mean C.I	-3.23 to 28.87

% of Value of the Class of all Real Property Value in the County	0.40
% of Records Sold in the Study Period	17.39
% of Value Sold in the Study Period	32.21

#### **Commercial Real Property - History**

Year	Number of Sales	Median	COD	PRD
2008	7	43	129.91	251.41
2007	6	47	90.93	212.82
2006	3	51	84.3	192.34
2005	3	165	49.41	165.26

# **2009** Commission Summary

#### 92 Wheeler

#### **Agricultural Land - Current**

Number of Sales	35	COD	14.60
Total Sales Price	\$9,108,912	PRD	101.30
Total Adj. Sales Price	\$8,838,912	COV	20.49
Total Assessed Value	\$6,488,581	STD	15.24
Avg. Adj. Sales Price	\$252,540	Avg. Absolute Deviation	10.27
Avg. Assessed Value	\$185,388	Average Assessed Value of the Base	\$154,312
Median	70	Wgt. Mean	73
Mean	74	Max	130.75
Min	51.19		

#### **Confidenence Interval - Current**

95% Median C.I	68.40 to 77.78	
95% Mean C.I	69.32 to 79.41	
95% Wgt. Mean C.I	68.03 to 78.79	
% of Value of the Class of	all Real Property Value in the County	96.20
0/ $CD$ $c$ $1/$ $C$ $1/$ $1/$ $1/$ $1/$ $1/$		2 40
% of Records Sold in the S	Study Period	2.49

#### **Agricultural Land - History**

Year	Number of Sales	Median	COD	PRD
2008	36	71	15	100.18
2007	35	73	17.89	101.29
2006	40	76	22.73	100.42
2005	31	76	17.39	99.97

Opinions

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 Wheeler County is 96.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Wheeler County is not 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 Wheeler County is 100.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Wheeler County is not in compliance with generally accepted mass appraisal practices.

#### Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural or special value land in Wheeler County is 70.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Wheeler County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



Kuth a. Sorensen

Ruth A. Sorensen Property Tax Administrato

**Residential Reports** 

92 - WHEELER COUNTY				PAD 2000	Prolimi	inary Statistics		Base S	tat		PAGE:1 of 4
RESIDENTIAL					Type: Qualifie					State Stat Run	
						ge: 07/01/2006 to 06/30/20	08 Posted	Before: 01/22	2/2009		
NIIMBER	of Sales	- :	24	MEDIAN:		0					
	les Price		752,255	WGT. MEAN:	<b>96</b> 71	COV:	51.82		Median C.I.: 64.94		
TOTAL Adj.Sa			752,255	WGI. MEAN: MEAN:	95	STD:	49.01		. Mean C.I.: 50.18		
TOTAL Asses			532,255	MEAN ·	95	AVG.ABS.DEV:	31.94	95	% Mean C.I.: 73.8	8 to 115.27	
AVG. Adj. Sa			31,343	COD:	33.41	MAX Sales Ratio:	276.40				
AVG. Adj. Sa AVG. Asses			22,169	PRD:	133.71	MIN Sales Ratio:	36.07			Drinted, 01/22/	000 22.10.41
	seu varue		22,105	FILD.	133.71	MIN Sales Natio:	50.07			Printed: 01/22/2 Avg. Adj.	Avg.
<b>DATE OF SALE *</b> RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Qrtrs	COONI	MEDIAN	MEAN	WGI. MEAN	001	D FRD	MIIN	INAX	55% Median C.I.	5410 11100	nobu var
07/01/06 TO 09/30/06	5	97.80	101.06	88.95	22.43	3 113.62	51.30	129.30	N/A	19,800	17,612
10/01/06 TO 12/31/06	2	184.97	184.97	144.33	49.43		93.54	276.40	N/A	4,500	6,495
01/01/07 TO 03/31/07	2	104.97	104.97	111.55	17.1.	5 120.15	23.34	270.10	N/A	4,500	0,495
04/01/07 TO 06/30/07	3	100.56	101.16	100.65	2.1	5 100.51	98.21	104.71	N/A	18,000	18,116
07/01/07 TO 09/30/07	5	75.20	77.65	76.65	33.1		36.07	140.00	36.07 to 140.00	39,579	30,336
10/01/07 TO 12/31/07	3	66.84	85.10	63.89	38.6		55.45	133.00	N/A	13,333	8,518
01/01/08 TO 03/31/08	2	72.51	72.51	66.50	11.4		64.21	80.80	N/A	40,600	27,000
04/01/08 TO 06/30/08	2	73.63	73.63	44.15	48.6		37.80	109.47	N/A	96,000	42,382
Study Years	2	/5.05	/5.05	11.15	40.0	100.19	37.00	109.47	N/A	50,000	12,302
07/01/06 TO 06/30/07	10	99.38	117.87	95.93	30.3	7 122.88	51.30	276.40	93.54 to 129.30	16,200	15,540
07/01/07 TO 06/30/08	14	71.02	77.94	63.82	35.08		36.07	140.00	45.85 to 109.47	42,161	
Calendar Yrs	14	/1.02	//.94	03.02	35.00	0 122.13	30.07	140.00	45.65 10 109.47	42,101	26,905
01/01/07 TO 12/31/07	13	79.67	84.79	78.76	32.24	4 107.65	36.07	140.00	55.45 to 104.71	28,542	22,481
ALL	10	19.01	04.75	/0./0	52.2	1 107.05	50.07	140.00	55.45 00 104.71	20,342	22,401
	24	95.58	94.58	70.73	33.42	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
ASSESSOR LOCATION	21	23.30	94.50	70.75	55.1	1 155.71	30.07	270.10	01.01 00 101.71	Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
BARTLETT	2	184.97	184.97	144.33	49.43		93.54	276.40	N/A	4,500	6,495
ERICSON	4	98.07	93.75	57.69	38.14		45.85	133.00	N/A	28,388	16,378
LAKE ERICSON	15	97.80	91.44	92.80	20.00		36.07	140.00	75.20 to 104.71	23,313	21,634
RURAL	3	51.30	51.10	46.09	17.10		37.80	64.21	N/A	93,333	43,020
ALL	5	51.50	51.10	10.09	17.10	110.07	37.00	01.21	N/A	23,333	15,020
	24	95.58	94.58	70.73	33.43	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
LOCATIONS: URBAN, S				70.75	55.1	1 155.71	30.07	270.10	01.91 00 101.71	Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	6	111.42	124.16	64.06	49.73		45.85	276.40	45.85 to 276.40	20,425	13,084
3	18		84.72	72.03	27.03		45.85 36.07	140.00	64.21 to 101.82	34,983	25,198
ALL	10	09.21	01.72	12.05	27.0.	5 111.02	50.07	110.00	01.21 CO 101.02	51,905	23,190
ц	24	95.58	94.58	70.73	33.42	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
STATUS: IMPROVED, U				.0.15	55.4.	± ±33.1±	50.07	270.10	01.71 CO TOT./I	Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	L MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	18	95.58	96.37	70.68	33.48		37.80	276.40	64.94 to 104.71	37,030	26,171
2	6	90.68	89.19	71.16	35.02		36.07	133.00	36.07 to 133.00	14,283	10,163
ALL	5	20.00	07.19	, 1.10	55.0		30.07	100.00	20.07 20 133.00	11,200	10,105
UUU	24	95.58	94.58	70.73	33.43	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
	27	00	21.30	,0.15	55.4	± ±33,1±	50.07	270.10	JI.JI CO IUI./I	JI, JIJ	22,109

92 - WHEELER	R COUNTY			PAD 2009	) Prelimi	inary Statistics	2	Base S	tat		PAGE:2 of 4
RESIDENTIAL					Type: Qualifie	<u>mary branstic</u>				State Stat Run	
						ge: 07/01/2006 to 06/30/2	008 Posted	Before: 01/22	2/2009		
	NUMBER of Sal	es:	24	<b>MEDIAN:</b>	96	COV:	51.82	95%	Median C.I.: 64.94	1 to 104 71	
	TOTAL Sales Pri	ce:	752,255	WGT. MEAN:	71	STD:	49.01		. Mean C.I.: 50.1		
TOT	TAL Adj.Sales Pri	ce:	752,255	MEAN:	95	AVG.ABS.DEV:	31.94		% Mean C.I.: 73.8		
	)TAL Assessed Val		532,075			AVG.ADJ.DEV.	51.94	23	, incuir 0.1. 75.0	00 00 115.27	
AVG	G. Adj. Sales Pric	ce:	31,343	COD:	33.41	MAX Sales Ratio:	276.40				
A	AVG. Assessed Val	ue:	22,169	PRD:	133.71	MIN Sales Ratio:	36.07			Printed: 01/22/2	2009 23:18:41
PROPERTY TY	PE *									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
01	24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
06											
07											
ALL		-									
	24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
SCHOOL DIST	RICT *									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
NonValid Sch	ool										
ALL		-									
	24	95.58	94.58	70.73	33.43	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
YEAR BUILT										Avg. Adj.	Avg.
RANGE	COUNT			WGT. MEAN	CO		MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0 OR Bla		90.68	89.19	71.16	35.03	2 125.35	36.07	133.00	36.07 to 133.00	14,283	10,163
Prior TO 186											
1860 TO 189			120 60	FF 00	0.0 1		45 05	076 40	<b>DT</b> / <b>D</b>	21 510	17 400
1900 TO 1919				55.23	82.1		45.85	276.40	N/A	31,518	17,406
1920 TO 1939 1940 TO 1949				70.14	20.7	3 115.49	64.21 66.84	97.80 66.84	N/A N/A	42,500	29,810
1940 IO 1949 1950 TO 1959				66.84 85 52	17 0	Q 100 11	66.84 64.94	66.84 104 71	N/A N/A	16,000 21,250	10,695 18 173
1950 IO 1953 1960 TO 1969				85.52 68.63	17.9 43.1		51.30	104.71 129.30	N/A N/A	21,250 22,500	18,173 15,442
1970 TO 1979				102.11	43.1		98.21	129.30		33,333	15,442 34,036
1970 IO 1973 1980 TO 1989				140.00	3.0	2 TOT'O2	140.00	140.00	N/A N/A	40,000	56,000
1980 TO 198				37.80			37.80	37.80	N/A N/A	175,000	66,155
1995 TO 199			57.00	57.00			57.00	57.00	N/A	175,000	50,155
2000 TO Pres		79.67	79.67	79.67			79.67	79.67	N/A	26,000	20,715
ALL		. 19.01	12.01	, , , , , , , , , , , , , , , , , , , ,			12.01	19.01	N/A	20,000	20,713
ı	24	- 95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169

92 - WHEELE					PAD 2009	Prelim	inary Statistics	S	Base S	tat		PAGE:3 of 4
RESIDENTIAL						Гуре: Qualifi	v				State Stat Run	
						••	ge: 07/01/2006 to 06/30/2	008 Posted	Before: 01/22	2/2009		
	NUMBER	of Sales	;:	24	<b>MEDIAN:</b>	96	COV:	51.82	95%	Median C.I.: 64.94	to 104.71	
	TOTAL Sa	les Price	:	752,255	WGT. MEAN:	71	STD:	49.01	95% Wgt	. Mean C.I.: 50.18	8 to 91.28	
TOT	TAL Adj.Sa	les Price	:	752,255	MEAN:	95	AVG.ABS.DEV:	31.94	95	% Mean C.I.: 73.8	8 to 115.27	
TC	OTAL Asses	sed Value	:	532,075								
AVC	G. Adj. Sa	les Price	:	31,343	COD:	33.41	MAX Sales Ratio:	276.40				
1	AVG. Asses	sed Value	:	22,169	PRD:	133.71	MIN Sales Ratio:	36.07			Printed: 01/22/2	2009 23:18:41
SALE PRICE	*										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$_												
1 TO	4999	2	204.70	204.70	212.67	35.0	3 96.25	133.00	276.40	N/A	2,250	4,785
5000 TO	9999	2	97.05	97.05	97.61	3.6	2 99.42	93.54	100.56	N/A	7,750	7,565
Total \$	5											
1 TO	9999	4	116.78	150.88	123.50	46.0		93.54	276.40	N/A	5,000	6,175
10000 TO	29999	14	89.21	87.53	83.58	24.6	2 104.72	36.07	129.30	64.94 to 109.47	19,407	16,220
30000 TO	59999	3	101.82	97.71	99.97	29.0	4 97.74	51.30	140.00	N/A	43,333	43,318
60000 TO	99999	2	55.03	55.03	54.12	16.6	8 101.69	45.85	64.21	N/A	77,777	42,090
150000 TO	249999	1	37.80	37.80	37.80			37.80	37.80	N/A	175,000	66,155
ALL	_											
		24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
ASSESSED VA	ALUE *										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$_												
1 TO	4999	1	133.00	133.00	133.00			133.00	133.00	N/A	2,000	2,660
5000 TO	9999	5	93.54	117.47	72.33	55.6	1 162.42	36.07	276.40	N/A	11,340	8,202
Total \$												
1 TO	9999	6	97.05	120.06	74.40	51.4		36.07	276.40	36.07 to 276.40	9,783	7,278
10000 TO	29999	13	97.62	89.22	84.35	21.7		51.30	129.30	64.94 to 109.47	20,615	17,390
30000 TO	59999	4	83.01	87.97	78.30	39.6	8 112.35	45.85	140.00	N/A	62,638	49,045
60000 TO	99999	1	37.80	37.80	37.80			37.80	37.80	N/A	175,000	66,155
ALL	_								0			0.0.1.60
		24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
QUALITY											Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO		MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)		6	90.68	89.19	71.16	35.0		36.07	133.00	36.07 to 133.00	14,283	10,163
10		3	97.80	98.68	100.13	3.8		93.54	104.71	N/A	12,833	12,850
20		9	97.62	109.74	88.43	39.1		51.30	276.40	66.84 to 129.30	23,500	20,780
30		5	64.21	70.56	56.11	37.7	8 125.75	37.80	140.00	N/A	77,711	43,605
40		1	98.21	98.21	98.21			98.21	98.21	N/A	28,000	27,500
ALL	_		05 55			~~ ·	1 100 51	26.05	0.00	CA 04 + 104 =-	~ ~ ~ ~	00 1 C
		24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169

92 - WHE	ELER COUNTY	r			PAD 2009	Prelim	inary Statistics	}	Base St	tat		PAGE:4 of 4
RESIDENT	IAL					Гуре: Qualifi					State Stat Run	
						Date Ran	ge: 07/01/2006 to 06/30/20	008 Posted	Before: 01/22	/2009		
	NUMBE	R of Sales	:	24	<b>MEDIAN:</b>	96	COV:	51.82	95% 1	Median C.I.: 64.94	to 104.71	
	TOTAL S	ales Price	:	752,255	WGT. MEAN:	71	STD:	49.01	95% Wgt	. Mean C.I.: 50.18	3 to 91.28	
	TOTAL Adj.S TOTAL Asse			752,255 532,075	MEAN:	95	AVG.ABS.DEV:	31.94	95	% Mean C.I.: 73.8	8 to 115.27	
	AVG. Adj. S	ales Price	:	31,343	COD:	33.41	MAX Sales Ratio:	276.40				
	AVG. Asse	ssed Value	:	22,169	PRD:	133.71	MIN Sales Ratio:	36.07			Printed: 01/22/2	2009 23:18:41
STYLE											Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)		б	90.68	89.19	71.16	35.0	2 125.35	36.07	133.00	36.07 to 133.00	14,283	10,163
100		б	105.65	107.29	108.77	17.9	5 98.64	64.94	140.00	64.94 to 140.00	28,000	30,455
101		12	77.44	90.91	57.84	43.9	7 157.18	37.80	276.40	51.30 to 97.80	41,546	24,030
ALL												
		24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
CONDITI	ON										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)		6	90.68	89.19	71.16	35.0	2 125.35	36.07	133.00	36.07 to 133.00	14,283	10,163
20		2	192.94	192.94	130.87	43.2	6 147.42	109.47	276.40	N/A	9,750	12,760
30		9	97.80	95.59	98.78	21.4	9 96.76	64.94	140.00	66.84 to 129.30	24,666	24,366
40		7	64.21	69.79	53.23	34.3	6 131.10	37.80	98.21	37.80 to 98.21	60,722	32,325
ALL												
		24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169

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

#### Residential

For assessment year 2009 there were no assessment actions performed other than pickup work.

The Wheeler County Assessor reviews all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. If there still is a question with the sale a physical inspection of the property is performed.

Pickup work was completed and placed on the 2009 assessment roll.

# 2009 Assessment Survey for Wheeler County

**Residential Appraisal Information** (Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor and Staff
3.	Pickup work done by whom:
	Standard Appraisal
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	December 2007 Marshal-Swift for Lake Ericson
	June 1996 Marshall-Swift for Bartlett, Ericson, Rural Residential and Ag Dwellings
5.	What was the last year a depreciation schedule for this property class was
	developed using market-derived information?
	2007 for Lake Ericson
	1999 for the villages of Bartlett and Ericson
	2000-2001 for Rural Residential and Ag Dwellings
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	4 Assessor Locations – Bartlett, Ericson, Lake Ericson and Rural
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	These Assessor Locations are defined by location, specifically by town, Lake Ericson and Rural
9.	Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes, Assessor Locations are a unique usable valuation grouping

10.	<b>Is there unique market significance of the suburban location as defined in Reg.</b> <b>10-001.07B?</b> (Suburban shall mean a parcel of real estate property located outside of the limits <i>of an incorporated city or village, but within the legal jurisdiction of an</i> <i>incorporated city or village.</i> )
	There is no market significance of the suburban location as this location is only a geographic grouping based on the Reg.
11.	Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?
	Yes, both dwellings are valued in a manner that would provide the same relationship to the market

### **Residential Permit Numbers:**

Permits	<b>Information Statements</b>	Other	Total
10	0	0	0

92 - WHEELER COUNTY					000 D 8-	O Statistics		Base S	tat		PAGE:1 of 4
RESIDENTIAL										State Stat Run	
					Type: Qualifie	ea ge: 07/01/2006 to 06/30/20	00 Destad I	Dafamas 01/22	/2000	2000 2000 2000	
	. f. g. l		0.4			ge: 07/01/2000 to 00/50/20	vo rosteur	Before: 01/23	/2009		
	of Sales		24	<b>MEDIAN:</b>	96	COV:	51.82		Median C.I.: 64.94		
	les Price		752,255	WGT. MEAN:	71	STD:	49.01		. Mean C.I.: 50.18		
TOTAL Adj.Sa			752,255	MEAN:	95	AVG.ABS.DEV:	31.94	95	% Mean C.I.: 73.8	8 to 115.27	
TOTAL Asses			532,075	005.	22 41	Max Galas Datis	076 40				
AVG. Adj. Sa			31,343	COD:	33.41	MAX Sales Ratio:	276.40				
AVG. Asses	sed value	2.	22,169	PRD:	133.71	MIN Sales Ratio:	36.07			Printed: 03/10/.	
DATE OF SALE *	COLDIE	MEDIAN							OFR Malian C T	Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Plice	ASSU VAL
Qrtrs		07 00	101 06		22.4	2 112 60	F1 20	100 20	NT / 7	10 000	17 (10
07/01/06 TO 09/30/06	5	97.80	101.06	88.95	22.4		51.30	129.30	N/A	19,800	17,612
10/01/06 TO 12/31/06	2	184.97	184.97	144.33	49.4	3 128.15	93.54	276.40	N/A	4,500	6,495
01/01/07 TO 03/31/07	2	100 50	101 10	100 65	0.1	F 100 F1	0.0 0.1	104 71	27.42	10.000	10 110
04/01/07 TO 06/30/07	3	100.56	101.16	100.65	2.1		98.21	104.71	N/A	18,000	18,116
07/01/07 TO 09/30/07	7	75.20	77.65	76.65	33.1		36.07	140.00	36.07 to 140.00	39,579	30,336
10/01/07 TO 12/31/07	3	66.84	85.10	63.89	38.6		55.45	133.00	N/A	13,333	8,518
01/01/08 TO 03/31/08	2	72.51	72.51	66.50	11.4		64.21	80.80	N/A	40,600	27,000
04/01/08 TO 06/30/08	2	73.63	73.63	44.15	48.6	7 166.79	37.80	109.47	N/A	96,000	42,382
Study Years							=1 00	0.5.6 4.0		1.5.000	1 10
07/01/06 TO 06/30/07	10	99.38	117.87	95.93	30.3		51.30	276.40	93.54 to 129.30	16,200	15,540
07/01/07 TO 06/30/08	14	71.02	77.94	63.82	35.0	8 122.13	36.07	140.00	45.85 to 109.47	42,161	26,905
Calendar Yrs										00 E 40	0.0 1.01
01/01/07 TO 12/31/07	13	79.67	84.79	78.76	32.2	4 107.65	36.07	140.00	55.45 to 104.71	28,542	22,481
ALL								0.5.6 4.0	64 04 · 104 51		
	24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
ASSESSOR LOCATION	COLDIE	MEDIAN							OFR Malian C T	Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO		MIN	MAX	95% Median C.I.		
BARTLETT	2	184.97	184.97	144.33	49.4		93.54	276.40	N/A	4,500	6,495
ERICSON	4	98.07	93.75	57.69	38.1		45.85	133.00	N/A	28,388	16,378
LAKE ERICSON	15	97.80	91.44	92.80	20.0		36.07	140.00	75.20 to 104.71	23,313	21,634
RURAL	3	51.30	51.10	46.09	17.1	6 110.87	37.80	64.21	N/A	93,333	43,020
ALL		05 50	04 50		22.4	1 100 51		0.00	64 04 1 104 51	21 242	0.0 1.00
	24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
LOCATIONS: URBAN, S									OFR Malian C T	Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO		MIN	MAX	95% Median C.I.		
1	6	111.42	124.16	64.06	49.7		45.85	276.40	45.85 to 276.40	20,425	13,084
3	18	89.21	84.72	72.03	27.0	3 117.62	36.07	140.00	64.21 to 101.82	34,983	25,198
ALL			04 50	70 70	<b>22</b>	1 100 01	26 07	276 40		21 242	00 100
	24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343 Avg. Adj.	22,169
STATUS: IMPROVED, U										Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO1		MIN	MAX	95% Median C.I.		
1	18	95.58	96.37	70.68	33.4		37.80	276.40	64.94 to 104.71	37,030	26,171
2	6	90.68	89.19	71.16	35.03	2 125.35	36.07	133.00	36.07 to 133.00	14,283	10,163
ALL			04 50	70 70	<b>22</b>	1 100 01	26 07	276 40		21 242	00 100
	24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169

92 - WHEELER CO	OUNTY			<b>PAD 2</b>	009 R&	O Statistics		Base S	tat		PAGE:2 of 4
RESIDENTIAL					Гуре: Qualifie					State Stat Run	
						ge: 07/01/2006 to 06/30/2	008 Posted	Before: 01/23	3/2009		
I	NUMBER of Sales	3:	24	MEDIAN:	96	COV:	51.82		Median C.I.: 64.94	1 to 104 71	
	TAL Sales Price		752,255	WGT. MEAN:	<b>71</b>	STD:	51.82 49.01			8 to 91.28	
	Adj.Sales Price		752,255	MEAN:	95	AVG.ABS.DEV:	49.01 31.94	_		8 to 115.27	
	Assessed Value		532,075			AVG.ABS.DEV.	51.94	55	* Mean C.1 /5.0	50 LU 115.27	
AVG. Ad	dj. Sales Price	2:	31,343	COD:	33.41	MAX Sales Ratio:	276.40				
AVG.	Assessed Value	e:	22,169	PRD:	133.71	MIN Sales Ratio:	36.07			Printed: 03/10/2	2009 16:32:21
PROPERTY TYPE	*									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
01	24	95.58	94.58	70.73	33.43	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
06											
07											
ALL											
	24	95.58	94.58	70.73	33.43	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
SCHOOL DISTRIC	'T *									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	24	95.58	94.58	70.73	33.43	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
NonValid School											
ALL											
	24	95.58	94.58	70.73	33.43	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
YEAR BUILT *									0.50	Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI		MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0 OR Blank	6	90.68	89.19	71.16	35.02	2 125.35	36.07	133.00	36.07 to 133.00	14,283	10,163
Prior TO 1860 1860 TO 1899											
1900 TO 1919	3	93.54	138.60	55.23	82.10	6 250.96	45.85	276.40	N/A	31,518	17,406
1900 TO 1919 1920 TO 1939	2	93.54 81.01	81.01	70.14	20.73		45.85 64.21	97.80	N/A N/A	42,500	29,810
1920 TO 1939 1940 TO 1949	1	66.84	66.84	66.84	20.7.	5 115.49	66.84	66.84	N/A N/A	42,500	10,695
1940 IO 1949 1950 TO 1959	4	86.41	85.62	85.52	17.99	9 100.11	64.94	104.71	N/A	21,250	18,173
1960 TO 1969	2	90.30	90.30	68.63	43.19		51.30	129.30	N/A	22,500	15,442
1970 TO 1979	3	101.82	103.17	102.11	3.69		98.21	109.47	N/A N/A	33,333	34,036
1980 TO 1989	1	140.00	140.00	140.00	5.0.		140.00	140.00	N/A	40,000	56,000
1990 TO 1994	1	37.80	37.80	37.80			37.80	37.80	N/A	175,000	66,155
1995 TO 1999	-	2.000	2.100					2	,	, , , , , , , , , , , , , , , , , , ,	,100
2000 TO Present	z 1	79.67	79.67	79.67			79.67	79.67	N/A	26,000	20,715
ALL	-	/							.,	,	,0
	24	95.58	94.58	70.73	33.43	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169

92 - WHEELE	R COUNTY				PAD 2	009 R&	O Statistics		Base S	tat		PAGE:3 of 4
RESIDENTIAL						Type: Qualifi					State Stat Run	
							nge: 07/01/2006 to 06/30/2	008 Posted	Before: 01/23	/2009		
	NUMBER	of Sales	3:	24	<b>MEDIAN:</b>	96	COV:	51.82	95%	Median C.I.: 64.94	to 104.71	
	TOTAL Sa	les Price	:	752,255	WGT. MEAN:	71	STD:	49.01			8 to 91.28	
TO	TAL Adj.Sa	les Price	e:	752,255	MEAN:	95	AVG.ABS.DEV:	31.94	95	% Mean C.I.: 73.8		
Т	OTAL Asses	sed Value	e:	532,075								
AV	G. Adj. Sa	les Price	e:	31,343	COD:	33.41	MAX Sales Ratio:	276.40				
i	AVG. Asses	sed Value	e:	22,169	PRD:	133.71	MIN Sales Ratio:	36.07			Printed: 03/10/2	2009 16:32:21
SALE PRICE	*										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$_												
1 TO	4999	2	204.70	204.70	212.67	35.0	3 96.25	133.00	276.40	N/A	2,250	4,785
5000 TO	9999	2	97.05	97.05	97.61	3.6	2 99.42	93.54	100.56	N/A	7,750	7,565
Total \$	5											
1 TO	9999	4	116.78	150.88	123.50	46.0	9 122.17	93.54	276.40	N/A	5,000	6,175
10000 TO	29999	14	89.21	87.53	83.58	24.6	2 104.72	36.07	129.30	64.94 to 109.47	19,407	16,220
30000 TO	59999	3	101.82	97.71	99.97	29.0	4 97.74	51.30	140.00	N/A	43,333	43,318
60000 TO	99999	2	55.03	55.03	54.12	16.6	8 101.69	45.85	64.21	N/A	77,777	42,090
150000 TO	249999	1	37.80	37.80	37.80			37.80	37.80	N/A	175,000	66,155
ALL												
		24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
ASSESSED V	ALUE *										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$_												
1 TO	4999	1	133.00	133.00	133.00			133.00	133.00	N/A	2,000	2,660
5000 TO	9999	5	93.54	117.47	72.33	55.6	1 162.42	36.07	276.40	N/A	11,340	8,202
Total \$				100.05			4 4 4 4 9 9		0.5.4.0			
1 TO	9999	6	97.05	120.06	74.40	51.4		36.07	276.40	36.07 to 276.40	9,783	7,278
10000 TO	29999	13	97.62	89.22	84.35	21.7		51.30	129.30	64.94 to 109.47	20,615	17,390
30000 TO	59999	4	83.01	87.97	78.30	39.6	8 112.35	45.85	140.00	N/A	62,638	49,045
60000 TO	99999	1	37.80	37.80	37.80			37.80	37.80	N/A	175,000	66,155
ALL		24		94.58	70 72	33.4	1 100 01	26 07	276.40		21 242	22 160
		24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343 Avg. Adj.	22,169 Avg.
<b>QUALITY</b> RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Avg. Assd Val
		6							MAX 133.00	36.07 to 133.00		
(blank) 10		ь З	90.68 97.80	89.19 98.68	71.16 100.13	35.0 3.8		36.07 93.54	133.00 104.71	36.07 to 133.00 N/A	14,283 12,833	10,163 12,850
20		3 9	97.80 97.62	98.68 109.74	88.43	3.8 39.1		93.54 51.30	104.71 276.40	N/A 66.84 to 129.30	23,500	20,780
30		9 5	97.82 64.21	70.56	88.43 56.11	39.1 37.7		51.30 37.80	276.40	00.84 LO 129.30 N/A	23,500 77,711	43,605
40		5	98.21	70.56 98.21	98.21	57.7	0 123./5	37.80 98.21	140.00 98.21	N/A N/A	28,000	43,805
40 ALL		Ţ	20.21	90.21	90.21			20.21	20.21	IN/ A	20,000	27,300
AUU		24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
		24	20.00	24.38	10.15	33.4	1 100./1	30.07	2/0.40	04.94 LO 104./1	31,343	22,109

92 - WHE	ELER COUNTY			PAD 2	009 R&	<b>O</b> Statistics		Base St	tat		PAGE:4 of 4
RESIDENT	IAL		<u></u>		Type: Qualifie					State Stat Run	
					Date Ran	ge: 07/01/2006 to 06/30/20	08 Posted	Before: 01/23	/2009		
	NUMBER of Sales	:	24	<b>MEDIAN:</b>	96	COV:	51.82	95%	Median C.I.: 64.94	to 104.71	
	TOTAL Sales Price	:	752,255	WGT. MEAN:	71	STD:	49.01	95% Wgt	. Mean C.I.: 50.18	3 to 91.28	
	TOTAL Adj.Sales Price	:	752,255	MEAN:	95	AVG.ABS.DEV:	31.94	95	% Mean C.I.: 73.8	8 to 115.27	
	TOTAL Assessed Value	:	532,075								
	AVG. Adj. Sales Price	:	31,343	COD:	33.41	MAX Sales Ratio:	276.40				
	AVG. Assessed Value	:	22,169	PRD:	133.71	MIN Sales Ratio:	36.07			Printed: 03/10/2	009 16:32:22
STYLE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	6	90.68	89.19	71.16	35.0	2 125.35	36.07	133.00	36.07 to 133.00	14,283	10,163
100	6	105.65	107.29	108.77	17.9	5 98.64	64.94	140.00	64.94 to 140.00	28,000	30,455
101	12	77.44	90.91	57.84	43.9	7 157.18	37.80	276.40	51.30 to 97.80	41,546	24,030
ALL_											
	24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169
CONDITIC	N									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	6	90.68	89.19	71.16	35.0	2 125.35	36.07	133.00	36.07 to 133.00	14,283	10,163
20	2	192.94	192.94	130.87	43.2	6 147.42	109.47	276.40	N/A	9,750	12,760
30	9	97.80	95.59	98.78	21.4	9 96.76	64.94	140.00	66.84 to 129.30	24,666	24,366
40	7	64.21	69.79	53.23	34.3	6 131.10	37.80	98.21	37.80 to 98.21	60,722	32,325
ALL_											
	24	95.58	94.58	70.73	33.4	1 133.71	36.07	276.40	64.94 to 104.71	31,343	22,169

**Residential Correlation** 

### **Residential Real Property I. Correlation**

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

#### 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>	Qualified Sales	Percent Used
2009	37	24	64.86
2008	33	21	63.64
2007	32	27	84.38
2006	46	37	80.43
2005	51	41	80.39

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

The Wheeler County Assessor reviews all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. If there still is a question with the sale a physical inspection of the property is performed.

#### 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 set. 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.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	96	-0.07	96	96
2008	96.37	0.28	97	97.82
2007	68	24.18	84	92
2006	78	10.55	86	95
2005	79	13.21	90	95

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

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

## 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.

# 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)
0	2009	-0.07
-6.77	2008	0.28
22.87	2007	24.18
21.43	2006	10.55
11.66	2005	13.21

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

#### 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, 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.

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

	Median	Wgt. Mean	Mean
<b>R&amp;O Statistics</b>	96	71	95

RESIDENTIAL: The median and mean measures of central tendency are within the acceptable range. The weighted mean is well below the acceptable range.

#### VI. Analysis of R&O COD and PRD

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

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less. Rural residential and seasonal properties: a COD of 20 or less.

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

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

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

	COD	PRD
<b>R&amp;O Statistics</b>	33.41	133.71
Difference	18.41	30.71

RESIDENTIAL:Both the coefficient of dispersion and the price related differential are above the acceptable range. This statistically suggests regressivity in residential assessments and may indicate that high priced properties are undervalued. Further review of the individual assessor locations on the residential statistical page indicates the two villages of Bartlett and Ericson may also be causing these overall measures to be high.

#### 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O</b> Statistics	Change
Number of Sales	24	24	0
Median	96	96	0
Wgt. Mean	71	71	0
Mean	95	95	0
COD	33.41	33.41	0.00
PRD	133.71	133.71	0.00
Minimum	36.07	36.07	0.00
Maximum	276.40	276.40	0.00

RESIDENTIAL: The above table is reflective of the reported assessment actions of the Wheeler County Assessor.

#### 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</b> Statistics	<b>Trended Ratio</b>	Difference
Number of Sales	24	21	3
Median	96	77	19
Wgt. Mean	71	63	8
Mean	95	97	-2
COD	33.41	57.98	-24.57
PRD	133.71	153.20	-19.49
Minimum	36.07	24.62	11.45
Maximum	276.40	380.24	-103.84

In comparing the two sets of statistics in the above table you will notice the Trended Statistics have three less sales than the R&O Statistics. The sales were removed from the analysis as they were split off from the original parcel. The split off sales did not have a prior year value, thus the reason for not figuring them into the Trended Statistics.

In comparing the two sets of statistics only the mean measure of central tendency is similar. Given the high coefficient of dispersion and relatively small sample size, it is the opinion of the Division this sample is not sufficient enough to prove the sales file is unrepresentative.

In reviewing the previous tables, three and four in this section you will notice they are very similar and both suggest the assessment practices are applied to the sales file and population in a similar manner.

Based on the known assessment practices of the County there is no reason to believe the sales file is not representative of the population or the sold properties have been treated differently than the unsold properties.

**Commercial Reports** 

P2 - MRELIAR COUNTY         Date Statistics         Date Statistics         Date Statistics         Date Statistics         Date Statistics         Date Statistics         Matrix 64 a           SUMMARK of Salaes         2,266,500         MEDIANS         13         COTO         10,150         953         Media OL.1:         6.110 to 177.08         Media OL.1: <th>92 - WHEELER COUNTY</th> <th></th> <th></th> <th></th> <th>DAD 2000</th> <th>Dualina</th> <th>inamy Statistic</th> <th>2</th> <th>Base S</th> <th>tat</th> <th></th> <th>PAGE:1 of 4</th>	92 - WHEELER COUNTY				DAD 2000	Dualina	inamy Statistic	2	Base S	tat		PAGE:1 of 4		
Definition         Conversion         Distribution         Conversion         Distribution         Distribution         Conversion         State         Distribution         Conversion         State         Distribution         Conversion         State         Distribution         Conversion         State         Distribution         State         Distribution         State								S			State Stat Run			
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TOTAL Assessed Value:         290,660         TOTAL Assessed Value:         200,660           AVG. Add. Salas Pricet:         280,112         COUNT         Note:         101/10/06           AVG. Add. Salas Pricet:         200,660         Printed: DJ/22/2009 23:18:46           AVG. Assessed Value:         36,320         PRD:         NIX         Note:          Note:									_					
AVG. Adj. adj.e price:         283,112         COD         130,48         MAX Sales Ratio:         296,25           DATE OF SALE         COUNT         MBLIN         MEAN         WG7. MEAN         COU         PRD         MIN         MAX         95% Median C.I.         Sale Price         Avg.           0.0175         MO1/30/05         MIN         MAX         95% Median C.I.         Sale Price         Avg.           0.0170         TO 30/31/06         2         84.82         74.41         49.07         113.98         43.20         126.43         N/A         1.930.000         13,883           0/10/106         TO 30/31/06         2         84.82         74.41         49.07         113.98         43.20         126.43         N/A         1.930.000         13,883           0/10/106         TO 30/31/06         1         6.21         5.26         296.25         296.25         N/A         10.001         29,675           0/10/107         TO 30/31/07         1         168.60         168.60         168.60         N/A         2,500         4,225           0/10/107         TO 30/31/07         1         168.60         168.60         168.60         N/A         2,500         4,225           0/10	-				MEAN:	96	AVG.ABS.DEV:	66.68	95	% Mean C.I.: 14.5	51 to 177.28			
AVG. Assessed Value:         36,320         FMD:         748.02         NLM Sales Ratio:         6.21         Printed: 01/22/2009 23:18:48         Aug           ANNO         Color         Online         Online         NEA         Sale Price         Aug         Aug           Online         Online         Online         NEA         95% Median C.I.         Sale Price         Augd         Augd           0/01/05 to 12/31/05         O         0/01/05 to 13/31/06         2         84.82         74.41         49.07         113.98         43.20         126.43         N/A         20.000         14.882           0/01/05 to 16/30/06         1         6.21         6.21         6.21         N/A         1,930.000         119,935           10/01/05 to 10/33/07         1         38.3         38.31 </td <td></td> <td></td> <td></td> <td></td> <td>000.</td> <td>120 40</td> <td>MAX Galas Datis:</td> <td>206 25</td> <td></td> <td></td> <td></td> <td></td>					000.	120 40	MAX Galas Datis:	206 25						
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07/01/07 TO 06/30/08       3       59.00       85.59       40.68       78.78       210.37       29.16       168.60       N/A       22,166       9,018        Calendar Yrs            484.82       118.02       9.05       110.02       1303.86       6.21       296.25       N/A       495,000       44,806         01/01/07 TO 12/31/07       2       103.46       103.46       39.77       62.97       260.11       38.31       168.60       N/A       111,250       44,247	07/01/05 TO 06/30/06							6.21		N/A				
Calendar Yrs          01/01/06 TO 12/31/06       4       84.82       118.02       9.05       110.02       1303.86       6.21       296.25       N/A       495,000       44,806         01/01/07 TO 12/31/07       2       103.46       103.46       39.77       62.97       260.11       38.31       168.60       N/A       111,250       44,247	07/01/06 TO 06/30/07		167.28		49.52	77.1	0 337.78	38.31	296.25	N/A	115,000	56,952		
01/01/06 TO 12/31/06       4       84.82       118.02       9.05       110.02       1303.86       6.21       296.25       N/A       495,000       44,806         01/01/07 TO 12/31/07       2       103.46       103.46       39.77       62.97       260.11       38.31       168.60       N/A       111,250       44,247	07/01/07 TO 06/30/08	3	59.00	85.59	40.68	78.7	8 210.37	29.16	168.60	N/A	22,166	9,018		
01/01/07 TO 12/31/07       2       103.46       103.46       39.77       62.97       260.11       38.31       168.60       N/A       111,250       44,247	Calendar Yrs													
ALL	01/01/06 TO 12/31/06	4	84.82	118.02	9.05	110.0	2 1303.86	6.21	296.25	N/A	495,000	44,806		
8         51.10         95.90         12.82         130.48         748.02         6.21         296.25         6.21 to 296.25         283,312         36,320           ASSESSOR LOCATION         MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95%         Median C.I.         Sale Price         Assd Val           ERICSON         6         51.10         73.63         11.16         86.86         659.43         6.21         168.60         6.21 to 168.60         367,750         41,059           RURAL         2         162.71         162.71         73.68         82.08         220.84         29.16         296.25         N/A         30,000         22,102          ALL	01/01/07 TO 12/31/07	2	103.46	103.46	39.77	62.9	7 260.11	38.31	168.60	N/A	111,250	44,247		
ASSESSOR LOCATION         Avg. Adj.	ALL													
RANGE       COUNT       MEDIAN       MEAN       WGT.       MEAN       COD       PRD       MIN       MAX       95%       Median C.I.       Sale Price       Assd Val         ERICSON       6       51.10       73.63       11.16       86.86       659.43       6.21       168.60       6.21 to 168.60       367,750       41,059         RURAL       2       162.71       162.71       73.68       82.08       220.84       29.16       296.25       N/A       30,000       22,102		8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25				
Initial       Initia       Initial       Initial	ASSESSOR LOCATION										5 5	-		
RURAL       2       162.71       162.71       73.68       82.08       220.84       29.16       296.25       N/A       30,000       22,102        ALL										95% Median C.I.				
ALL       8       51.10       95.90       12.82       130.48       748.02       6.21       296.25       6.21 to 296.25       283,312       36,320         LOCATIONS: URBAN, SUBURBAN & RURAL       Avg. Adj.       Avg.         RANGE       COUNT       MEDIAN       MEAN WGT. MEAN       COD       PRD       MIN       MAX       95% Median C.I.       Sale Price       Assd Val         1       6       51.10       73.63       11.16       86.86       659.43       6.21       168.60       6.21 to 168.60       367,750       41,059         3       2       162.71       162.71       73.68       82.08       220.84       29.16       296.25       N/A       30,000       22,102         ALL	ERICSON	6	51.10	73.63	11.16	86.8	6 659.43	6.21	168.60	6.21 to 168.60	367,750	41,059		
8       51.10       95.90       12.82       130.48       748.02       6.21       296.25       6.21 to 296.25       283,312       36,320         LOCATIONS: URBAN, SUBURBAN & RURAL       Avg. Adj.       Avg.         RANGE       COUNT       MEDIAN       MEAN       WGT. MEAN       COD       PRD       MIN       MAX       95% Median C.I.       Sale Price       Assd Val         1       6       51.10       73.63       11.16       86.86       659.43       6.21       168.60       6.21 to 168.60       367,750       41,059         3       2       162.71       162.71       73.68       82.08       220.84       29.16       296.25       N/A       30,000       22,102         ALL	RURAL	2	162.71	162.71	73.68	82.0	8 220.84	29.16	296.25	N/A	30,000	22,102		
Avg. Adj. Avg.         Avg. Adj. Avg.         RANGE       COUNT       MEDIAN       MEAN WGT. MEAN       COD       PRD       MIN       MAX       95% Median C.I.       Sale Price       Assd Val         1       6       51.10       73.63       11.16       86.86       659.43       6.21       168.60       6.21 to 168.60       367,750       41,059         3       2       162.71       162.71       73.68       82.08       220.84       29.16       296.25       N/A       30,000       22,102	ALL													
RANGE         COUNT         MEDIAN         MEAN         WGT.         MEAN         COD         PRD         MIN         MAX         95%         Median         C.I.         Sale Price         Assd Val           1         6         51.10         73.63         11.16         86.86         659.43         6.21         168.60         6.21 to 168.60         367,750         41,059           3         2         162.71         162.71         73.68         82.08         220.84         29.16         296.25         N/A         30,000         22,102		8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320		
1       6       51.10       73.63       11.16       86.86       659.43       6.21       168.60       6.21 to 168.60       367,750       41,059         3       2       162.71       162.71       73.68       82.08       220.84       29.16       296.25       N/A       30,000       22,102	LOCATIONS: URBAN, S	UBURBAN	& RURAL									-		
3       2       162.71       162.71       73.68       82.08       220.84       29.16       296.25       N/A       30,000       22,102        ALL	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val		
ALL	1	б	51.10	73.63	11.16	86.8	6 659.43	6.21	168.60	6.21 to 168.60	367,750	41,059		
	3	2	162.71	162.71	73.68	82.0	8 220.84	29.16	296.25	N/A	30,000	22,102		
8 51.10 95.90 12.82 130.48 748.02 6.21 296.25 6.21 to 296.25 283,312 36,320	ALL													
		8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320		

92 - WHEELER COUN	TY			PAD 2000	) <b>Prolim</b>	inary Statistic	c	Base S	tat		PAGE:2 of 4
COMMERCIAL					Type: Qualifi	v	8			State Stat Run	
						rge: 07/01/2005 to 06/30/2	2008 Posted	Before: 01/22	2/2009		
NUM	BER of Sales	:	8	MEDIAN:	51	COV:	101.50		Median C.I.: 6.21	to 206 25	( <i>!: AVTot=0</i> )
TOTAL	Sales Price	: 2	2,266,500	WGT. MEAN:	13	STD:	97.33		. Mean C.I.: -3.22		
	.Sales Price		2,266,500	MEAN:	96	AVG.ABS.DEV:	66.68		* Mean C.I.: 14.5		
TOTAL As	sessed Value		290,560			AVG.ADS.DEV.	00.00	22	• Mean C.1.• 14.5	01 10 177.20	
AVG. Adj.	Sales Price	:	283,312	COD:	130.48	MAX Sales Ratio:	296.25				
AVG. As	sessed Value	:	36,320	PRD:	748.02	MIN Sales Ratio:	6.21			Printed: 01/22/2	2009 23.18.48
STATUS: IMPROVED	. UNIMPROVE	D & IOLI	G							Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
ALL											
	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
SCHOOL DISTRICT	*									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
NonValid School											
ALL											
	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
YEAR BUILT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	DD PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0 OR Blank	1	59.00	59.00	59.00			59.00	59.00	N/A	14,000	8,260
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	168.60	168.60	168.60			168.60	168.60	N/A	2,500	4,215
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	2	66.32	66.32	7.14	90.6	929.34	6.21	126.43	N/A	972,500	69,400
1970 TO 1979	2	36.18	36.18	33.84	19.4	0 106.91	29.16	43.20	N/A	37,500	12,690
1980 TO 1989	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
1990 TO 1994											
1995 TO 1999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
2000 TO Present											
ALL											
	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320

92 - WHEELER COUNTY COMMERCIAL       Base Stat         PAD 2009 Preliminary Statistics       Base Stat         Type: Qualified Date Range: 07/01/2005 to 06/30/2008       Posted Before: 01/22/2009         NUMBER of Sales:       8       MEDIAN:       51       COV:       101.50       95% Median C.I.:       6.2         TOTAL Sales Price:       2,266,500       WGT. MEAN:       13       STD:       97.33       95% Median C.I.:       6.2         TOTAL Adj.Sales Price:       2,266,500       MEAN:       96       AVG.ABS.DEV:       66.68       95% Mean C.I.:       -3.         TOTAL Adj.Sales Price:       2,283,312       COD:       130.48       MAX Sales Ratio:       296.25         AVG. Assessed Value:       36,320       PRD:       748.02       MIN       MAX       95% Median C.I.:       6.21         Low \$	23 to 28.87 .51 to 177.28 <i>Printed: 01/22/.</i> Avg. Adj.	( <i>!: AVTot=0</i> ) 2009 23:18:48 Avg. Assd Val
Date Range: 07/01/2005 to 06/30/2008       Posted Before: 01/22/2009         NUMBER of Sales:       8       MEDIAN:       51       COV:       101.50       95% Median C.I.:       6.2         TOTAL Sales Price:       2,266,500       WGT. MEAN:       13       STD:       97.33       95% Mgt. Mean C.I.:       -3.         TOTAL Adj.Sales Price:       2,266,500       MEAN:       96       AVG.ABS.DEV:       66.68       95% Mean C.I.:       14         TOTAL Assessed Value:       290,560       MEAN:       9748.02       MIN Sales Ratio:       296.25         AVG. Assessed Value:       36,320       PRD:       748.02       MIN Sales Ratio:       6.21         SALE PRICE *         RANGE       COUNT       MEDIAN       MEAN       COD       PRD       MIN       MAX       95% Median C.I.:       14	23 to 28.87 .51 to 177.28 Printed: 01/22/. Avg. Adj. . Sale Price	2009 23:18:48 Avg.
TOTAL Sales Price:       2,266,500       WGT. MEAN:       13       STD:       97.33       95% Wgt. Mean C.I.: -3.         TOTAL Adj.Sales Price:       2,266,500       MEAN:       96       AVG.ABS.DEV:       66.68       95% Mean C.I.: 14         TOTAL Assessed Value:       290,560         AVG. Adj. Sales Price:       283,312       COD:       130.48       MAX Sales Ratio:       296.25         AVG. Assessed Value:       36,320       PRD:       748.02       MIN Sales Ratio:       6.21         SALE PRICE *         RANGE       COUNT       MEDIAN       MEAN       WGT. MEAN       COD       PRD       MIN       MAX       95% Median C.I.:       14         I TO       4999       1       168.60       168.60       168.60       N/A	23 to 28.87 .51 to 177.28 Printed: 01/22/. Avg. Adj. . Sale Price	2009 23:18:48 Avg.
TOTAL Sales Price:       2,266,500       WGT. MEAN:       13       STD:       97.33       95% Wgt. Mean C.I.: -3.         TOTAL Adj.Sales Price:       2,266,500       MEAN:       96       AVG.ABS.DEV:       66.68       95% Mean C.I.: 14         TOTAL Assessed Value:       290,560         AVG. Adj. Sales Price:       283,312       COD:       130.48       MAX Sales Ratio:       296.25         AVG. Assessed Value:       36,320       PRD:       748.02       MIN Sales Ratio:       6.21         SALE PRICE *         RANGE       COUNT       MEDIAN       MEAN       WGT. MEAN       COD       PRD       MIN       MAX       95% Median C.I.:       14	23 to 28.87 .51 to 177.28 Printed: 01/22/. Avg. Adj. . Sale Price	Avg.
TOTAL Adj.Sales Price:       2,266,500       MEAN:       96       AVG.ABS.DEV:       66.68       95%       Mean C.I.:       14         TOTAL Assessed Value:       290,560       130.48       MAX Sales Ratio:       296.25       296.25       130.48       MAX Sales Ratio:       296.25       100       14       100	.51 to 177.28 <i>Printed: 01/22/.</i> Avg. Adj. . Sale Price	Avg.
TOTAL Assessed Value:       290,560         AVG. Adj. Sales Price:       283,312       COD:       130.48       MAX Sales Ratio:       296.25         AVG. Assessed Value:       36,320       PRD:       748.02       MIN Sales Ratio:       6.21         SALE PRICE *         RANGE       COUNT       MEDIAN       MEAN       WGT. MEAN       COD       PRD       MIN       MAX       95% Median C.I.        Low \$	Printed: 01/22/. Avg. Adj. . Sale Price	Avg.
AVG. Assessed Value:       36,320       PRD:       748.02       MIN Sales Ratio:       6.21         SALE PRICE *       RANGE       COUNT       MEDIAN       MEAN       WGT. MEAN       COD       PRD       MIN       MAX       95% Median C.I.        Low \$	Avg. Adj. Sale Price	Avg.
SALE PRICE *         RANGE       COUNT       MEDIAN       MEAN       WGT. MEAN       COD       PRD       MIN       MAX       95% Median C.I.        Low \$	Avg. Adj. Sale Price	Avg.
RANGE         COUNT         MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95% Median C.I.          Low \$	. Sale Price	-
Low \$ 1 TO 4999 1 168.60 168.60 168.60 168.60 N/A		Assd Val
1 TO 4999 1 168.60 168.60 168.60 168.60 N/A	2,500	
	2,500	
		4,215
Total \$		
1 TO 99999 1 168.60 168.60 168.60 168.60 N/A	2,500	4,215
10000 TO 29999 4 92.72 131.22 105.70 86.42 124.14 43.20 296.25 N/A	16,000	16,912
30000 TO 59999 1 29.16 29.16 29.16 29.16 29.16 N/A	50,000	14,580
150000 TO 249999 1 38.31 38.31 38.31 38.31 N/A	220,000	84,280
500000 + 1 6.21 6.21 6.21 6.21 N/A	1,930,000	119,835
ALL		
8 51.10 95.90 12.82 130.48 748.02 6.21 296.25 6.21 to 296.25	283,312	36,320
ASSESSED VALUE *	Avg. Adj.	Avg.
RANGE COUNT MEDIAN MEAN WGT. MEAN COD PRD MIN MAX 95% Median C.I.	. Sale Price	Assd Val
Low \$		
1 TO 4999 1 168.60 168.60 168.60 168.60 N/A	2,500	4,215
5000 TO 9999 1 59.00 59.00 59.00 59.00 59.00 N/A	14,000	8,260
Total \$		
1 TO 9999 2 113.80 113.80 75.61 48.15 150.52 59.00 168.60 N/A	8,250	6,237
10000 TO 29999 4 84.82 123.76 73.97 103.26 167.31 29.16 296.25 N/A	25,000	18,492
60000 TO 99999 1 38.31 38.31 38.31 38.31 N/A	220,000	84,280
100000 TO 149999 1 6.21 6.21 6.21 6.21 6.21 N/A	1,930,000	119,835
ALL		
8 51.10 95.90 12.82 130.48 748.02 6.21 296.25 6.21 to 296.25		36,320
COST RANK	Avg. Adj.	Avg.
RANGE COUNT MEDIAN MEAN WGT. MEAN COD PRD MIN MAX 95% Median C.I.		Assd Val
(blank) 1 59.00 59.00 59.00 59.00 N/A	14,000	8,260
10 2 147.52 147.52 132.46 14.29 111.37 126.43 168.60 N/A	8,750	11,590
20 5 38.31 82.63 11.59 158.75 712.68 6.21 296.25 N/A	447,000	51,824
ALL		
8 51.10 95.90 12.82 130.48 748.02 6.21 296.25 6.21 to 296.25	283,312	36,320

92 - WH COMMERC	EELER COUNTY						ry Statistics	5	Base St	at	State Stat Run	PAGE:4 of 4
COMMERC				- -	Гуре: Qualifi Data Data		//01/2005 to 06/30/2	000 Dartad	Before: 01/22	/2000	Suie Sui Kun	
			-			ige: 0/	/01/2005 to 06/30/2	Juda Posted	Before: 01/22	/2009		( <i>!: AVTot=0</i> )
	NUMBER of Sales		8	<b>MEDIAN:</b>	51		COV:	101.50	95% I	Median C.I.: 6.21	to 296.25	
	TOTAL Sales Price		2,266,500	WGT. MEAN:	13		STD:	97.33	95% Wgt	. Mean C.I.: -3.23	3 to 28.87	
	TOTAL Adj.Sales Price		2,266,500	MEAN:	96		AVG.ABS.DEV:	66.68	95	& Mean C.I.: 14.5	1 to 177.28	
	TOTAL Assessed Value		290,560									
	AVG. Adj. Sales Price	:	283,312	COD:	130.48	MAX	Sales Ratio:	296.25				
	AVG. Assessed Value	:	36,320	PRD:	748.02	MIN	Sales Ratio:	6.21			Printed: 01/22/2	2009 23:18:48
OCCUPAN	ICY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CC	D	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	1	59.00	59.00	59.00				59.00	59.00	N/A	14,000	8,260
232	1	43.20	43.20	43.20				43.20	43.20	N/A	25,000	10,800
325	1	29.16	29.16	29.16				29.16	29.16	N/A	50,000	14,580
343	1	126.43	126.43	126.43				126.43	126.43	N/A	15,000	18,965
493	1	168.60	168.60	168.60				168.60	168.60	N/A	2,500	4,215
531	1	38.31	38.31	38.31				38.31	38.31	N/A	220,000	84,280
556	1	296.25	296.25	296.25				296.25	296.25	N/A	10,000	29,625
883	1	6.21	6.21	6.21				6.21	6.21	N/A	1,930,000	119,835
ALI	۵ <u>ـــــــ</u>											
	8	51.10	95.90	12.82	130.4	8	748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
PROPERT	TY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CC	D	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
02												
03	8	51.10	95.90	12.82	130.4	8	748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
04												
AL1	L 8	51.10	95.90	12.82	130.4	18	748.02	6.21	296.25	6.21 to 296.25	283,312	36,320

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

### Commercial

Overall, no action was taken in the commercial class of property for 2009 unless any changes were found through sales verification or pick up work.

All sales are reviewed by the Assessor to find out as much information about the sale as possible.

# 2009 Assessment Survey for Wheeler County

# **Commercial/Industrial Appraisal Information**

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor and Staff
3.	Pickup work done by whom:
	Contract Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	1996 – Marshall-Swift
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	1999
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income approach is not utilized
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	3 Assessor Locations – Bartlett, Ericson and Rural
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	These Assessor Locations are defined by location, specifically by town and rural
10.	Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes, Assessor Location is a unique usable valuation grouping
11.	Do the various subclasses of Commercial Property such as convenience stores,
	warehouses, hotels, etc. have common value characteristics?
	Yes

12.	Is there unique market significance of the suburban location as defined in Reg.							
	<b>10-001.07B?</b> (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.)							
	There is no market significance of the suburban location as this location is only a							
	geographic grouping based on the Reg.							

## **Commercial Permit Numbers:**

Permits	Information Statements	Other	Total	
0	0	0	0	

92 - WHEELER COUNTY				<b>PAD 2</b>	000 <b>D</b> &	O Statistics		Base S	tat		PAGE:1 of 4
COMMERCIAL					Type: Qualifi					State Stat Run	
						rge: 07/01/2005 to 06/30/2	008 Posted	Before: 01/23	/2009		
NIIMDFE	t of Sales		8	MEDIAN:		0					
	les Price		2,266,500	WGT. MEAN:	<b>51</b> 13	COV:	101.50		Median C.I.: 6		
TOTAL Adj.Sa			2,266,500	WGI. MEAN: MEAN:	13 96	STD:	97.33	-	. Mean C.I.: -		
TOTAL Asses			2,200,500	MEAN ·	90	AVG.ABS.DEV:	66.68	95	% Mean C.I.:	14.51 to 177.28	
AVG. Adj. Sa			283,312	COD:	130.48	MAX Sales Ratio:	296.25				
AVG. Asses			36,320	PRD:	748.02	MIN Sales Ratio:	6.21			Drinted 02/10/	2000 17 22 41
DATE OF SALE *	Sed Varue	. •	50,520	1100	/10:02	Min Baies Racio.	0.21			Printed: 03/10/2 Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	J MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.		Assd Val
Ortrs	000111	MUDIAI	1 Indenti	WOI. MEAN	60		PILIN	1-11-111	Jos Median e.	.1	
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	84.82	2 84.82	74.41	49.0	7 113.98	43.20	126.43	N/A	20,000	14,882
04/01/06 TO 06/30/06	1	6.21		6.21			6.21	6.21	N/A	1,930,000	119,835
07/01/06 TO 09/30/06										,,	,
10/01/06 TO 12/31/06	1	296.25	5 296.25	296.25			296.25	296.25	N/A	10,000	29,625
01/01/07 TO 03/31/07	1	38.31		38.31			38.31	38.31	N/A	220,000	84,280
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07	1	168.60	168.60	168.60			168.60	168.60	N/A	2,500	4,215
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	2	44.08	44.08	35.69	33.8	5 123.52	29.16	59.00	N/A	32,000	11,420
04/01/08 TO 06/30/08											
Study Years											
07/01/05 TO 06/30/06	3	43.20	58.61	7.59	92.7	6 771.85	6.21	126.43	N/A	656,666	49,866
07/01/06 TO 06/30/07	2	167.28	167.28	49.52	77.1	.0 337.78	38.31	296.25	N/A	115,000	56,952
07/01/07 TO 06/30/08	3	59.00	85.59	40.68	78.7	210.37	29.16	168.60	N/A	22,166	9,018
Calendar Yrs											
01/01/06 TO 12/31/06	4	84.82	2 118.02	9.05	110.0	2 1303.86	6.21	296.25	N/A	495,000	44,806
01/01/07 TO 12/31/07	2	103.40	5 103.46	39.77	62.9	7 260.11	38.31	168.60	N/A	111,250	44,247
ALL											
	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.		36,320
ASSESSOR LOCATION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN		WGT. MEAN	CO		MIN	MAX	95% Median C.		Assd Val
ERICSON	6	51.10		11.16	86.8		6.21	168.60	6.21 to 168.		41,059
RURAL	2	162.71	L 162.71	73.68	82.0	8 220.84	29.16	296.25	N/A	30,000	22,102
ALL											
	8	51.10		12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.	,	36,320
LOCATIONS: URBAN, S		& RURA							050 11 0	Avg. Adj. 	Avg. Assd Val
RANGE	COUNT	MEDIAN		WGT. MEAN	CO		MIN	MAX	95% Median C.		
1	6	51.10		11.16	86.8		6.21	168.60	6.21 to 168.		41,059
3	2	162.71	L 162.71	73.68	82.0	8 220.84	29.16	296.25	N/A	30,000	22,102
ALL	8	51.10	95.90	12.82	130.4	.8 748.02	6.21	296.25	6.21 to 296.	25 283,312	36,320

92 - WHEELER (	COUNTY			ΡΛΠ 2	000 <b>R</b> &	O Statistics		Base S	tat		PAGE:2 of 4
COMMERCIAL					Type: Qualifi					State Stat Run	
						eu 1ge: 07/01/2005 to 06/30/2	2008 Posted	Before: 01/23	3/2009		
	NUMBER of Sales	5:	8	<b>MEDIAN:</b>	51	COV:	101.50		Median C.I.: 6.21	to 206 25	
T	OTAL Sales Price	e: 2	2,266,500	WGT. MEAN:	13	STD:	97.33		. Mean C.I.: -3.2		
	Adj.Sales Price		2,266,500	MEAN:	96	AVG.ABS.DEV:	66.68		% Mean C.I.: 14.5		
TOTA	L Assessed Value	e:	290,560			AVG.ABS.DEV.	00.08	25	• Mean C.1.• 14.5	01 10 177.20	
AVG.	Adj. Sales Price	e:	283,312	COD:	130.48	MAX Sales Ratio:	296.25				
AVG	. Assessed Value	e:	36,320	PRD:	748.02	MIN Sales Ratio:	6.21			Printed: 03/10/2	2009 16:32:41
STATUS: IMPRO	VED, UNIMPROVI	ED & IOL	L							Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
ALL											
	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
SCHOOL DISTRI	CT *									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
NonValid School	1										
ALL											
	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
YEAR BUILT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	168.60	168.60	168.60			168.60	168.60	N/A	2,500	4,215
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	2	66.32	66.32	7.14	90.6		6.21	126.43	N/A	972,500	69,400
1970 TO 1979	3	43.20	43.79	37.80	23.0	2 115.84	29.16	59.00	N/A	29,666	11,213
1980 TO 1989	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
1990 TO 1994	_			<b>22</b>				0.0.0-	/-		
1995 TO 1999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
2000 TO Preser	nt										
ALL		F1 10		10.00	100 4	0 540.00	C 01	006 05		000 010	26.202
	8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320

92 - WHEELER COUNTY COMMERCIAL				PAD 2	PAD 2009 R&O Statistics Base Stat						PAGE:3 of 4	
						Type: Qualifi					State Stat Run	
						••	ge: 07/01/2005 to 06/30/2	008 Posted	Before: 01/23	8/2009		
	NUMBER	of Sales	:	8	<b>MEDIAN:</b>	51	COV:	101.50	95%	Median C.I.: 6.2	1 to 296 25	
	TOTAL Sa	les Price	:	2,266,500	WGT. MEAN:	13	STD:	97.33		. Mean C.I.: -3.		
TO	TAL Adj.Sa	les Price	:	2,266,500	MEAN:	96	AVG.ABS.DEV:	66.68	-	% Mean C.I.: 14.		
T	OTAL Assess	sed Value	:	290,560			1100.1100.001	00.00		11.	.51 00 177.20	
AV	G. Adj. Sal	les Price	:	283,312	COD:	130.48	MAX Sales Ratio:	296.25				
i	AVG. Assess	sed Value	:	36,320	PRD:	748.02	MIN Sales Ratio:	6.21			Printed: 03/10/2	2009 16:32:41
SALE PRICE	*										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$_												
1 TO	4999	1	168.60	168.60	168.60			168.60	168.60	N/A	2,500	4,215
Total \$	Þ											
1 TO	9999	1	168.60	168.60	168.60			168.60	168.60	N/A	2,500	4,215
10000 TO	29999	4	92.72	131.22	105.70	86.4	2 124.14	43.20	296.25	N/A	16,000	16,912
30000 TO	59999	1	29.16	29.16	29.16			29.16	29.16	N/A	50,000	14,580
150000 TO	249999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
500000 +		1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
ALL												
		8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
ASSESSED V	ALUE *										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$_												
1 TO	4999	1	168.60		168.60			168.60	168.60	N/A	2,500	4,215
5000 TO	9999	1	59.00	59.00	59.00			59.00	59.00	N/A	14,000	8,260
Total \$			112 00	112 00		40.1	- 150 50	50.00	100 00	27.62	0.050	6 005
1 TO	9999	2	113.80		75.61	48.1		59.00	168.60	N/A	8,250	6,237
10000 TO	29999	4	84.82		73.97	103.2	6 167.31	29.16	296.25	N/A	25,000	18,492
60000 TO	99999	1	38.31 6.21		38.31			38.31	38.31	N/A	220,000	84,280
100000 TO ALL_	149999	T	0.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
		8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
COCH DANK		0	51.10	95.90	12.02	130.4	0 /40.02	0.21	290.25	0.21 LO 290.25	Avg. Adj.	Avg.
COST RANK RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.		Assd Val
10		3	126.43		99.81	28.9		59.00	168.60	N/A	10,500	10,480
20		5	38.31		11.59	158.7		6.21	296.25	N/A	447,000	51,824
ALL		5	50.51	02.05	11.57	100.7	,12.00	0.21	270.23	14/11	11,,000	51,021
		8	51.10	95.90	12.82	130.4	8 748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
		0	51.10	23.90	20.00	100.1	- , 10.02	~.41	220.20	0.22 00 200.20	200,012	50,520

92 - WH	EELER COUNTY			PAD 2	009 R&	zO S	Statistics		Base St	at		PAGE:4 of 4
COMMERC	IAL				Type: Qualifi						State Stat Run	
					Date Rai	nge: 07	7/01/2005 to 06/30/2	008 Posted	Before: 01/23	/2009		
	NUMBER of Sales	:	8	<b>MEDIAN:</b>	51		COV:	101.50	95% 1	Median C.I.: 6.21	to 296.25	
	TOTAL Sales Price	: 2	2,266,500	WGT. MEAN:	13		STD:	97.33	95% Wgt	. Mean C.I.: -3.23	3 to 28.87	
	TOTAL Adj.Sales Price	: 2	2,266,500	MEAN:	96		AVG.ABS.DEV:	66.68	95	% Mean C.I.: 14.5	1 to 177.28	
	TOTAL Assessed Value	:	290,560									
	AVG. Adj. Sales Price	:	283,312	COD:	130.48	MAX	Sales Ratio:	296.25				
	AVG. Assessed Value	:	36,320	PRD:	748.02	MIN	N Sales Ratio:	6.21			Printed: 03/10/2	009 16:32:41
OCCUPA	NCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CC	DD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
232	1	43.20	43.20	43.20				43.20	43.20	N/A	25,000	10,800
300	1	59.00	59.00	59.00				59.00	59.00	N/A	14,000	8,260
325	1	29.16	29.16	29.16				29.16	29.16	N/A	50,000	14,580
343	1	126.43	126.43	126.43				126.43	126.43	N/A	15,000	18,965
493	1	168.60	168.60	168.60				168.60	168.60	N/A	2,500	4,215
531	1	38.31	38.31	38.31				38.31	38.31	N/A	220,000	84,280
556	1	296.25	296.25	296.25				296.25	296.25	N/A	10,000	29,625
883	1	6.21	6.21	6.21				6.21	6.21	N/A	1,930,000	119,835
AL	L											
	8	51.10	95.90	12.82	130.4	48	748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
PROPER	TY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CC	DD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
02												
03	8	51.10	95.90	12.82	130.4	48	748.02	6.21	296.25	6.21 to 296.25	283,312	36,320
04												
AL	L											
	8	51.10	95.90	12.82	130.4	48	748.02	6.21	296.25	6.21 to 296.25	283,312	36,320

**Commercial Correlations** 

# **Commerical Real Property I. Correlation**

COMMERCIAL: There was no action taken in this class of property for assessment year 2009. With only eight sales in which to measure the statistics may not be reliable. There is no other information available that would indicate that Wheeler County has not met an acceptable level of value for the commercial class of property for assessment year 2009.

#### 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>	Qualified Sales	Percent Used
2009	12	8	66.67
2008	12	7	58.33
2007	13	6	46.15
2006	8	3	37.50
2005	5	3	60.00

COMMERCIAL: The assessor used 67% rounded of all commercial sales qualified for the sales study period. All sales are reviewed to determine if they are indeed arms-length transactions.

#### 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 set. 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.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	51	0.14	51	51
2008	43.2	-0.59	43	43.2
2007	47	0.00	47	47
2006	51	-2.08	50	51
2005	165	-15.66	139	165

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

COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are the same and support the fact that there was no action taken in the commercial class for the 2008 assessment year.

# 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.

# 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)
0	2009	0.14
0.00	2008	-0.59
0.00	2007	0.00
0.00	2006	-2.08
0.00	2005	-15.66

COMMERCIAL:As shown in the above table there is no statistical difference between the percent changes in the sales file versus the percent change in assessed value.

#### 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, 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.

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

	Median	Wgt. Mean	Mean
R&O Statistics	51	13	96

COMMERCIAL:All three measures are outside the range; however the commercial class is limited to eight qualified sales.

#### VI. Analysis of R&O COD and PRD

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

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less. Rural residential and seasonal properties: a COD of 20 or less.

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

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

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

	COD	PRD
<b>R&amp;O Statistics</b>	130.48	748.02
Difference	110.48	645.02

COMMERCIAL:Both quality measures of assessment are outside the respectable range based on eight qualified commercial sales.

### 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	<b>R&amp;O Statistics</b>	Change
Number of Sales	8	8	0
Median	51	51	0
Wgt. Mean	13	13	0
Mean	96	96	0
COD	130.48	130.48	0.00
PRD	748.02	748.02	0.00
Minimum	6.21	6.21	0.00
Maximum	296.25	296.25	0.00

COMMERCIAL: The above table is reflective of the reported assessment actions of the Wheeler County Assessor.

Agricultural or Special Valuation Reports

						~ ~	_	Base St	tot		PAGE:1 of 4
92 - WHEELER COUNTY AGRICULTURAL UNIMPRO						inary Statistics		Dase 5	lai	State Stat Run	PAGE:1 OL 4
AGRICULIURAL UNIMPRO				r.	Гуре: Qualifie		0 D ( ))	D. C. 01/22	12000	Since Sini Kun	
						ge: 07/01/2005 to 06/30/200	8 Posted	Before: 01/22	/2009		
	of Sales		35	<b>MEDIAN:</b>	66	COV:	22.62	95% 1	Median C.I.: 64.12	2 to 71.82	(!: Derived)
	les Price		,108,912	WGT. MEAN:	70	STD:	15.83	95% Wgt	. Mean C.I.: 63.27	7 to 76.29	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sa			,838,912	MEAN:	70	AVG.ABS.DEV:	10.12	95	% Mean C.I.: 64.	74 to 75.23	
(AgLand) TOTAL Asses			,167,705								
AVG. Adj. Sa			252,540	COD:	15.43	MAX Sales Ratio:	127.81				
AVG. Asses	sed Value	:	176,220	PRD:	100.29	MIN Sales Ratio:	48.66			Printed: 01/22/	
DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Qrtrs											
07/01/05 TO 09/30/05	2	66.47	66.47	66.39	3.1		64.36	68.58	N/A	260,000	172,605
10/01/05 TO 12/31/05	2	69.01	69.01	68.18	6.4		64.53	73.49	N/A	227,500	155,102
01/01/06 TO 03/31/06	6	64.49	63.32	63.37	4.1		54.24	67.51	54.24 to 67.51	139,233	88,235
04/01/06 TO 06/30/06	2	79.41	79.41	73.94	15.2		67.28	91.54	N/A	379,000	280,222
07/01/06 TO 09/30/06	4	68.28	81.97	68.12	26.2	5 120.33	63.52	127.81	N/A	147,665	100,590
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	6	73.26	74.52	78.98	15.4	4 94.36	50.23	107.28	50.23 to 107.28	324,967	256,665
04/01/07 TO 06/30/07	1	60.02	60.02	60.02			60.02	60.02	N/A	287,000	172,265
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	6	71.56	71.52	69.94	16.5		51.90	92.11	51.90 to 92.11	371,613	259,924
01/01/08 TO 03/31/08	3	61.88	63.65	62.03	5.2		59.68	69.38	N/A	138,853	86,130
04/01/08 TO 06/30/08	3	51.50	61.53	61.48	23.1	5 100.08	48.66	84.43	N/A	265,600	163,293
Study Years											
07/01/05 TO 06/30/06	12	65.23	67.48	67.95	7.4		54.24	91.54	64.12 to 68.58	214,033	145,439
07/01/06 TO 06/30/07	11	71.82	75.91	74.79	19.1		50.23	127.81	60.02 to 107.28	257,042	192,237
07/01/07 TO 06/30/08	12	63.57	67.05	67.03	17.2	6 100.03	48.66	92.11	51.90 to 79.09	286,920	192,317
Calendar Yrs											
01/01/06 TO 12/31/06	12	65.23	72.22	68.32	14.93		54.24	127.81	63.59 to 71.98	182,005	124,351
01/01/07 TO 12/31/07	13	71.82	72.02	73.25	16.14	4 98.32	50.23	107.28	60.02 to 79.09	343,576	251,676
ALL											
	35	65.60	69.98	69.78	15.4	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220

BARLEULTUREAL INTINGENUD         Type: Qualified         Soute Stat Run Xue	92 - WHE	ELER COUNTY			PAD 2009	) Prelimi	nary Statistic	s	Base S	tat		PAGE:2 of 4		
Table Set 0.5 MEM 2000         Details by 0.5 MEM 2000         Colspan="2">Colspan="2"         Colspan="2">Colspan="2"         Colspan="2"            Colspan="2" <th <="" colspan="2" t<="" th=""><th>AGRICULT</th><th>URAL UNIMPROVED</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>State Stat Run</th><th></th></th>	<th>AGRICULT</th> <th>URAL UNIMPROVED</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>State Stat Run</th> <th></th>		AGRICULT	URAL UNIMPROVED									State Stat Run	
(Agland)         TOTAL Sales Price:         9,108,912         NOT. MEAN:         TO         CTIC:         10,12         P38 Mass.         Same Cr.1:         61,37 to 74,23         (It MarkATP)           (Agland)         TOTAL Assessed Value:         6,167,705         TO         AVR.ADS.BEV:         10,12         P38 Mass.         Same Cr.1:         64,74 to 75,23         (It MarkATP)           AVG. Assessed Value:         6,167,705         TO         NOR.ADS.BEV:         10,12         P38 Mass.         Same Cr.1:         64,74 to 75,23         (It MarkATP)           AVG. Assessed Value:         776,22 CO         PER:         L00,29         MIR Sales Ratio:         127,81         Nead.         C.1:         64,74 to 75,20         AVG.           RAMGE         COURT         MECIAN         MEAN         NEAN         Same Price         Asset         Asset         Avg.								2008 Posted	Before: 01/22	2/2009				
(Agland)         TOTAL Sales Price:         9,108,912         NOT. MEAN:         TO         CTIC:         10,12         P38 Mass.         Same Cr.1:         61,37 to 74,23         (It MarkATP)           (Agland)         TOTAL Assessed Value:         6,167,705         TO         AVR.ADS.BEV:         10,12         P38 Mass.         Same Cr.1:         64,74 to 75,23         (It MarkATP)           AVG. Assessed Value:         6,167,705         TO         NOR.ADS.BEV:         10,12         P38 Mass.         Same Cr.1:         64,74 to 75,23         (It MarkATP)           AVG. Assessed Value:         776,22 CO         PER:         L00,29         MIR Sales Ratio:         127,81         Nead.         C.1:         64,74 to 75,20         AVG.           RAMGE         COURT         MECIAN         MEAN         NEAN         Same Price         Asset         Asset         Avg.		NUMBER of Sales	:	35	MEDIAN:	66	COV	22 62	95%	Median C T : 64 14	2 + 2 - 71 - 82			
CALL         Control         B (38), 912         MAX         YO         AVG. ASD. DEV         D. 1.1         D. 1.1 <thd. 1.1<="" th=""> <thd. 1.1<="" th=""> <thd. 1.1<="" td=""><td>(AgLand)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>. ,</td></thd.></thd.></thd.>	(AgLand)											. ,		
Chart         Control         Automation         Control         Contro         Control         Control <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>(!: <i>lana+NA1=0</i>)</td></t<>												(!: <i>lana+NA1=0</i> )		
AV0. Adj. Sahen Prime:         252,540         COD:         15.43         MAX Sahen Ratio:         127.81           AV0. Annesed         MCD.         176,220         UND:         100.29         MIN Sahen Ratio:         127.81           SMDE         CODE         TCM.NSHIP #         Avg. Adj.         Avg. Adj.         Avg. Adj.           SMDE         CODE         MEM MYC. MEAN         OCD         EPD         MIN         MAX         Systematic         Sahe Price         Avg. Adj.           1473         3         107.28         107.28         107.28         00.23         65.51         66.33         64.37         N/A         88.431         53.066           1481         1         30.07         30.023         50.23         00.23         50.23         107.28         N/A         300.000         135.655           1485         1         30.23         50.23         50.23         102.11         92.13         N/A         300.000         135.656           175.53         1.4         61.658         30.06         63.652         71.62         222.007         147.813           176.3         8         64.77         76.53         66.58         30.6         63.52         71.62         22.0		-					AVG.ABS.DEV.	10.12	25	• Mean C.1.• 04.	/4 10 /5.25			
Avg. Assessed Value:         1/6.20         PRD:         100.29         NIN Sales Ratio:         48.66         Printed: 01/22/2009 23:19:06           END CODE / TONNSHIP #         COINT         MEDIAN         MENN NIT. MENN         COD         PED         MIN         NAX         935 Median C.I.         Sale Price         Asset Value:           ENNER         107.28         107.28         107.28         107.28         N/A         272,000         225,650           1485         5         64.43         64.43         64.43         N/A         272,000         225,655           1486         4         67.43         65.57         60.23         50.23         50.23         N/A         300,000         100,685           1575         1         50.23         50.23         50.23         50.23         71.42         32.210         144,093           1761         2         54.34         53.75         10.455         101.10         48.66         60.02         N/A         320,900         172,265           1763         8         64.72         65.54         77.67         3.17         98.54         71.82         52.207         147,413           1763         55.60         69.98         51.43	(8)				COD:	15.43	MAX Sales Ratio:	127.81						
GRO CODE / TOWNSHLP #         Name         North MEDIAN         MEAN NOT. NEAD         COD         PED         NUM         NAME         State         Ang.         Ang.         Ang.           1479         1         107.28         107.28         107.28         107.28         107.28         N/A         575,000         616,840           1479         1         107.28         107.28         107.28         107.28         N/A         575,000         616,840           1485         5         64.27         73.77         60.11         25.59         122.72         51.50         127.61         N/A         382.211         53.026           1573         1         50.23         50.23         50.23         N/A         300.00         150.66           1761         2         54.34         54.37         10.45         101.10         48.66         60.02         N/A         300.0500         172.25           1763         6         64.72         65.95         65.83         3.08         99.05         63.52         71.82         63.52         07.122         222.007         147.813           1765         4         75.67         61.83         61.16         101.11         54.36		AVG. Assessed Value	:		PRD:	100.29	MIN Sales Ratio:	48.66			Printed: 01/22/	2009 23.19.06		
BANG         COINT         MEXN         NOT.         MEXN         NOT.         MEXN         NOT.         SEARCH         SeaRed Val.           14/9         1         107.28         107.28         107.28         107.28         N/A         272,000         229,655           1481         1         84.43         84.43         84.43         84.43         N/A         272,000         229,655           1569         4         67.43         55.57         60.123         12.14         108.87         51.90         75.83         N/A         332,231         144,03           1573         1         50.433         55.77         60.13         10.5         101.10         48.66         60.02         N/A         320,500         1272,265           1759         1         92.11         92.11         92.11         92.11         8/A         320,500         1272,265           1763         6         64.72         65.59         3.08         99.05         63.52         71.82         63.52 to 71.82         220,007         147.633           1765         4         75.78         71.767         3.17         95.44         73.49         79.09         N/A         135,0.06         100.20 </td <td>GEO CODE</td> <td>E / TOWNSHIP #</td> <td></td>	GEO CODE	E / TOWNSHIP #												
1481       1       84.43       84.43       84.43       84.43       84.43       84.43       N/A       272.000       229.655         1485       5       64.74       65.57       60.23       12.14       108.87       51.90       72.81       N/A       88.22,51       194.093         1573       1       50.23       50.33       50.33       50.23       N/A       300.000       156.665         1660       2       54.34       53.23       50.23       50.23       N/A       300.000       156.665         1759       1       92.11       92.11       92.11       N/A       188.18,717,73       300.000       127.225         1763       8       64.72       65.95       66.58       3.08       99.05       63.52       71.22       63.52       71.82       63.52       71.82       63.52       71.82       63.50       71.83       69.06       127.81       64.12       10.33       69.06       128.33       69.00       120.00       129.38       N/A       131.23,3       69.06       128.43       99.71       64.36       68.58       N/A       132.93,6       69.78       126.43       100.29       48.66       127.81       64.12 to 71.82       2			MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val		
1485       5       64.27       73.77       60.11       25.59       122.72       51.50       127.81       NA       88,211       53.026         1569       4       67.43       65.57       60.23       122.14       108.75       51.50       75.53       N/A       322.251       194,093         1573       1       50.23       50.23       50.23       50.23       N/A       300.000       150,695         1759       1       92.11       92.11       92.11       92.11       92.11       173.30       173.330       173.330       173.330       174.81       320.500       173.333       174.82       222.007       147.813       176.5       4       76.7       7.7       7.0       7.7       90.9       N/A       136.7       29.7       185.3       101.10       48.66       69.38       N/A       112.933       69.06       222.371         1857       1       91.54       91.54       91.54       91.54       91.54       91.54       191.54       191.62       292.540       176.20         1857       1       91.54       91.54       100.29       48.66       127.81       64.12 to 71.82       252.540       176.220         1857	1479	1	107.28	107.28	107.28			107.28	107.28	N/A	575,000	616,840		
1569       4       67.43       65.57       60.23       12.14       108.87       51.00       75.53       N/A       322,51       194,03         1573       1       50.23       50.23       50.23       S0.23	1481	1	84.43	84.43	84.43			84.43	84.43	N/A				
1573       1       50.23       50.23       50.23       N/A       300,000       150,655         1759       1       92.11       92.11       92.11       92.11       N/A       189,197       173,340         1761       2       54.34       54,34       53.75       10.45       101.10       48.66       60.02       N/A       320,000       172,265         1765       4       76.78       76.54       77.67       3.17       99.54       63.52       71.82       63.52 to 71.82       222,007       147,813         1765       4       78.76       65.64       77.67       3.17       99.54       63.52       71.82       63.50 to 71.82       222,007       147,813         1855       4       65.18       61.83       61.16       8.16       101.11       54.24       69.38       N/A       112,933       69.060         1855       4       65.60       69.98       69.78       15.43       100.29       48.66       127.81       64.12 to 71.82       252,540       176,220         AREA       MARKETY	1485	5	64.27	73.77	60.11	25.59	9 122.72	51.50	127.81	N/A	88,211	53,026		
1573       1       50.23       50.23       50.23       N/A       300,000       150,655         1759       1       92.11       92.11       92.11       92.11       N/A       189,197       173,340         1761       2       54.34       54,34       53.75       10.45       101.10       48.66       60.02       N/A       320,000       172,265         1765       4       76.78       76.54       77.67       3.17       99.54       63.52       71.82       63.52 to 71.82       222,007       147,813         1765       4       78.76       65.64       77.67       3.17       99.54       63.52       71.82       63.50 to 71.82       222,007       147,813         1855       4       65.18       61.83       61.16       8.16       101.11       54.24       69.38       N/A       112,933       69.060         1855       4       65.60       69.98       69.78       15.43       100.29       48.66       127.81       64.12 to 71.82       252,540       176,220         AREA       MARKETY	1569	4	67.43	65.57		12.14	108.87	51.90	75.53	N/A				
1759       1       92.11       92.11       92.11       92.11       92.11       N/A       186,187       173,240         1761       2       54.34       53.75       10.45       101.10       48.66       60.02       N/A       320.500       172,265         1763       8       64.72       65.95       66.58       3.08       99.05       63.52       17.82       63.52       to 71.82       222.007       147.813         1765       4       76.78       76.54       77.67       3.17       98.54       73.49       79.09       N/A       335,000       222.07       147.813         1853       3       61.88       61.16       61.11       54.24       69.38       N/A       112.933       69,66         1857       1       91.54       91.54       91.54       91.54       91.54       N/A       252,540       176.22		1												
1763       8       64.72       65.95       66.58       3.08       99.05       63.52       71.82       63.52 to 71.82       222.007       147,813         1765       4       76.78       76.54       77.67       3.17       98.54       73.49       79.09       N/A       367,450       285,387         1853       3       61.88       61.91       66.38       2.64       99.71       64.36       68.58       N/A       335,000       222,373         1857       1       91.54       91.54       91.54       91.54       91.54       91.54       N/A       286,00       190.400         _ALL	1759	1	92.11	92.11	92.11			92.11	92.11	N/A	188,187	173,340		
1763       8       64.72       65.95       66.58       3.08       99.05       63.52       71.82       63.52 to 71.82       222.007       147,813         1765       4       76.78       76.54       77.67       3.17       98.54       73.49       79.09       N/A       367,450       285,387         1853       3       61.88       61.91       66.38       2.64       99.71       64.36       68.58       N/A       335,000       222,373         1857       1       91.54       91.54       91.54       91.54       91.54       91.54       N/A       286,00       190.400         _ALL	1761	2	54.34	54.34		10.45	5 101.10	48.66	60.02	N/A				
1765       4       76.78       76.54       77.67       3.17       98.54       73.49       79.09       N/A       367.450       285.387         1853       3       61.88       61.83       61.16       8.16       101.11       54.24       69.08       N/A       112.933       69.06         1855       4       65.91       66.19       66.38       2.64       99.74       64.36       68.58       N/A       335.000       222.373         1857       1       91.54       91.54       91.54       91.54       91.54       91.54       91.64       252.540       176.220         ALL       35       65.60       69.98       69.78       15.43       100.29       48.66       127.81       64.12 to 71.82       252.540       176.220         ARRE       COUNT MEDIAN       MEAN WGT. MEAN       COD       PRD       MIN       MAX       95.86       041.2       0.78.1       84.92        ALL	1763	8	64.72	65.95	66.58	3.08	99.05	63.52	71.82	63.52 to 71.82	222,007	147,813		
1855       4       65.91       66.19       66.38       2.64       99.71       64.36       68.58       N/A       335.000       222,373         1857       1       91.54       100.29       48.66       127.81       64.12 to 71.82       252.540       176.220       176.220         ATUS:       IMPROVED, UNIMEROVED, UNIMEROVED, WEDIAN       MEAN       WGT	1765	4	76.78	76.54	77.67	3.17	7 98.54	73.49	79.09		367,450			
1857       1       91.54       91.54       91.54       91.54       91.54       91.54       91.54       208,000       190,400	1853	3	61.88	61.83	61.16	8.16	5 101.11	54.24	69.38	N/A	112,933	69,066		
ALL         35         65.60         69.98         69.78         15.43         100.29         48.66         127.81         64.12 to 71.82         252,540         176,220           AREA (MARKET)         Avg. Adj.         Avg.         Adj.         Avg.           Class         Government         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95% Median C.I.         Sale Price         Assd Val           (blank)         35         65.60         69.98         69.78         15.43         100.29         48.66         127.81         64.12 to 71.82         252,540         176,220	1855	4	65.91	66.19	66.38	2.64	4 99.71	64.36	68.58	N/A	335,000	222,373		
35         65.60         69.98         69.78         15.43         100.29         48.66         127.81         64.12 to 71.82         252,540         176,220           AREA (MARKET)         RANGE         COUNT MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95% Median C.I.         Sale Price         AssQ Val	1857	1	91.54	91.54	91.54			91.54	91.54	N/A	208,000	190,400		
AREA (MARKET)         Avg. Adj.	ALL_													
RANGE       COUNT       MEDIAN       MEAN       WGT.       MEAN       COD       PRD       MIN       MAX       95% Median C.I.       Sale Price       Assd Val         (blank)       35       65.60       69.98       69.78       15.43       100.29       48.66       127.81       64.12 to 71.82       252,540       176,220		35	65.60	69.98	69.78	15.43	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220		
Iblank)       35       65.60       69.98       69.78       15.43       100.29       48.66       127.81       64.12 to 71.82       252,540       176,220	AREA (MA	ARKET)									Avg. Adj.	Avg.		
ALL35         65.60         69.98         69.78         15.43         100.29         48.66         127.81         64.12 to 71.82         252,540         176,220           STATUS:         IMPROVED, UNIMPROVED & CIOLL         MEAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95% Median C.I.         Sale Price         Assd Val           2         35         65.60         69.98         69.78         15.43         100.29         48.66         127.81         64.12 to 71.82         252,540         176,220          ALL	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val		
35         65.60         69.98         69.78         15.43         100.29         48.66         127.81         64.12 to 71.82         252,540         176,220           STATUS:         IMPROVED, UNIMPROVED & TOLL         Avg. Adj.         Avg.         Avg.           RANCE         COUNT         MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95%         Median C.I.         Sale Price         Assd Val           2         35         65.60         69.98         69.78         15.43         100.29         48.66         127.81         64.12 to 71.82         252,540         176,220	(blank)	35	65.60	69.98	69.78	15.43	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220		
STATUS: IMPROVED, UNIMPROVED & IOLL       Avg. Adj.       Avg.         2       35       65.60       69.98       69.78       15.43       100.29       48.66       127.81       64.12 to 71.82       252,540       176,220	ALL_													
RANCE       COUNT       MEDIAN       MEAN       WGT.       MEAN       COD       PRD       MIN       MAX       95%       Median C.I.       Sale Price       Assd Val         2       35       65.60       69.98       69.78       15.43       100.29       48.66       127.81       64.12 to 71.82       252,540       176,220		35	65.60	69.98	69.78	15.43	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220		
2       35       65.60       69.98       69.78       15.43       100.29       48.66       127.81       64.12 to 71.82       252,540       176,220	STATUS:	IMPROVED, UNIMPROVE	D & IOL	L							Avg. Adj.	Avg.		
ALL         35         65.60         69.98         69.78         15.43         100.29         48.66         127.81         64.12 to 71.82         252,540         176,220           SCHOOL DISTRICT *         Avg. Adj.         Avg.         Avg.         Avg.         Avg.         Avg.           RANGE         COUNT         MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95%         Median C.I.         Sale Price         Assd Val           (blank)         02-0006         3         64.27         63.18         61.64         3.07         102.51         59.68         65.60         N/A         84,752         52,240           02-0018         39-0055         45-0029         1         51.50         51.50         51.50         N/A         170,800         87,960           45-0029         1         51.50         51.50         51.50         51.50         N/A         170,800         87,960           92-0045         31         67.51         71.24         70.40         15.65         101.19         48.66         127.81         64.12 to 73.49         271,414         191,065           NonValid School	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val		
35         65.60         69.98         69.78         15.43         100.29         48.66         127.81         64.12 to 71.82         252,540         176,220           SCHOOL DISTRICT *         ANGE         COUNT         MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95% Median C.I.         Sale Price         Assd Val           (blank)         02-0006         3         64.27         63.18         61.64         3.07         102.51         59.68         65.60         N/A         84,752         52,240           02-0018         39-0055         45-0029         1         51.50         51.50         51.50         51.50         N/A         170,800         87,960           45-0137         92-0045         31         67.51         71.24         70.40         15.65         101.19         48.66         127.81         64.12 to 73.49         271,414         191,065           NonValid School	2	35	65.60	69.98	69.78	15.43	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220		
SCHOOL DISTRICT *         Avg. Adj.	ALL_													
RANGE         COUNT         MEDIAN         MEAN         WGT.         MEAN         COD         PRD         MIN         MAX         95% Median C.I.         Sale Price         Assd Val           (blank)         02-0006         3         64.27         63.18         61.64         3.07         102.51         59.68         65.60         N/A         84,752         52,240           02-0018         3         64.27         63.150         51.50         51.50         N/A         84,752         52,240           45-0029         1         51.50         51.50         51.50         N/A         170,800         87,960           45-0137         92-0045         31         67.51         71.24         70.40         15.65         101.19         48.66         127.81         64.12 to 73.49         271,414         191,065           NonValid School		35	65.60	69.98	69.78	15.43	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220		
(blank)       02-0006       3       64.27       63.18       61.64       3.07       102.51       59.68       65.60       N/A       84,752       52,240         02-0018       39-0055       45-0029       1       51.50       51.50       51.50       N/A       170,800       87,960         45-0137       92-0045       31       67.51       71.24       70.40       15.65       101.19       48.66       127.81       64.12 to 73.49       271,414       191,065         NonValid School	SCHOOL I	DISTRICT *									Avg. Adj.	-		
02-0006       3       64.27       63.18       61.64       3.07       102.51       59.68       65.60       N/A       84,752       52,240         02-0018       39-0055       45-0029       1       51.50       51.50       51.50       N/A       170,800       87,960         45-0137       92-0045       31       67.51       71.24       70.40       15.65       101.19       48.66       127.81       64.12 to 73.49       271,414       191,065         NonValid School	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val		
02-0018 39-0055 45-0029 1 51.50 51.50 51.50 51.50 51.50 N/A 170,800 87,960 45-0137 92-0045 31 67.51 71.24 70.40 15.65 101.19 48.66 127.81 64.12 to 73.49 271,414 191,065 NonValid School ALL	(blank)													
39-0055       45-0029       1       51.50       51.50       51.50       N/A       170,800       87,960         45-0137       92-0045       31       67.51       71.24       70.40       15.65       101.19       48.66       127.81       64.12 to 73.49       271,414       191,065         NonValid School	02-0006	3	64.27	63.18	61.64	3.07	7 102.51	59.68	65.60	N/A	84,752	52,240		
45-0029       1       51.50       51.50       51.50       N/A       170,800       87,960         45-0137       92-0045       31       67.51       71.24       70.40       15.65       101.19       48.66       127.81       64.12 to 73.49       271,414       191,065         NonValid School														
45-0137 92-0045 31 67.51 71.24 70.40 15.65 101.19 48.66 127.81 64.12 to 73.49 271,414 191,065 NonValid School ALL	39-0055													
92-0045 31 67.51 71.24 70.40 15.65 101.19 48.66 127.81 64.12 to 73.49 271,414 191,065 NonValid SchoolALL	45-0029	1	51.50	51.50	51.50			51.50	51.50	N/A	170,800	87,960		
NonValid SchoolALL														
ALL			67.51	71.24	70.40	15.65	5 101.19	48.66	127.81	64.12 to 73.49	271,414	191,065		
35 65.60 69.98 69.78 15.43 100.29 48.66 127.81 64.12 to 71.82 252,540 176,220	ALL_													
		35	65.60	69.98	69.78	15.43	100.29	48.66	127.81	64.12 to 71.82	252,540	176,220		

92 - WHE	ELER COUNTY				PAD 2009	Prelim	inary Statistic	s	Base S	tat		PAGE:3 of 4
AGRICULT	URAL UNIMPROV	ED				Type: Qualifie		0			State Stat Run	
							ge: 07/01/2005 to 06/30/2	2008 Posted	Before: 01/22	2/2009		
	NUMBER C	of Sales	:	35	<b>MEDIAN:</b>	66	COV:	22.62	95%	Median C.I.: 64.12	2 to 71.82	(!: Derived)
(AgLand)	TOTAL Sale	es Price	: 9	9,108,912	WGT. MEAN:	70	STD:	15.83			7 to 76.29	(!: land+NAT=0)
(AgLand)	TOTAL Adj.Sale	es Price	: 8	3,838,912	MEAN:	70	AVG.ABS.DEV:	10.12	95		74 to 75.23	(
(AgLand)	TOTAL Assesse	ed Value	: 6	5,167,705								
	AVG. Adj. Sale	es Price	:	252,540	COD:	15.43	MAX Sales Ratio:	127.81				
	AVG. Assesse	ed Value	:	176,220	PRD:	100.29	MIN Sales Ratio:	48.66			Printed: 01/22/	2009 23:19:06
ACRES IN	N SALE										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
30.01 5	TO 50.00	3	65.60	85.89	74.88	32.2	9 114.71	64.27	127.81	N/A	34,832	26,081
50.01 5	TO 100.00	1	69.38	69.38	69.38			69.38	69.38	N/A	57,000	39,545
100.01 7	TO 180.00	10	64.72	65.27	64.24	10.6	0 101.60	48.66	92.11	54.24 to 68.58	192,773	123,833
180.01 7	TO 330.00	б	65.82	65.03	66.44	9.9	0 97.87	51.50	75.53	51.50 to 75.53	292,594	194,408
330.01 7	TO 650.00	10	68.05	69.95	69.03	13.6	4 101.34	50.23	91.54	61.88 to 84.43	239,711	165,461
650.01 -	+	5	78.85	76.00	76.65	18.1	6 99.15	51.90	107.28	N/A	519,400	398,103
ALL												
		35	65.60	69.98	69.78	15.4	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220
MAJORITY	Y LAND USE > 9	95%									Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY-N/A		2	103.33	103.33	80.35	23.6	9 128.60	78.85	127.81	N/A	260,000	208,915
GRASS		19	64.86	68.42	70.62	11.3	8 96.88	51.50	91.54	63.52 to 74.71	186,459	131,668
GRASS-N/A	A	4	57.39	68.07	70.94	29.6	3 95.96	50.23	107.28	N/A	456,250	323,650
IRRGTD-N	/A	10	66.44	67.05	66.20	9.6	6 101.30	48.66	92.11	60.02 to 71.82	295,118	195,356
ALL												
		35	65.60	69.98	69.78	15.4	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220
MAJORITY	Y LAND USE > 8	80%									Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY		1	78.85	78.85	78.85			78.85	78.85	N/A	504,000	397,380
DRY-N/A		1	127.81	127.81	127.81			127.81	127.81	N/A	16,000	20,450
GRASS		23	64.57	68.36	70.72	14.2	8 96.65	50.23	107.28	62.87 to 73.49	233,379	165,056
IRRGTD		9	67.28	67.35	66.38	10.1	2 101.46	48.66	92.11	60.02 to 71.82	297,909	197,755
IRRGTD-N	/A	1	64.36	64.36	64.36			64.36	64.36	N/A	270,000	173,770
ALL												
		35	65.60	69.98	69.78	15.4	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220
MAJORITY	Y LAND USE > 5	50%									Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY		2	103.33	103.33	80.35	23.6		78.85	127.81	N/A	260,000	208,915
GRASS		23	64.57	68.36	70.72	14.2		50.23	107.28	62.87 to 73.49	233,379	165,056
IRRGTD		10	66.44	67.05	66.20	9.6		48.66	92.11	60.02 to 71.82	295,118	195,356
ALL												,
		35	65.60	69.98	69.78	15.4	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220

92 - WHE	ELER COUNI	Y			PAD 2009	Prelim	inary Statistics		Base S	tat		PAGE:4 of 4
AGRICULT	URAL UNIME	ROVED				Гуре: Qualifi					State Stat Run	
							nge: 07/01/2005 to 06/30/20	08 Posted	Before: 01/22	/2009		
	NUME	ER of Sale	s:	35	<b>MEDIAN:</b>	66	COV:	22.62	95%	Median C.I.: 64.12	2 to 71.82	(!: Derived)
(AgLand)	TOTAL	Sales Pric	e: g	9,108,912	WGT. MEAN:	70	STD:	15.83		. Mean C.I.: 63.2		(!: <i>Derivea</i> ) (!: <i>land</i> + <i>NAT</i> =0)
(AgLand)	TOTAL Adj.	Sales Pric	e: 8	8,838,912	MEAN:	70	AVG.ABS.DEV:	10.12			74 to 75.23	( <i>unu</i> 11/11 = 0)
(AgLand)	TOTAL Ass	essed Valu	e: (	6,167,705			1110111201221	10.11			/1 00 /0120	
	AVG. Adj.	Sales Pric	e:	252,540	COD:	15.43	MAX Sales Ratio:	127.81				
	AVG. Ass	essed Valu	e:	176,220	PRD:	100.29	MIN Sales Ratio:	48.66			Printed: 01/22/	2009 23:19:06
SALE PR	ICE *										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Lo	w\$											
Tota	al \$											
10000 '	то 2999	9 2	96.04	96.04	92.91	33.0	8 103.37	64.27	127.81	N/A	17,748	16,490
30000 '	TO 5999	9 1	69.38	69.38	69.38			69.38	69.38	N/A	57,000	39,545
60000 '	TO 9999	9 5	64.86	63.36	63.01	4.4	1 100.54	54.24	67.51	N/A	76,908	48,464
100000 '	TO 14999	9 1	75.53	75.53	75.53			75.53	75.53	N/A	149,007	112,545
150000 '	то 24999	9 9	71.98	71.22	71.68	14.6	1 99.36	51.50	92.11	59.68 to 91.54	192,794	138,202
250000 '	то 49999	9 12	63.98	64.18	64.02	9.4	3 100.25	48.66	84.43	60.02 to 68.58	303,393	194,235
500000	+	5	78.85	76.88	76.34	17.0	4 100.71	51.90	107.28	N/A	567,400	433,133
ALL												
		35	65.60	69.98	69.78	15.4	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220
ASSESSE	D VALUE *										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
	w\$											
Tota												
10000 '			96.04	96.04	92.91	33.0		64.27	127.81	N/A	17,748	16,490
30000 '			65.23	64.36	63.84	4.8		54.24	69.38	54.24 to 69.38	73,590	46,977
60000 '			55.59	55.59	55.53	7.3		51.50	59.68	N/A	168,280	93,442
100000 '			71.98	69.40	68.91	6.4		61.88	75.53	N/A	187,721	129,351
150000 '			64.44	68.34	66.59	14.4		48.66	92.11	60.02 to 84.43	271,407	180,739
250000 '			71.82		69.03	10.7		51.90	79.09	N/A	542,400	374,406
500000		1	107.28	107.28	107.28			107.28	107.28	N/A	575,000	616,840
ALL												
		35	65.60	69.98	69.78	15.4	3 100.29	48.66	127.81	64.12 to 71.82	252,540	176,220

92 - WHEELER COUNTY				PAD 2009	Prelim	inary Statistics		Base St	tat		PAGE:1 of 4
MINIMAL NON-AG				1	Type: Qualifie	ed				State Stat Run	
					Date Ran	ge: 07/01/2005 to 06/30/200	8 Posted	Before: 01/22	/2009		
NUMBER	of Sales	:	40	<b>MEDIAN:</b>	65	COV:	24.28	95% I	Median C.I.: 64.12	2 to 71.82	(!: Derived)
TOTAL Sa	les Price	: 14,	,847,742	WGT. MEAN:	68	STD:	17.19	95% Wgt		to 76.37	(!: land+NAT=0)
TOTAL Adj.Sa	les Price	: 14,	,377,742	MEAN:	71	AVG.ABS.DEV:	11.21	95		16 to 76.12	(
TOTAL Asses	sed Value	: 9,	,822,695								
AVG. Adj. Sa	les Price	:	359,443	COD:	17.19	MAX Sales Ratio:	127.81				
AVG. Asses	sed Value	:	245,567	PRD:	103.62	MIN Sales Ratio:	48.66			Printed: 01/22	/2009 23:19:16
DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Qrtrs											
07/01/05 TO 09/30/05	2	66.47	66.47	66.39	3.1	7 100.13	64.36	68.58	N/A	260,000	172,605
10/01/05 TO 12/31/05	2	69.01	69.01	68.18	6.4	9 101.22	64.53	73.49	N/A	227,500	155,102
01/01/06 TO 03/31/06	б	64.49	63.32	63.37	4.1	4 99.92	54.24	67.51	54.24 to 67.51	139,233	88,235
04/01/06 TO 06/30/06	2	79.41	79.41	73.94	15.2	8 107.40	67.28	91.54	N/A	379,000	280,222
07/01/06 TO 09/30/06	4	68.28	81.97	68.12	26.2	5 120.33	63.52	127.81	N/A	147,665	100,590
10/01/06 TO 12/31/06	1	50.10	50.10	50.40			50.10	50.10	N/A	2,286,385	1,152,315
01/01/07 TO 03/31/07	7	71.82	72.71	71.59	15.4	9 101.57	50.23	107.28	50.23 to 107.28	496,723	355,622
04/01/07 TO 06/30/07	1	60.02	60.02	60.02			60.02	60.02	N/A	287,000	172,265
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	7	78.85	73.96	76.52	14.6	4 96.66	51.90	92.11	51.90 to 92.11	478,371	366,038
01/01/08 TO 03/31/08	4	63.36	63.94	63.85	4.9	9 100.15	59.68	69.38	N/A	189,431	120,951
04/01/08 TO 06/30/08	4	67.97	75.35	76.75	37.1	8 98.17	48.66	116.80	N/A	265,477	203,762
Study Years											
07/01/05 TO 06/30/06	12	65.23	67.48	67.95	7.4		54.24	91.54	64.12 to 68.58	214,033	145,439
07/01/06 TO 06/30/07	13	67.58	72.85	63.49	20.3	6 114.74	50.10	127.81	60.02 to 75.53	510,854	324,330
07/01/07 TO 06/30/08	15	64.83	71.66	74.71	21.4	5 95.92	48.66	116.80	59.68 to 84.43	344,548	257,408
Calendar Yrs											
01/01/06 TO 12/31/06	13	64.86	70.52	59.16	15.6		50.10	127.81	63.52 to 71.98	343,880	203,425
01/01/07 TO 12/31/07	15	71.82	72.45	73.44	16.4	8 98.65	50.23	107.28	61.85 to 79.09	474,177	348,259
ALL											
	40	65.23	70.79	68.32	17.1	9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567

								D C			PAGE:2 of 4
-	ELER COUNTY			PAD 2009	<b>Prelim</b>	inary Statistics		Base St	at	State Stat Run	PAGE:2 OI 4
MINIMAL	NON-AG			1	Гуре: Qualifi					Siale Sial Kun	
					Date Ran	nge: 07/01/2005 to 06/30/20	08 Posted	Before: 01/22	/2009		
	NUMBER of Sales		40	<b>MEDIAN:</b>	65	COV:	24.28	95% 1	Median C.I.: 64.1	l2 to 71.82	(!: Derived)
	TOTAL Sales Price		847,742	WGT. MEAN:	68	STD:	17.19	95% Wgt	. Mean C.I.: 60.2	27 to 76.37	(!: land+NAT=0)
	TOTAL Adj.Sales Price		377,742	MEAN:	71	AVG.ABS.DEV:	11.21	95	% Mean C.I.: 65	.46 to 76.12	
	TOTAL Assessed Value		822,695								
	AVG. Adj. Sales Price		359,443	COD:	17.19	MAX Sales Ratio:	127.81				
	AVG. Assessed Value:	:	245,567	PRD:	103.62	MIN Sales Ratio:	48.66			Printed: 01/22/	
GEO COD										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO		MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1479	2	97.97	97.97	95.61	9.5	102.47	88.66	107.28	N/A	846,957	809,782
1481	1	84.43	84.43	84.43			84.43	84.43	N/A	272,000	229,655
1485	6	61.97	69.83	51.97	25.9		50.10	127.81	50.10 to 127.81	454,573	236,240
1569	4	67.43	65.57	60.23	12.1	.4 108.87	51.90	75.53	N/A	322,251	194,093
1573	1	50.23	50.23	50.23			50.23	50.23	N/A	300,000	150,685
1759	2	104.46	104.46	109.97	11.8		92.11	116.80	N/A	226,648	249,255
1761	3	60.02	56.84	59.67	7.3		48.66	61.85	N/A	722,751	431,298
1763	8	64.72	65.95	66.58	3.0		63.52	71.82	63.52 to 71.82	222,007	147,813
1765	4	76.78	76.54	77.67	3.1	.7 98.54	73.49	79.09	N/A	367,450	285,387
1851	1	64.83	64.83	66.07			64.83	64.83	N/A	341,165	225,415
1853	3	61.88	61.83	61.16	8.1		54.24	69.38	N/A	112,933	69,066
1855	4	65.91	66.19	66.38	2.6	54 99.71	64.36	68.58	N/A	335,000	222,373
1857	1	91.54	91.54	91.54			91.54	91.54	N/A	208,000	190,400
ALL											
	40	65.23	70.79	68.32	17.1	.9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567
AREA (M	•									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO		MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	40	65.23	70.79	68.32	17.1	.9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567
ALL											
	40	65.23	70.79	68.32	17.1	.9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567
	IMPROVED, UNIMPROVED									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO		MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	5	64.83	76.45	65.99	28.8		50.10	116.80	N/A	1,107,766	730,998
2	35	65.60	69.98	69.78	15.4	100.29	48.66	127.81	64.12 to 71.82	252,540	176,220
ALL											
	40	65.23	70.79	68.32	17.1	.9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567

92 - WHE	ELER COUNTY	-	Г		PAD 200	9 Prelimi	inary Statistics		Base St	tat		PAGE:3 of 4
MINIMAL	NON-AG					Type: Qualifie	inary oranistics				State Stat Run	
							ge: 07/01/2005 to 06/30/20	08 Posted	Before: 01/22	/2009		
	NUMBE	R of Sales	:	40	<b>MEDIAN:</b>	65					0 1 51 00	
		ales Price		847,742	WGT. MEAN:	<b>03</b> 68	COV:	24.28		Median C.I.: 64.1		(!: Derived)
	TOTAL Adj.S			377,742	MEAN:	71	STD:	17.19		. Mean C.I.: 60.2		(!: land+NAT=0)
	TOTAL Asse			822,695	1111114	, 1	AVG.ABS.DEV:	11.21	95	% Mean C.I.: 65	.46 to 76.12	
	AVG. Adj. S			359,443	COD:	17.19	MAX Sales Ratio:	127.81				
		ssed Value		245,567	PRD:	103.62	MIN Sales Ratio:	48.66			Printed: 01/22	/2009 23:19:16
SCHOOL	DISTRICT *										Avg. Adj.	Avg.
RANGE	DIDIRICI	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)												
02-0006		3	64.27	63.18	61.64	3.0	7 102.51	59.68	65.60	N/A	84,752	52,240
02-0018												
39-0055												
45-0029		1	51.50	51.50	51.50			51.50	51.50	N/A	170,800	87,960
45-0137											-	-
92-0045		36	67.40	71.96	68.65	17.4	7 104.83	48.66	127.81	64.12 to 73.49	387,574	266,055
NonValid	School											
ALL												
		40	65.23	70.79	68.32	17.19	9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567
ACRES I	N SALE										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
30.01	TO 50.00	3	65.60	85.89	74.88	32.29	9 114.71	64.27	127.81	N/A	34,832	26,081
50.01	TO 100.00	1	69.38	69.38	69.38			69.38	69.38	N/A	57,000	39,545
100.01	TO 180.00	10	64.72	65.27	64.24	10.60	101.60	48.66	92.11	54.24 to 68.58	192,773	123,833
180.01	TO 330.00	6	65.82	65.03	66.44	9.90	97.87	51.50	75.53	51.50 to 75.53	292,594	194,408
330.01	TO 650.00	11	64.83	69.48	68.66	13.02	1 101.20	50.23	91.54	61.88 to 84.43	248,934	170,911
650.01	+	9	78.85	77.49	69.54	23.2	7 111.44	50.10	116.80	51.90 to 107.28	866,073	602,232
ALL												
		40	65.23	70.79	68.32	17.19	9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567
MAJORIT	Y LAND USE	> 95%									Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY-N/A		2	103.33	103.33	80.35	23.69	9 128.60	78.85	127.81	N/A	260,000	208,915
GRASS		22	66.19	71.37	76.98	14.84	4 92.72	51.50	116.80	63.59 to 75.53	239,450	184,319
GRASS-N/	A	4	57.39	68.07	70.94	29.63	3 95.96	50.23	107.28	N/A	456,250	323,650
IRRGTD-N	/A	12	65.07	65.21	59.95	10.69	9 108.78	48.66	92.11	60.02 to 68.58	563,735	337,937
ALL												
		40	65.23	70.79	68.32	17.19	9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567
MAJORIT	Y LAND USE :	> 80%									Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY		1	78.85	78.85	78.85			78.85	78.85	N/A	504,000	397,380
DRY-N/A		1	127.81	127.81	127.81			127.81	127.81	N/A	16,000	20,450
GRASS		26	64.85	70.86	75.42	17.09	9 93.96	50.23	116.80	63.52 to 74.71	272,804	205,754
IRRGTD		10	66.44	66.80	64.85	10.04	4 103.01	48.66	92.11	60.02 to 71.82	420,844	272,916
IRRGTD-N	/A	2	57.23	57.23	51.87	12.40	5 110.33	50.10	64.36	N/A	1,278,192	663,042
ALL		40	65.23	70.79	68.32	17.19	9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567

92 - WHEELEN	R COUNTY				PAD 2009	Prelim	inary Statistics	5	Base S	tat		PAGE:4 of 4
MINIMAL NON-	-AG					Type: Qualifi					State Stat Run	
							nge: 07/01/2005 to 06/30/2	008 Posted	Before: 01/22	/2009		
	NUMBER	of Sales	:	40	<b>MEDIAN:</b>	65	COV:	24.28	95%	Median C.I.: 64.1	2 to 71.82	(!: Derived)
	TOTAL Sa	les Price	: 14	1,847,742	WGT. MEAN:	68	STD:	17.19		. Mean C.I.: 60.2		(!: land+NAT=0)
TOT	TAL Adj.Sa	les Price	: 14	1,377,742	MEAN:	71	AVG.ABS.DEV:	11.21			.46 to 76.12	(
TC	)TAL Asses	sed Value	: 9	9,822,695								
AVG	G. Adj. Sa	les Price	:	359,443	COD:	17.19	MAX Sales Ratio:	127.81				
A	AVG. Assess	sed Value	:	245,567	PRD:	103.62	MIN Sales Ratio:	48.66			Printed: 01/22/	2009 23:19:16
MAJORITY LA	ND USE >	50%									Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY		2	103.33	103.33	80.35	23.6	9 128.60	78.85	127.81	N/A	260,000	208,915
GRASS		26	64.85	70.86	75.42	17.0	9 93.96	50.23	116.80	63.52 to 74.71	272,804	205,754
IRRGTD		12	65.07	65.21	59.95	10.6	9 108.78	48.66	92.11	60.02 to 68.58	563,735	337,937
ALL	_											
		40	65.23	70.79	68.32	17.1	9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567
SALE PRICE	*										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$												
Total \$												
10000 TO	29999	2	96.04	96.04	92.91	33.0	8 103.37	64.27	127.81	N/A	17,748	16,490
30000 TO	59999	1	69.38	69.38	69.38			69.38	69.38	N/A	57,000	39,545
60000 TO	99999	5	64.86	63.36	63.01	4.4	1 100.54	54.24	67.51	N/A	76,908	48,464
100000 TO	149999	1	75.53	75.53	75.53			75.53	75.53	N/A	149,007	112,545
150000 TO	249999	9	71.98	71.22	71.68	14.6		51.50	92.11	59.68 to 91.54	192,794	138,202
250000 TO	499999	14	64.44	67.99	67.85	13.8		48.66	116.80	60.02 to 71.82	303,356	205,815
500000 +		8	73.07	73.13	67.83	21.0	0 107.81	50.10	107.28	50.10 to 107.28	971,194	658,758
ALL	_		65 00		60.00	18 1	102.00	10 55	105 01	CA 10 1 E1 00	250 442	
		40	65.23	70.79	68.32	17.1	9 103.62	48.66	127.81	64.12 to 71.82	359,443 Avg. Adj.	245,567 Avg.
ASSESSED VA RANGE	ALUE *	COTRE				CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Avg. Assd Val
RANGE Low \$		COUNT	MEDIAN	MEAN	WGT. MEAN	CU	D PRD	MIIN	MAX	95% Median C.I.	baic filec	ABBU VUI
LOW \$ Total \$												
10000 TO	29999	2	96.04	96.04	92.91	33.0	8 103.37	64.27	127.81	N/A	17,748	16,490
30000 TO	29999 59999	6	96.04 65.23	98.04 64.36	63.84	4.8		54.27	69.38	54.24 to 69.38	73,590	46,977
60000 TO	99999	2	55.59	55.59	55.53	4.0		54.24	59.68	N/A	168,280	93,442
100000 TO	149999	5	71.98	69.40	68.91	6.4		61.88	75.53	N/A N/A	187,721	129,351
150000 TO	249999	15	64.53	68.10	66.55	13.4		48.66	92.11	62.87 to 74.71	276,058	183,717
250000 TO	499999	15 6	75.33	77.62	73.80	18.5		48.00 51.90	116.80	51.90 to 116.80	496,185	366,200
500000 +	1//////	4	75.26	76.97	67.57	27.9		50.10	107.28	N/A	1,376,888	930,311
ALL		т	/3.20	/0.9/	07.57	27.9		50.10	107.20	IN/ FA	1,5,6,000	230,311
n	_	40	65.23	70.79	68.32	17.1	9 103.62	48.66	127.81	64.12 to 71.82	359,443	245,567

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

## Agricultural

For the assessment year 2009, the assessor completed a spreadsheet analysis of unimproved agricultural land valuation and adjusted values accordingly. Irrigated values increased 5 % while grass values increased 8% based on the analysis. Dry land values remained the same.

The Wheeler County Assessor is constantly working with the local Farm Service Agency office for information regarding land use and acres. In 2008 the County purchased an AgriData Program that includes current FSA maps where they are able to bring up each parcel and draw the current land use and acres. This will be used to implement the 2008 soil conversion for 2010.

All agricultural sales are plotted on a county map in the office for the public to view.

The Wheeler County Assessor reviewed all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. When necessary, if there is no response from the questionnaire, an interview in person or by telephone with the buyer, seller, broker or banker is conducted.

Pick up work was completed and placed on the 2009 assessment roll.

# 2009 Assessment Survey for Wheeler County

# Agricultural Appraisal Information

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor and Staff
3.	Pickup work done by whom:
	Assessor and Staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Currently the county doesn't have a written policy or standard to specifically define agricultural land versus rural residential acreages
a.	How is agricultural land defined in this county?
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income approach is not utilized
6.	If the income approach was used, what Capitalization Rate was used?
	N/A
7.	What is the date of the soil survey currently used?
	1988. The county is working on the 2008 soil conversion and will fully implement for 2010
8.	What date was the last countywide land use study completed?
	1999, however with the work that is being done with the 2008 soil conversion by
	2010 a countywide land use study will have been completed
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA maps via the AgriData system
b.	By whom?
	Assessor and Staff

с.	What proportion is complete / implemented at this time?
	50% is complete at this time
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	1 Market Area
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	Wheeler County has determined there are not different market areas for agricultural land in the county
11.	In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?
	Yes or No
	No
a.	If yes, list.
	N/A
12.	In your opinion, what is the level of value of these groupings?
	Between sixty-nine and seventy-five percent
13.	Has the county implemented (or is in the process of implementing) special
	valuation for agricultural land within the county?
	No

## **Agricultural Permit Numbers:**

Permits	Information Statements	Other	Total		
5	0	0	0		

								Base St	tat		PAGE:1 of 4	
92 - WHEELER COUNTY					O Statistics	Dase S	lat	State Stat Run	PAGE:1 OL 4			
AGRICULTURAL UNIMPROVED			Type: Qualified							Siale Sial Kun		
						Date Ran	ge: 07/01/2005 to 06/30/200	8 Posted	Before: 01/23	/2009		
		of Sales		35	<b>MEDIAN:</b>	70	COV:	20.49	95% 1	Median C.I.: 68.40	) to 77.78	( <i>!: Derived</i> )
(AgLand)		les Price		,108,912	WGT. MEAN:	73	STD:	15.24	95% Wgt	. Mean C.I.: 68.03	8 to 78.79	(!: land+NAT=0)
(AgLand)	TOTAL Adj.Sa			8,838,912	MEAN:	74	AVG.ABS.DEV:	10.27	95	% Mean C.I.: 69.3	32 to 79.41	
(AgLand)	TOTAL Assess			5,488,581								
	AVG. Adj. Sa			252,540	COD:	14.60	MAX Sales Ratio:	130.75				
	AVG. Assess	sed Value	:	185,388	PRD:	101.30	MIN Sales Ratio:	51.19			Printed: 03/10/	/2009 16:33:49
DATE OF	SALE *										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Qrtr												
	TO 09/30/05	2	77.87	77.87	78.09	7.4		72.05	83.68	N/A	260,000	203,032
	TO 12/31/05	2	73.37	73.37	72.34	7.4		67.87	78.86	N/A	227,500	164,565
	TO 03/31/06	б	68.90	67.82	68.00	3.8		58.27	72.67	58.27 to 72.67	139,233	94,677
	TO 06/30/06	2	84.22	84.22	77.95	16.5		70.32	98.13	N/A	379,000	295,440
	TO 09/30/06	4	73.63	86.59	73.21	24.0	1 118.27	68.33	130.75	N/A	147,665	108,107
	TO 12/31/06											
	TO 03/31/07	6	77.83	76.47	78.72	12.3	2 97.13	53.91	96.30	53.91 to 96.30	324,967	255,815
	TO 06/30/07	1	63.13	63.13	63.13			63.13	63.13	N/A	287,000	181,195
	TO 09/30/07											
	TO 12/31/07	6	74.31	75.51	73.71	15.4		55.69	96.52	55.69 to 96.52	371,613	273,904
	TO 03/31/08	3	66.74	68.59	66.82	5.3		64.14	74.89	N/A	138,853	92,780
	TO 06/30/08	3	55.34	65.96	65.78	24.1	8 100.26	51.19	91.34	N/A	265,600	174,718
	ly Years											
	TO 06/30/06	12	70.06	73.15	73.75	8.7		58.27	98.13	68.40 to 78.86	214,033	157,845
	TO 06/30/07	11	75.53	78.93	75.99	16.9		53.91	130.75	63.13 to 96.30	257,042	195,320
	TO 06/30/08	12	68.21	71.39	71.04	16.5	7 100.49	51.19	96.52	55.69 to 84.78	286,920	203,826
	endar Yrs											
	TO 12/31/06	12	69.65	76.81	72.86	14.0		58.27	130.75	68.40 to 77.78	182,005	132,614
	TO 12/31/07	13	75.53	75.00	75.22	14.1	3 99.71	53.91	96.52	63.13 to 84.78	343,576	258,424
ALL_												
		35	70.32	74.37	73.41	14.6	0 101.30	51.19	130.75	68.40 to 77.78	252,540	185,388

PAD         Date         Date <thd< th=""><th>92 - WHE</th><th>ELER COUNTY</th><th></th><th></th><th></th><th>PAGE:2 of 4</th></thd<>	92 - WHE	ELER COUNTY				PAGE:2 of 4						
The Renge: UP1/Lings to 06/20200         VEXABLES to 51.458         USABLES to 12.2.200           (Agliand) TOTAL Aslesse prime:         9.108,012         NUMBER of Sales prime:         Sal	AGRICULT	URAL UNIMPROVED		-							State Stat Run	
(Agland)         TOTAL Sales Fride:         9.108,912         NOT. MERRIN         73         Correst         15.2         95% Mat.         Not. 1:         66.0.0 to 78.0         (f. interNATE)           (Agland)         TOTAL Assessed Value:         6.488,913         NHAN         74         XVO. ANB.DEV:         10.27         55% Mat.         68.0.0 to 78.0         (f. interNATE)           AVG. And Andress         6.488,913         NHAN         74         XVO. ANB.DEV:         10.27         55% Mat.         68.0.0 to 78.0         (f. interNATE)           AVG. Andenmed Value:         6.488,913         NHAN         NXX Sales Fride:         82.0.0         Fride:         ANG.         ANG.           RANGE         COURT         MEDIAN         MAX         96.30         NTA         575.00         55.9.75           1431         1         9.6.30         MA         NA         55.00         10.0         S3.44         10.3.75         N/A         59.00         59.01         55.00           1449         1.4.0         0.6.4.12         2.2.1         12.1         10.1.0         76.30         10.0.75         N/A         300.000         10.61.75           1449         1.3.0         1.3.0         1.4.0         10.3.1         10.3.								/30/2008 Pc	osted Before: 01/2	23/2009		
(Agland)         TOTAL 3616e Frice:         9.108,912         WOT. MUAR:         TO         TOTAL 3612e         YEA         NAME ATTAG         WATAATTAG           (Agland)         TOTAL Adjestee Fries         8.488,922         MUAR:         TA         NGR_ADS_DEV:         10.27         P33         Name Cl.1:         61.01 to 74.75         (It AddetATTAG)           (Agland)         TOTAL Adjestee Fries         8.498,923         CODE         114.60         MUX State Ratio         130.75         FMINGU 370720007 16.33.49           AVG. ADDESMENT #         105,380         P60:         101.30         MUX State Ratio         130.75         FMINGU 37072007 16.33.49           RANG. A. COMMENT #         06.30         PAL         551.98         P34         PAL         Avg.           RANG. COMT         MEDIAN         MAM WET. MEAN         COD         PED         MUN         MAX         273.00         248.43           1473         1.9.14         92.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.34         91.30         95.34         130.75		NUMBER of Sales	:	35	MEDIAN:	70	-	OV: 20	49 95%	Median C.T.: 6	58 40 to 77 78	(1. Derived)
(Agland)         TYTAL A31: Bales Prior:         8,838,912         MEAN:         74         XVULARS.LEWY:         10.27         958         Mean C.I.:         60,32         10         73           (Agland)         TYTAL AB1: Bales Prior:         252,500         CODE         14.60         NXX Sales Prior:         30,75         70	(AgLand)	TOTAL Sales Price	:	9,108,912								, ,
Child Transment Value:         Construction of the settice:         13.75           AVG. Ausenment Value:         18.5,380         PED:         10.10         NIN         Note that the settice:         51.19         Printed 03/10/2009 16: 33:49           AVG. Ausenment Value:         18.5,380         PED:         NIN         Nac         System of the settice:           AVG. Ausenment Value:         18.5,380         PED:         NIN         Nac         System of the settice:           AVG. Ausenment Value:         NIN         NAC         System of the set the s		TOTAL Adj.Sales Price	: :	8,838,912	MEAN:	74						(:. unu+1\A1=0)
Nor.         Assessed Value:         185,38         PRD:         101.30         MIN Sales Patio:         51.9         Printed 03/00/000 10.23.45         Nor.           B00         COUNT         MEDIAN         MENN         MENN         MOT.         MENN         MOT.         MENN         MAX         95.8         MEXN         95.8         MeXN         95.8         MeXN         95.8         MeXN         23.6         Printe         Asadt Val           1477         1         96.30         96.30         96.30         96.30         N/A         272.000         248.455           1465         5         66.97         77.64         64.170         12.53         190.97         55.64         81.72         N/A         302.00         126.73           1575         1         56.54         10.44         101.11         51.16         66.31         N/A         300.000         121.75         181.66           1761         2         57.16         57.16         56.16         20.01         99.41         68.31         N/A         325.000         224.125           1763         4         79.86         84.75         N/A         132.93         74.435         N/A         132.93         74.435		TOTAL Assessed Value	:	6,488,581			AVG.ADD.D	10. 10	.27 2	o induir offici	09.32 00 79.11	
GEO         COLDE / TOWNSHIP #         NEAR         WGT. REAL         COU         PRD         NUM         MAX         Sale Price         Avail		AVG. Adj. Sales Price	:	252,540	COD:	14.60	MAX Sales Rat	io: 130	.75			
GEO CODE / TOWNENETP #         MAR. A3:         AVE.           NARCE         CUINT MELLAN         MEAN NUCT. KEEN         COD         FED         NEN         NA         ST. A3:         AVE.         AVE. </td <td></td> <td>AVG. Assessed Value</td> <td>:</td> <td>185,388</td> <td>PRD:</td> <td>101.30</td> <td>MIN Sales Rat</td> <td>io: 51</td> <td>.19</td> <td></td> <td>Printed: 03/10/</td> <td>2009 16:33:49</td>		AVG. Assessed Value	:	185,388	PRD:	101.30	MIN Sales Rat	io: 51	.19		Printed: 03/10/	2009 16:33:49
1479       1       96.30       96.52       96.52       96.52       96.52       96.52       96.52       96.52       96.53       96.53       96.30       96.3	GEO CODI	E / TOWNSHIP #										
1481       1       91.34       91.33       91.33       91.33       91.3	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MI	N MAX	95% Median C	.I. Sale Price	Assd Val
1485       5       6.8.97       77.64       64.12       23.27       121.08       55.44       130.75       N/A       88,211       55.56       205.73         1569       4       72.61       70.66       64.78       12.53       109.75       55.69       81.72       N/A       322,251       205.73         1759       1       96.52       96.52       96.52       96.52       96.52       N/A       181.645         1761       2       57.16       57.16       56.56       10.44       101.11       51.19       61.33       tv/A       120.75.03       120.75.03       120.75       121.04       51.19       61.33       tv/A       120.75.03       222,007       157.508       229.622       120.75       121.04       51.19       130.75       68.33       tv/A       320.500       224.007       127.508         1765       4       71.19       73.44       72.64       6.16       100.86       67.87       83.68       N/A       132.93.00       224.021         1857       1       98.13       98.13       98.13       98.13       N/A       208.000       208.105       N/A       328.500       225.40       185.388         1857       1	1479	1	96.30	96.30	96.30			96.3	0 96.30	N/A	575,000	553,735
1569       4       72.61       70.66       64.78       12.53       100.07       55.69       81.72       N/A       322.51       208.743         1573       1       53.91       53.91       53.91       53.91       N/A       300.000       161.755         1759       1       96.52       96.52       96.52       96.52       N/A       388.187       181.645         1761       2       57.16       55.64       10.44       101.11       51.19       63.13       N/A       320.500       181.95         1765       4       73.86       80.85       81.60       2.01       99.09       78.66       84.78       N/A       326,760       296,823         1855       4       71.19       73.48       72.84       6.16       100.88       67.87       83.68       N/A       335,000       244.021         1857       1       98.13       98.13       98.13       N/A       208,000       204.106         1877       1.4.60       101.30       51.19       130.75       68.40 to 77.78       252,540       185.388         ALL       35       70.32       74.37       73.41       14.60       101.30       51.19       130.7	1481	1	91.34	91.34	91.34			91.3	4 91.34	N/A	272,000	248,435
1573       1       53.91       53.91       53.91       53.91       S3.91       N/A       300,000       101,753         1759       1       96.52       96.52       96.52       96.52       N/A       300,000       101,753         1761       2       57.16       57.16       56.54       10.44       101.11       51.9       65.33       N/A       320,000       181,195         1765       4       79.86       68.78       N/A       322,007       157,50       223,400       157,50       68.33       75.53       68.37       N/A       322,007       157,50         1855       4       71.19       73.48       72.44       61.10       100.10       58.27       74.89       N/A       112,933       74.435         1855       4       71.19       73.48       73.41       14.60       101.30       51.19       130.75       68.40 to 77.78       252,540       185.388         ALL	1485	5	68.97	77.64	64.12	23.2	121.08	55.3	4 130.75	N/A	88,211	56,560
1759       1       96.52       96.52       96.52       96.52       N/A       189.167       181.645         1761       2       57.16       57.16       56.54       10.44       101.11       51.19       63.13       N/A       320.500       181.195         1763       4       79.88       80.85       81.60       2.01       99.09       78.86       84.78       N/A       320.500       229.925         1853       3       66.3       74       66.3       56.94       61.6       100.88       67.87       83.68       N/A       325.00       224.021         1857       1       98.13       98.13       98.13       98.13       98.13       N/A       225.540       126.98	1569	4	72.61	70.66	64.78	12.5	3 109.07	55.6	9 81.72	N/A	322,251	208,743
1761       2       57.16       57.16       56.54       10.44       101.11       51.19       63.13       N/A       320,500       181.195         1765       4       79.88       80.85       61.60       2.01       99.978.86       84.78       N/A       320,500       181.195         1855       3       66.74       66.63       65.91       8.30       101.10       58.27       74.89       N/A       112,933       74.435         1855       4       71.19       73.44       72.84       61.16       100.88       67.78       83.68       N/A       325,000       224,100         1857       1       98.13       98.13       98.13       98.13       98.13       N/A       208,000       224,106	1573	1	53.91	53.91	53.91			53.9	1 53.91	N/A	300,000	161,735
1763       8       69.65       70.53       70.95       2.54       99.41       68.33       75.53       68.33 to 75.53       222,007       157,508         1765       4       79.88       80.85       81.60       2.01       99.09       78.86       84.78       N/A       367,450       299,823         1857       4       71.19       73.48       72.84       6.16       100.10       58.27       74.89       N/A       335,000       244,021         1857       1       98.13       98.13       98.13       98.13       98.13       N/A       208,000       244,021         1857       1       98.13       98.13       98.13       98.13       N/A       282,540       185,388	1759	1	96.52	96.52	96.52			96.5	2 96.52	N/A	188,187	181,645
1765       4       79.88       80.85       81.60       2.01       99.09       78.86       84.78       N/A       367.450       299.025         1853       3       66.74       66.63       65.91       8.30       101.10       58.27       74.89       N/A       112,933       74.435         1855       4       71.19       73.48       72.84       616       100.88       67.87       83.68       N/A       208.000       204.106	1761	2	57.16	57.16	56.54	10.4	4 101.11	51.1	9 63.13	N/A	320,500	181,195
1853       3       66.74       66.63       65.91       8.30       101.10       58.27       74.89       N/A       112,933       74,435         1855       4       71.19       73.48       72.24       6.16       100.88       67.87       83.68       N/A       335,000       244,021         1857       1       98.13       98.13       98.13       N/A       208,000       204,106         _ALL	1763	8	69.65	70.53	70.95	2.5	4 99.41	68.3	3 75.53	68.33 to 75.	.53 222,007	157,508
1855       4       71.19       73.48       72.84       6.16       100.88       67.87       83.68       N/A       335,000       244,021         1857       1       98.13 <td>1765</td> <td>4</td> <td>79.88</td> <td>80.85</td> <td>81.60</td> <td>2.0</td> <td>1 99.09</td> <td>78.8</td> <td>б 84.78</td> <td>N/A</td> <td>367,450</td> <td>299,825</td>	1765	4	79.88	80.85	81.60	2.0	1 99.09	78.8	б 84.78	N/A	367,450	299,825
1857       1       98.13       98.13       98.13       98.13       98.13       98.13       N/A       208,000       204,106	1853	3	66.74	66.63	65.91	8.3	0 101.10	58.2	7 74.89	N/A	112,933	74,435
	1855	4	71.19	73.48	72.84	6.1	6 100.88	67.8	7 83.68	N/A	335,000	244,021
35         70.32         74.37         73.41         14.60         101.30         51.19         130.75         68.40 to 77.78         252,540         185,388           AREA (MARKET) RANGE         COUNT MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         55%         Median C.I.         Sale Price         Assd Val	1857	1	98.13	98.13	98.13			98.1	3 98.13	N/A	208,000	204,106
AREA (MARKET)         Avg. Adj.         Avg. Adj.         Avg. Adj.         Avg. Adj.         Avg. Adj.           RANGE         COUNT         MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95%         Median C.I.         Sale Price         Assd Val           1         35         70.32         74.37         73.41         14.60         101.30         51.19         130.75         68.40 to 77.78         252,540         185,388	ALL											
RANGE       COUNT       MEDIAN       MEAN       WGT.       MEAN       COD       PRD       MIN       MAX       95%       Median C.I.       Sale Price       Assd Val         1       35       70.32       74.37       73.41       14.60       101.30       51.19       130.75       68.40 to 77.78       252,540       185,388		35	70.32	74.37	73.41	14.6	101.30	51.1	9 130.75	68.40 to 77.		185,388
1       35       70.32       74.37       73.41       14.60       101.30       51.19       130.75       68.40 to 77.78       252,540       185,388	AREA (M	ARKET)										-
ALL35       70.32       74.37       73.41       14.60       101.30       51.19       130.75       68.40 to 77.78       252,540       185,388         STATUS:       IMPROVED, UNIMPROVED & IOLL       Avg. Adj.       Avg.         2       35       70.32       74.37       73.41       14.60       101.30       51.19       130.75       68.40 to 77.78       252,540       185,388	RANGE		MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MI	N MAX	95% Median C	.I. Sale Price	Assd Val
35         70.32         74.37         73.41         14.60         101.30         51.19         130.75         68.40 to 77.78         252,540         185,388           STATUS:         IMPROVED, UNIMPROVED & IOLL         Avg. Adj.         Avg.           RANCE         COUNT         MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95% Median C.I.         Sale Price         Assd Val           2         35         70.32         74.37         73.41         14.60         101.30         51.19         130.75         68.40 to 77.78         252,540         185,388                MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95% Median C.I.         Sale Price         Assd Val	1	35	70.32	74.37	73.41	14.6	101.30	51.1	9 130.75	68.40 to 77.	.78 252,540	185,388
STATUS: IMPROVED, UNIMPROVED & IOLL       Avg. Adj.       Avg.         2       35       70.32       74.37       73.41       14.60       101.30       51.19       130.75       68.40 to 77.78       252,540       185,388	ALL											
RANCE         COUNT         MEDIAN         MEAN         WGT.         MEAN         COD         PRD         MIN         MAX         95%         Median C.I.         Sale Price         Assd Val           2         35         70.32         74.37         73.41         14.60         101.30         51.19         130.75         68.40 to 77.78         252,540         185,388				74.37	73.41	14.6	101.30	51.1	9 130.75	68.40 to 77.		
2       35       70.32       74.37       73.41       14.60       101.30       51.19       130.75       68.40 to 77.78       252,540       185,388				L								-
ALL       35       70.32       74.37       73.41       14.60       101.30       51.19       130.75       68.40 to 77.78       252,540       185,388         SCHOOL DISTRICT *       Avg. Adj.       Avg.         RANGE       COUNT       MEDIAN       MEAN       WGT. MEAN       COD       PRD       MIN       MAX       95%       Median C.I.       Sale Price       Assd Val         (blank)       02-0006       3       68.97       67.37       65.82       2.34       102.35       64.14       68.99       N/A       84,752       55,785         02-0018       39-0055       45-0137       55.34       55.34       55.34       55.34       N/A       170,800       94,525         92-0045       31       72.05       75.66       74.01       14.87       102.23       51.19       130.75       68.40 to 79.63       271,414       200,861         NonValid School												
35         70.32         74.37         73.41         14.60         101.30         51.19         130.75         68.40 to 77.78         252,540         185,388           SCHOOL DISTRICT *         ANGE         COUNT         MEDIAN         MEAN         WGT. MEAN         COD         PRD         MIN         MAX         95% Median C.I.         Sale Price         Assd Val           (blank)         02-0006         3         68.97         67.37         65.82         2.34         102.35         64.14         68.99         N/A         84,752         55,785           02-0018         3         68.97         67.37         65.82         2.34         102.35         64.14         68.99         N/A         84,752         55,785           02-0018         3         68.97         55.34         55.34         55.34         N/A         170,800         94,525           45-0029         1         55.34         55.34         55.34         55.34         51.19         130.75         68.40 to 79.63         271,414         200,861           NonValid School			70.32	74.37	73.41	14.6	101.30	51.1	9 130.75	68.40 to 77.	.78 252,540	185,388
SCHOOL DISTRICT *         Avg. Adj.	ALL											
RANGE         COUNT         MEDIAN         MEAN         WGT.         MEAN         COD         PRD         MIN         MAX         95% Median C.I.         Sale Price         Assd Val           (blank)         02-0006         3         68.97         67.37         65.82         2.34         102.35         64.14         68.99         N/A         84,752         55,785           02-0018         3         68.97         67.37         65.82         2.34         102.35         64.14         68.99         N/A         84,752         55,785           02-0018         3         55.34         55.34         55.34         N/A         170,800         94,525           45-0029         1         55.34         55.34         55.34         N/A         170,800         94,525           45-0137         92-0045         31         72.05         75.66         74.01         14.87         102.23         51.19         130.75         68.40 to 79.63         271,414         200,861           NonValid School			70.32	74.37	73.41	14.6	0 101.30	51.1	9 130.75	68.40 to 77.		
(blank)       02-0006       3       68.97       67.37       65.82       2.34       102.35       64.14       68.99       N/A       84,752       55,785         02-0018       39-0055       45-0029       1       55.34       55.34       55.34       N/A       170,800       94,525         45-0137       92-0045       31       72.05       75.66       74.01       14.87       102.23       51.19       130.75       68.40 to 79.63       271,414       200,861         NonValid School												-
02-0006       3       68.97       67.37       65.82       2.34       102.35       64.14       68.99       N/A       84,752       55,785         02-0018       39-0055       45-0029       1       55.34       55.34       55.34       N/A       170,800       94,525         45-0137       92-0045       31       72.05       75.66       74.01       14.87       102.23       51.19       130.75       68.40 to 79.63       271,414       200,861         NonValid School		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MI	N MAX	95% Median C	.I. Sale Price	ASSO VAL
02-0018 39-0055 45-0029 1 55.34 55.34 55.34 55.34 55.34 N/A 170,800 94,525 45-0137 92-0045 31 72.05 75.66 74.01 14.87 102.23 51.19 130.75 68.40 to 79.63 271,414 200,861 NonValid School ALL												
39-0055       45-0029       1       55.34       55.34       55.34       N/A       170,800       94,525         45-0137       92-0045       31       72.05       75.66       74.01       14.87       102.23       51.19       130.75       68.40 to 79.63       271,414       200,861         NonValid School		3	68.97	67.37	65.82	2.3	4 102.35	64.1	4 68.99	N/A	84,752	55,785
45-0029       1       55.34       55.34       55.34       N/A       170,800       94,525         45-0137       92-0045       31       72.05       75.66       74.01       14.87       102.23       51.19       130.75       68.40 to 79.63       271,414       200,861         NonValid School												
45-0137 92-0045 31 72.05 75.66 74.01 14.87 102.23 51.19 130.75 68.40 to 79.63 271,414 200,861 NonValid School ALL									· ·			
92-0045     31     72.05     75.66     74.01     14.87     102.23     51.19     130.75     68.40 to 79.63     271,414     200,861       NonValid School		1	55.34	55.34	55.34			55.3	4 55.34	N/A	170,800	94,525
NonValid SchoolALL												
ALL			72.05	75.66	74.01	14.8	102.23	51.1	9 130.75	68.40 to 79.	.63 271,414	200,861
35 70.32 74.37 73.41 14.60 101.30 51.19 130.75 68.40 to 77.78 252,540 185,388	ALL					_ · · ·						
		35	70.32	74.37	73.41	14.6	101.30	51.1	9 130.75	68.40 to 77.	.78 252,540	185,388

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			· · · ·	PAD 2009 R&O Statistics Type: Qualified Base Stat								
				Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009								
	NUMBE	R of Sales	:	35	<b>MEDIAN:</b>	70	COV:	20.49	95%	Median C.I.: 68.40	) to 77.78	(!: Derived)
(AgLand)	TOTAL S	ales Price	: 9	,108,912	WGT. MEAN:	73	STD:	15.24			3 to 78.79	(!: land+NAT=0)
(AgLand)	TOTAL Adj.S	ales Price	: 8	,838,912	MEAN:	74	AVG.ABS.DEV:	10.27	95		32 to 79.41	(
(AgLand)	TOTAL Asse	ssed Value	: 6	,488,581								
	AVG. Adj. S	ales Price	:	252,540	COD:	14.60	MAX Sales Ratio:	130.75				
	AVG. Asse	ssed Value	:	185,388	PRD:	101.30	MIN Sales Ratio:	51.19			Printed: 03/10/	/2009 16:33:49
ACRES I	N SALE										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
30.01	то 50.00	3	68.99	89.57	78.43	29.8	5 114.20	68.97	130.75	N/A	34,832	27,320
50.01	то 100.00	1	74.89	74.89	74.89			74.89	74.89	N/A	57,000	42,690
100.01	TO 180.00	10	69.65	69.22	67.78	10.3	8 102.12	51.19	96.52	58.27 to 72.67	192,773	130,664
180.01	то 330.00	б	72.93	71.79	72.64	11.6	9 98.83	55.34	83.68	55.34 to 83.68	292,594	212,535
330.01	TO 650.00	10	73.31	75.25	74.26	13.6	5 101.33	53.91	98.13	66.74 to 91.34	239,711	178,001
650.01	+	5	79.63	76.77	77.09	14.5	6 99.58	55.69	96.30	N/A	519,400	400,413
ALL												
		35	70.32	74.37	73.41	14.6	0 101.30	51.19	130.75	68.40 to 77.78	252,540	185,388
MAJORIT	Y LAND USE	> 95%									Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY-N/A		2	105.19	105.19	81.20	24.3	0 129.54	79.63	130.75	N/A	260,000	211,132
GRASS		19	69.80	73.61	75.95	11.4	4 96.93	55.34	98.13	68.33 to 80.13	186,459	141,608
GRASS-N/	A	4	61.56	68.33	70.19	21.9		53.91	96.30	N/A	456,250	320,223
IRRGTD-N	/A	10	70.76	72.05	70.98	10.9		51.19	96.52	63.13 to 83.68	295,118	209,485
ALL												
		35	70.32	74.37	73.41	14.6	0 101.30	51.19	130.75	68.40 to 77.78	252,540	185,388
MAJORIT	Y LAND USE	> 80%									Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY		1	79.63	79.63	79.63			79.63	79.63	N/A	504,000	401,345
DRY-N/A		1	130.75	130.75	130.75			130.75	130.75	N/A	16,000	20,920
GRASS		23	69.49	72.69	73.99	13.1	6 98.25	53.91	98.13	67.43 to 78.86	233,379	172,672
IRRGTD		9	70.32	70.75	69.71	10.1		51.19	96.52	63.13 to 75.53	297,909	207,658
IRRGTD-N	/A	1	83.68	83.68	83.68			83.68	83.68	N/A	270,000	225,930
ALL										,	,	,
		35	70.32	74.37	73.41	14.6	0 101.30	51.19	130.75	68.40 to 77.78	252,540	185,388
MAITORTT	Y LAND USE	> 50%									Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY		2	105.19	105.19	81.20	24.3		79.63	130.75	N/A	260,000	211,132
GRASS		23	69.49	72.69	73.99	13.1		53.91	98.13	67.43 to 78.86	233,379	172,672
IRRGTD		10	70.76	72.05	70.98	10.9		51.19	96.52	63.13 to 83.68	295,118	209,485
ALL				0		,					,=10	,
		35	70.32	74.37	73.41	14.6	0 101.30	51.19	130.75	68.40 to 77.78	252,540	185,388

92 - WHE	ELER COUN	ГY			PAD 2	009 R&	O Statistics	Base S	tat		PAGE:4 of 4	
AGRICULTURAL UNIMPROVED					Гуре: Qualifi				State Stat Run			
	NUM	BER of Sale	s:	35	<b>MEDIAN:</b>	70	COV:	20.49	95%	Median C.I.: 68.4	0 to 77.78	(!: Derived)
(AgLand)	TOTAL	Sales Price	e: g	9,108,912	WGT. MEAN:	73	STD:	15.24			3 to 78.79	(!: <i>Derivea</i> ) (!: <i>land</i> + <i>NAT</i> =0)
(AgLand)	TOTAL Adj	.Sales Price	e: 8	8,838,912	MEAN:	74	AVG.ABS.DEV:	10.27	-		32 to 79.41	( unu+1411=0)
(AgLand)	TOTAL As:	sessed Valu	e: (	6,488,581				20.27			00 00 00 11	
	AVG. Adj.	Sales Price	e:	252,540	COD:	14.60	MAX Sales Ratio:	130.75				
	AVG. As	sessed Valu	e:	185,388	PRD:	101.30	MIN Sales Ratio:	51.19			Printed: 03/10/	2009 16:33:49
SALE PR	ICE *										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CC	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Lo	w \$											
Tota	al \$											
10000 '	то 2999	9 2	99.87	99.87	96.83	30.9	103.14	68.99	130.75	N/A	17,748	17,185
30000 '	TO 5999	9 1	74.89	74.89	74.89			74.89	74.89	N/A	57,000	42,690
60000 '	TO 9999	9 5	69.49	67.84	67.50	4.3	8 100.50	58.27	72.67	N/A	76,908	51,913
100000 '	TO 14999	9 1	81.72	81.72	81.72			81.72	81.72	N/A	149,007	121,770
150000 '	TO 24999	9 9	77.78	76.27	76.77	14.0	99.35	55.34	98.13	64.14 to 96.52	192,794	148,009
250000 '	TO 49999	9 12	68.37	69.51	69.17	11.0	100.48	51.19	91.34	63.13 to 75.53	303,393	209,857
500000	+	5	79.63	77.34	76.84	13.8	100.66	55.69	96.30	N/A	567,400	435,964
ALL												
		35	70.32	74.37	73.41	14.6	101.30	51.19	130.75	68.40 to 77.78	252,540	185,388
ASSESSE	D VALUE *										Avg. Adj.	Avg.
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CC	DD PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
	w \$											
Tota												
10000 '			99.87	99.87	96.83	30.9		68.99	130.75	N/A	17,748	17,185
30000 '			69.65	69.02	68.45	4.9	100.82	58.27	74.89	58.27 to 74.89	73,590	50,375
60000 '			55.34	55.34	55.34			55.34	55.34	N/A	170,800	94,525
100000 '			77.78	73.85	73.69	7.6		64.14	81.72	N/A	176,713	130,217
150000 '			68.83	73.48	71.80	14.8		51.19	98.13	67.43 to 83.68	268,033	192,442
250000 '			75.53	73.19	72.49	10.1	.7 100.96	55.69	84.78	N/A	542,400	393,196
500000		1	96.30	96.30	96.30			96.30	96.30	N/A	575,000	553,735
ALL												
		35	70.32	74.37	73.41	14.6	101.30	51.19	130.75	68.40 to 77.78	252,540	185,388

92 - WHEELER COUNTY	Г			PAGE:1 of 4							
MINIMAL NON-AG		L	PAD 2009 R&O Statistics Type: Qualified Base Stat								
					• •	ge: 07/01/2005 to 06/30/200	8 Posted	Before: 01/23	/2009		
NUMBER	of Sales	:	40	MEDIAN:	71	COV:	22.81			) to 77.78	
TOTAL Sa	les Price	: 14	,900,962	WGT. MEAN:	71	STD:	17.22			) to 81.09	(!: Derived) (!: land+NAT=0)
TOTAL Adj.Sa	les Price	: 14	,430,962	MEAN:	76	AVG.ABS.DEV:	17.22	5		17 to 80.84	(!: <i>uana+NA1=0</i> )
TOTAL Asses	sed Value	: 10	,461,541			AVG.ABS.DEV.	11.00	23	70.	17 10 80.84	
AVG. Adj. Sal	les Price	:	360,774	COD:	16.50	MAX Sales Ratio:	130.75				
AVG. Asses	sed Value	:	261,538	PRD:	104.15	MIN Sales Ratio:	51.19			Printed: 03/10	/2009 16:34:05
DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COI	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Qrtrs											
07/01/05 TO 09/30/05	2	77.87	77.87	78.09	7.4	7 99.71	72.05	83.68	N/A	260,000	203,032
10/01/05 TO 12/31/05	2	73.37	73.37	72.34	7.49	9 101.42	67.87	78.86	N/A	227,500	164,565
01/01/06 TO 03/31/06	6	68.90	67.82	68.00	3.80	6 99.74	58.27	72.67	58.27 to 72.67	139,233	94,677
04/01/06 TO 06/30/06	2	84.22	84.22	77.95	16.53	1 108.05	70.32	98.13	N/A	379,000	295,440
07/01/06 TO 09/30/06	4	73.63	86.59	73.21	24.03	1 118.27	68.33	130.75	N/A	147,665	108,107
10/01/06 TO 12/31/06	1	52.72	52.72	52.72			52.72	52.72	N/A	2,300,000	1,212,460
01/01/07 TO 03/31/07	7	75.53	75.11	73.55	12.49	9 102.12	53.91	96.30	53.91 to 96.30	497,829	366,148
04/01/07 TO 06/30/07	1	63.13	63.13	63.13			63.13	63.13	N/A	287,000	181,195
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	7	79.63	79.02	82.58	16.03	1 95.68	55.69	100.07	55.69 to 100.07	480,089	396,455
01/01/08 TO 03/31/08	4	69.79	69.65	69.55	6.03	3 100.14	64.14	74.89	N/A	191,067	132,892
04/01/08 TO 06/30/08	4	73.34	80.66	81.06	37.3	5 99.51	51.19	124.77	N/A	268,800	217,880
Study Years											
07/01/05 TO 06/30/06	12	70.06	73.15	73.75	8.7	5 99.19	58.27	98.13	68.40 to 78.86	214,033	157,845
07/01/06 TO 06/30/07	13	71.20	76.00	65.88	18.13	1 115.36	52.72	130.75	63.13 to 81.72	512,497	337,625
07/01/07 TO 06/30/08	15	72.83	76.96	80.35	20.3	7 95.78	51.19	124.77	64.14 to 91.34	346,672	278,551
Calendar Yrs											
01/01/06 TO 12/31/06	13	69.49	74.96	62.53	14.83		52.72	130.75	68.33 to 77.78	344,927	215,679
01/01/07 TO 12/31/07	15	75.53	76.13	77.38	15.1	7 98.38	53.91	100.07	66.98 to 84.78	475,495	367,961
ALL											
	40	70.76	75.50	72.49	16.50	0 104.15	51.19	130.75	68.40 to 77.78	360,774	261,538

						0.01		Base St	at		PAGE:2 of 4
-	EELER COUNTY					O Statistics		Dase 5	ai	State Stat Run	1400.2 01 1
MINIMAL	NON-AG			]	Гуре: Qualifi					Sille Sill Kun	
						nge: 07/01/2005 to 06/30/20	08 Posted	Before: 01/23	/2009		
	NUMBER of Sales:		40	<b>MEDIAN:</b>	71	COV:	22.81	95% 1	Median C.I.: 68.4	0 to 77.78	(!: Derived)
	TOTAL Sales Price:		900,962	WGT. MEAN:	72	STD:	17.22	95% Wgt	. Mean C.I.: 63.9	0 to 81.09	(!: land+NAT=0)
	TOTAL Adj.Sales Price:		430,962	MEAN:	76	AVG.ABS.DEV:	11.68	95	% Mean C.I.∶ 70.	17 to 80.84	
	TOTAL Assessed Value:		461,541								
	AVG. Adj. Sales Price:		360,774	COD:	16.50	MAX Sales Ratio:	130.75				
	AVG. Assessed Value:		261,538	PRD:	104.15	MIN Sales Ratio:	51.19			Printed: 03/10/	
GEO COI									050 11	Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO		MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1479	2	98.19	98.19	98.80	1.9	99.38	96.30	100.07	N/A	852,970	842,747
1481	1	91.34	91.34	91.34	0.4.1	E 104 E1	91.34	91.34	N/A	272,000	248,435
1485	6	66.56	73.49	54.55	24.1		52.72	130.75	52.72 to 130.75	456,842	249,210
1569	4	72.61	70.66	64.78	12.5	109.07	55.69	81.72	N/A	322,251	208,743
1573	1	53.91	53.91	53.91	10 5		53.91	53.91	N/A	300,000	161,735
1759	2	110.65	110.65	113.38	12.7		96.52	124.77	N/A	233,293	264,505
1761	3	63.13	60.43	63.90	8.3		51.19	66.98	N/A	725,333	463,511
1763	8	69.65	70.53	70.95	2.5		68.33	75.53	68.33 to 75.53	222,007	157,508
1765	4	79.88	80.85	81.60	2.0	99.09	78.86	84.78	N/A	367,450	299,825
1851	1	72.83	72.83	72.83	0.0	101 10	72.83	72.83	N/A	347,710	253,230
1853	3	66.74	66.63	65.91	8.3		58.27	74.89	N/A	112,933	74,435
1855 1857	4	71.19 98.13	73.48 98.13	72.84	6.1	.6 100.88	67.87	83.68	N/A	335,000	244,021
1857 ALI		98.13	98.13	98.13			98.13	98.13	N/A	208,000	204,106
ALI	<u>40</u>	70.76	75.50	72.49	16.5	104.15	51.19	130.75	68.40 to 77.78	360,774	261,538
AREA (M	IARKET)									Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	40	70.76	75.50	72.49	16.5	104.15	51.19	130.75	68.40 to 77.78	360,774	261,538
ALI											
	40	70.76	75.50	72.49	16.5	104.15	51.19	130.75	68.40 to 77.78	360,774	261,538
STATUS:	IMPROVED, UNIMPROVED	S & IOLL								Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	DD PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	5	72.83	83.47	71.05	28.8	117.49	52.72	124.77	N/A	1,118,410	794,592
2	35	70.32	74.37	73.41	14.6	101.30	51.19	130.75	68.40 to 77.78	252,540	185,388
AL1										· · · · ·	
	40	70.76	75.50	72.49	16.5	104.15	51.19	130.75	68.40 to 77.78	360,774	261,538

92 - WHEELER COUNTY				ΡΔΟ 2	000 R &	O Statistics		Base S	tat		PAGE:3 of 4			
MINIMAL NON-AG					Type: Qualifi					State Stat Run				
						eu 1ge: 07/01/2005 to 06/30/20	008 Posted	Before: 01/23	8/2009					
NUMBER	R of Sales		40	<b>MEDIAN:</b>		0								
	ales Price		,900,962	WGT. MEAN:	<b>71</b> 72	COV:	22.81		Median C.I.: 68.4		(!: Derived)			
TOTAL Adj.Sa			,430,962	MEAN:	72	STD:	17.22		. Mean C.I.: 63.9		(!: land+NAT=0)			
TOTAL Asses			,461,541	1-115 <i>7</i> -111 •	70	AVG.ABS.DEV:	11.68	95	% Mean C.I.: 70.	17 to 80.84				
AVG. Adj. Sa			360,774	COD:	16.50	MAX Sales Ratio:	130.75							
AVG. Asses			261,538	PRD:	104.15	MIN Sales Ratio:	51.19			Drintod 02/10	2009 16:34:07			
SCHOOL DISTRICT *	Joed Varae		202,000		101110		01.10			Avg. Adj.	Avg.			
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val			
(blank)	000111		1121 24		00	5 110			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
02-0006	3	68.97	67.37	65.82	2.3	4 102.35	64.14	68.99	N/A	84,752	55,785			
02-0018	5	00.07	0,.0,	00.02	2.0	1 102100	01111	00.00	1,11	01,702	55,705			
39-0055														
45-0029	1	55.34	55.34	55.34			55.34	55.34	N/A	170,800	94,525			
45-0137	-								.,	,	, - 20			
92-0045	36	72.36	76.74	72.82	16.8	2 105.38	51.19	130.75	68.40 to 79.63	389,052	283,323			
NonValid School										,				
ALL														
	40	70.76	75.50	72.49	16.5	0 104.15	51.19	130.75	68.40 to 77.78	360,774	261,538			
ACRES IN SALE	-									Avg. Adj.	Avg.			
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val			
30.01 TO 50.00	3	68.99	89.57	78.43	29.8		68.97	130.75	N/A	34,832	27,320			
50.01 TO 100.00	1	74.89	74.89	74.89			74.89	74.89	N/A	57,000	42,690			
100.01 TO 180.00	10	69.65	69.22	67.78	10.3	8 102.12	51.19	96.52	58.27 to 72.67	192,773	130,664			
180.01 TO 330.00	6	72.93	71.79	72.64	11.6	9 98.83	55.34	83.68	55.34 to 83.68	292,594	212,535			
330.01 TO 650.00	11	72.83	75.03	74.08	12.4	9 101.28	53.91	98.13	66.74 to 91.34	249,529	184,840			
650.01 +	9	79.63	80.93	72.97	22.7	6 110.91	52.72	124.77	55.69 to 100.07	871,260	635,755			
ALL														
	40	70.76	75.50	72.49	16.5	0 104.15	51.19	130.75	68.40 to 77.78	360,774	261,538			
MAJORITY LAND USE >	<b>95</b> %									Avg. Adj.	Avg.			
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val			
DRY-N/A	2	105.19	105.19	81.20	24.3	0 129.54	79.63	130.75	N/A	260,000	211,132			
GRASS	22	72.75	77.10	83.45	14.6	4 92.39	55.34	124.77	68.40 to 81.72	240,898	201,041			
GRASS-N/A	4	61.56	68.33	70.19	21.9	8 97.36	53.91	96.30	N/A	456,250	320,223			
IRRGTD-N/A	12	69.65	70.01	63.89	11.7	8 109.59	51.19	96.52	63.13 to 75.53	565,515	361,288			
ALL														
	40	70.76	75.50	72.49	16.5	0 104.15	51.19	130.75	68.40 to 77.78	360,774	261,538			
MAJORITY LAND USE >	> 80%									Avg. Adj.	Avg.			
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val			
DRY	1	79.63	79.63	79.63			79.63	79.63	N/A	504,000	401,345			
DRY-N/A	1	130.75	130.75	130.75			130.75	130.75	N/A	16,000	20,920			
GRASS	26	71.24	75.76	80.06	16.1	4 94.63	53.91	124.77	68.33 to 80.13	274,029	219,377			
IRRGTD	10	69.65	70.38	68.71	9.6	9 102.42	51.19	96.52	63.13 to 75.53	421,618	289,707			
IRRGTD-N/A	2	68.20	68.20	55.97	22.7	0 121.85	52.72	83.68	N/A	1,285,000	719,195			
ALL														
	40	70.76	75.50	72.49	16.5	0 104.15	51.19	130.75	68.40 to 77.78	360,774	261,538			

92 - WHEELER COUNTY					PAD 2	009 R&	<b>O</b> Statistics		Base S	tat		PAGE:4 of 4	
MINIMAL NON	-AG					Гуре: Qualifi					State Stat Run		
						• •	ige: 07/01/2005 to 06/30/20	008 Posted	Before: 01/23	3/2009			
	NUMBER	of Sales	:	40	<b>MEDIAN:</b>	71	COV:	22.81	95%	Median C.I.: 68.4	0 to 77.78	(!: Derived)	
	TOTAL Sa	les Price	: 14	4,900,962	WGT. MEAN:	72	STD:	17.22		. Mean C.I.: 63.9		(!: land+NAT=0)	
TO	TAL Adj.Sa	les Price	: 14	4,430,962	MEAN:	76	AVG.ABS.DEV:	11.68	-		17 to 80.84	(	
Т	OTAL Asses	sed Value	: 10	0,461,541									
AV	G. Adj. Sa	les Price	:	360,774	COD:	16.50	MAX Sales Ratio:	130.75					
i	AVG. Asses	sed Value	:	261,538	PRD:	104.15	MIN Sales Ratio:	51.19			Printed: 03/10/	2009 16:34:08	
MAJORITY LA	AND USE >	50%									Avg. Adj.	Avg.	
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY		2	105.19	105.19	81.20	24.3	0 129.54	79.63	130.75	N/A	260,000	211,132	
GRASS		26	71.24	75.76	80.06	16.1	4 94.63	53.91	124.77	68.33 to 80.13	274,029	219,377	
IRRGTD		12	69.65	70.01	63.89	11.7	8 109.59	51.19	96.52	63.13 to 75.53	565,515	361,288	
ALL	_												
		40	70.76	75.50	72.49	16.5	0 104.15	51.19	130.75	68.40 to 77.78	360,774	261,538	
SALE PRICE	*										Avg. Adj.	Avg.	
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$_													
Total \$													
10000 TO	29999	2	99.87	99.87	96.83	30.9	2 103.14	68.99	130.75	N/A	17,748	17,185	
30000 TO	59999	1	74.89	74.89	74.89			74.89	74.89	N/A	57,000	42,690	
60000 TO	99999	5	69.49	67.84	67.50	4.3	8 100.50	58.27	72.67	N/A	76,908	51,913	
100000 TO	149999	1	81.72	81.72	81.72			81.72	81.72	N/A	149,007	121,770	
150000 TO	249999	9	77.78	76.27	76.77	14.0		55.34	98.13	64.14 to 96.52	192,794	148,009	
250000 TO	499999	14	69.80	73.69	73.10	15.4		51.19	124.77	63.13 to 83.68	304,773	222,777	
500000 +		8	74.97	75.81	71.16	19.1	8 106.54	52.72	100.07	52.72 to 100.07	975,367	694,023	
ALL													
		40	70.76	75.50	72.49	16.5	0 104.15	51.19	130.75	68.40 to 77.78	360,774	261,538	
ASSESSED VA	ALUE *										Avg. Adj. Sale Price	Avg. Assd Val	
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Sale Pilce	ASSU VAL	
Low \$_													
Total \$			00 07	00.07	06.02	20.0	0 102 14	69.00	120 75	NT / 7	17 740	17 105	
10000 TO	29999	2	99.87	99.87	96.83	30.9 4.9		68.99 58.27	130.75	N/A	17,748	17,185	
30000 TO 60000 TO	59999 99999	6 1	69.65 55.34	69.02 55.34	68.45 55.34	4.9	4 100.82	58.27	74.89 55.34	58.27 to 74.89 N/A	73,590 170,800	50,375 94,525	
100000 TO	999999 149999	1 5	55.34 77.78	55.34 73.85	73.69	7.6	4 100.22	55.34 64.14	55.34 81.72	N/A N/A	170,800	94,525 130,217	
150000 TO	249999	5 15	68.83	73.85	73.89	14.8		51.19	98.13	N/A 67.43 to 83.68	268,033	192,442	
250000 TO	2499999 499999	15	75.53	73.48 80.51	76.89	14.8		51.19	98.13 124.77	55.69 to 124.77	476,872	366,653	
230000 10 500000 +	<i><b>ユノノブブブ</b></i>	4	75.53 81.64	79.02	70.89	23.4		52.72	124.77	N/A	476,872	300,053 981,525	
ALL		4	01.04	19.02	/0.00	23.4	0 111.32	54.14	100.07	N/A	1,303,235	JOI, 525	
A	_	40	70.76	75.50	72.49	16.5	0 104.15	51.19	130.75	68.40 to 77.78	360,774	261,538	
		40	/0./0	75.30	14.72	10.3	J 104.13	51.15	T20.12	JU. TU LU //./O	300,774	201,000	

**Agricultural Correlation** 

### Agricultural Land I. Correlation

AGRICULTURAL UNIMPROVED:Based on the analysis in the proceeding tables, the opinion of the Division is that the level of value is within the acceptable range and it is best measured by the median measure of central tendency of the Agricultural Unimproved sample. The valuation methodology the County uses to analyze sales and determine a schedule of values assures the sold and unsold parcels are treated in a similar manner. The statistics confirm that the agricultural properties in the county are valued within the acceptable range indicating uniformity and proportionality in the class.

### 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>	Qualified Sales	Percent Used
2009	47	35	74.47
2008	53	36	67.92
2007	56	35	62.50
2006	59	40	67.80
2005	53	31	58.49

AGRICULTURAL UNIMPROVED: Table II indicates that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arms? length sales.

The Wheeler County Assessor reviewed all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. When necessary, if there is no response from the questionnaire, an interview in person or by telephone with the buyer, seller, broker or banker is conducted.

### 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 set. 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.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	66	6.08	70	70
2008	65.93	8.54	72	71.41
2007	69	4.26	72	73
2006	69	10.30	76	76
2005	66	16.20	76	76

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

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

## 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.

# 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)
5.97	2009	6.08
6.73	2008	8.54
4.42	2007	4.26
10.76	2006	10.30
17.08	2005	16.20

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

### 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, 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.

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

	Median	Wgt. Mean	Mean
<b>R&amp;O Statistics</b>	70	73	74

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

### VI. Analysis of R&O COD and PRD

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

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less. Rural residential and seasonal properties: a COD of 20 or less.

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

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

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

	COD	PRD
<b>R&amp;O Statistics</b>	14.60	101.30
Difference	0.00	0.00

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

### 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	<b>R&amp;O Statistics</b>	Change
Number of Sales	35	35	0
Median	66	70	4
Wgt. Mean	70	73	3
Mean	70	74	4
COD	15.43	14.60	-0.83
PRD	100.29	101.30	1.01
Minimum	48.66	51.19	2.53
Maximum	127.81	130.75	2.94

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the R&O statistics is consistent with the assessment actions reported for this class of property.

Total Real Property Sum Lines 17, 25, & 30		Records : 1,85	9	Value : 22	5,862,562	Gro	wth 657,185	Sum Lines 17,	, 25, & 41
Schedule I : Non-Agricul	tural Records								
	U	rban	Subl	U <b>rban</b>	( I	Rural	Т	otal	Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
)1. Res UnImp Land	33	111,600	0	0	52	393,275	85	504,875	
2. Res Improve Land	152	609,675	0	0	158	1,899,180	310	2,508,855	
3. Res Improvements	154	2,630,900	0	0	158	2,030,615	312	4,661,515	
4. Res Total	187	3,352,175	0	0	210	4,323,070	397	7,675,245	160,410
% of Res Total	47.10	43.68	0.00	0.00	52.90	56.32	21.36	3.40	24.41
5. Com UnImp Land	7	13,095	0	0	0	0	7	13,095	
6. Com Improve Land	36	86,695	0	0	4	5,955	40	92,650	
7. Com Improvements	35	583,630	0	0	4	212,605	39	796,235	
98. Com Total	42	683,420	0	0	4	218,560	46	901,980	0
% of Com Total	91.30	75.77	0.00	0.00	8.70	24.23	2.47	0.40	0.00
9. Ind UnImp Land	0	0	0	0	0	0	0	0	
0. Ind Improve Land	0	0	0	0	0	0	0	0	
1. Ind Improvements	0	0	0	0	0	0	0	0	
2. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>3. Rec UnImp Land</b>	0	0	0	0	8	13,950	8	13,950	
4. Rec Improve Land	0	0	0	0	0	0	0	0	
5. Rec Improvements	0	0	0	0	0	0	0	0	
6. Rec Total	0	0	0	0	8	13,950	8	13,950	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.43	0.01	0.00
Res & Rec Total	187	3,352,175	0	0	218	4,337,020	405	7,689,195	160,410
% of Res & Rec Total	46.17	43.60	0.00	0.00	53.83	56.40	21.79	3.40	24.41
Com & Ind Total	42	683,420	0	0	4	218,560	46	901,980	0
% of Com & Ind Total	91.30	75.77	0.00	0.00	8.70	24.23	2.47	0.40	0.00
7. Taxable Total	229	4,035,595	0	0	222	4,555,580	451	8,591,175	160,410
% of Taxable Total	50.78	46.97	0.00	0.00	49.22	53.03	24.26	3.80	24.41

### **County 92 Wheeler**

### Schedule II : Tax Increment Financing (TIF)

		Urban			SubUrban	
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	<b>Rural</b> Value Base	Value Excess	Records	<b>Total</b> Value Base	Value Excess
18. Residential	0	0	0	0	0	0
	1					
19. Commercial	0	0	0	0	0	0
<ul><li>19. Commercial</li><li>20. Industrial</li></ul>	0	0	0	0	0 0	0
	Ů	•	·	· ·	-	0 0 0

#### **Schedule III : Mineral Interest Records**

<b>Mineral Interest</b>	Records Urb	an Value	Records SubU	rban <sub>Value</sub>	Records Rura	al <sub>Value</sub>	Records Tota	al 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	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Producing	32	0	51	83

#### Schedule V : Agricultural Records

0	Urba	Urban Su		SubUrban Rural		T	otal	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,025	130,420,870	1,025	130,420,870
28. Ag-Improved Land	0	0	0	0	392	59,206,000	392	59,206,000
29. Ag Improvements	0	0	0	0	383	27,644,517	383	27,644,517
30. Ag Total							1,408	217,271,387

# County 92 Wheeler

### 2009 County Abstract of Assessment for Real Property, Form 45

Schedule VI : Agricultural Rec	ords :Non-Agricu	ıltural Detail					
		Urban			SubUrban	<b>T</b> 7 1	Ύ)
31. HomeSite UnImp Land	Records 0	Acres 0.00	Value 0	Records 0	Acres 0.00	Value 0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
-							
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Rural Acres	Value	Records	<b>Total</b> Acres	Value	Growth
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	253	279.62	332,760	253	279.62	332,760	
33. HomeSite Improvements	249	0.00	7,296,030	249	0.00	7,296,030	384,650
34. HomeSite Total				249	279.62	7,628,790	
35. FarmSite UnImp Land	16	149.25	111,955	16	149.25	111,955	
36. FarmSite Improv Land	337	2,427.25	1,820,530	337	2,427.25	1,820,530	
37. FarmSite Improvements	332	0.00	20,348,487	332	0.00	20,348,487	112,125
38. FarmSite Total				348	2,576.50	22,280,972	
39. Road & Ditches	0	1,894.24	0	0	1,894.24	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				597	4,750.36	29,909,762	496,775

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

		Urban			SubUrban		
	Records	Acres	Value		Records	Acres	Value
42. Game & Parks	0	0.00	0		0	0.00	0
		Rural				Total	
	Records	Acres	Value		Records	Acres	Value
42. Game & Parks	0	0.00	0		0	0.00	0

#### Schedule VIII : Agricultural Records : Special Value

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

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

### County 92 Wheeler

# 2009 County Abstract of Assessment for Real Property, Form 45

rrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
15. 1A1	0.00	0.00%	0	0.00%	0.00
16. 1A	1,355.83	2.24%	2,494,735	3.20%	1,840.01
17. 2A1	544.70	0.90%	904,205	1.16%	1,660.01
18. 2A	1,173.27	1.94%	1,842,035	2.37%	1,570.00
19. 3A1	3,581.27	5.92%	4,960,210	6.37%	1,385.04
50. 3A	13,666.65	22.57%	18,245,255	23.44%	1,335.02
51. 4A1	26,814.08	44.29%	33,652,055	43.23%	1,255.01
52. 4A	13,407.92	22.15%	15,754,505	20.24%	1,175.01
53. Total	60,543.72	100.00%	77,853,000	100.00%	1,285.90
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	366.20	4.68%	428,455	8.38%	1,170.00
56. 2D1	221.71	2.84%	202,875	3.97%	915.05
57. 2D	420.31	5.37%	380,415	7.44%	905.08
58. 3D1	1,072.49	13.72%	954,510	18.67%	889.99
59. 3D	1,699.47	21.73%	1,130,240	22.10%	665.05
50. 4D1	2,617.07	33.47%	1,426,390	27.90%	545.03
51. 4D	1,422.54	18.19%	590,400	11.55%	415.03
52. Total	7,819.79	100.00%	5,113,285	100.00%	653.89
Grass					
53. 1G1	0.00	0.00%	0	0.00%	0.00
54. 1G	419.44	0.15%	333,475	0.32%	795.05
65. 2G1	308.34	0.11%	183,475	0.18%	595.04
66. 2G	1,700.95	0.60%	884,495	0.86%	520.00
57. 3G1	4,467.69	1.57%	2,322,450	2.25%	519.83
58. 3G	30,328.69	10.67%	14,760,840	14.28%	486.70
59. 4G1	102,239.92	35.95%	41,111,360	39.76%	402.11
70. 4G	144,903.33	50.96%	43,800,745	42.36%	302.28
71. Total	284,368.36	100.00%	103,396,840	100.00%	363.60
rrigated Total	60,543.72	16.75%	77,853,000	41.55%	1,285.90
Dry Total	7,819.79	2.16%	5,113,285	2.73%	653.89
Grass Total	284,368.36	78.67%	103,396,840	55.19%	363.60
Waste	8,719.22	2.41%	998,500	0.53%	114.52
Other	0.00	0.00%	0	0.00%	0.00
Exempt	521.87	0.14%	0	0.00%	0.00
Market Area Total	361,451.09	100.00%	187,361,625	100.00%	518.36

### County 92 Wheeler

### Schedule X : Agricultural Records : Ag Land Total

	U	rban	SubU	rban	Ru	ral	Tota	al
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	60,543.72	77,853,000	60,543.72	77,853,000
77. Dry Land	0.00	0	0.00	0	7,819.79	5,113,285	7,819.79	5,113,285
78. Grass	0.00	0	0.00	0	284,368.36	103,396,840	284,368.36	103,396,840
79. Waste	0.00	0	0.00	0	8,719.22	998,500	8,719.22	998,500
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.28	0	0.00	0	521.59	0	521.87	0
82. Total	0.00	0	0.00	0	361,451.09	187,361,625	361,451.09	187,361,625
					人		λ	

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,543.72	16.75%	77,853,000	41.55%	1,285.90
Dry Land	7,819.79	2.16%	5,113,285	2.73%	653.89
Grass	284,368.36	78.67%	103,396,840	55.19%	363.60
Waste	8,719.22	2.41%	998,500	0.53%	114.52
Other	0.00	0.00%	0	0.00%	0.00
Exempt	521.87	0.14%	0	0.00%	0.00
Total	361,451.09	100.00%	187,361,625	100.00%	518.36

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

#### 92 Wheeler

	2008 CTL County Total	2009 Form 45 County Total	Value Difference (2009 form 45 - 2008 CTL)	Percent Change	2009 Growth (New Construction Value)	Percent Chang excl. Growth
1. Residential	7,520,145	7,675,245	155,100	2.06%	160,410	-0.07%
2. Recreational	13,950	13,950	0	0.00%	0	0.00%
3. Ag-Homesite Land, Ag-Res Dwelling	7,290,860	7,628,790	337,930	4.63%	384,650	-0.64%
4. Total Residential (sum lines 1-3)	14,824,955	15,317,985	493,030	3.33%	545,060	-0.35%
5. Commercial	900,735	901,980	1,245	0.14%	0	0.14%
06. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	22,207,517	22,280,972	73,455	0.33%	112,125	-0.17%
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	23,108,252	23,182,952	74,700	0.32%	112,125	-0.16%
0. Total Non-Agland Real Property	37,933,207	38,500,937	567,730	1.50%	657,185	-0.24%
1. Irrigated	74,142,455	77,853,000	3,710,545	5.00%		
2. Dryland	5,114,115	5,113,285	-830	-0.02%	)	
3. Grassland	96,413,000	103,396,840	6,983,840	7.24%		
4. Wasteland	956,655	998,500	41,845	4.37%		
5. Other Agland	0	0	0			
6. Total Agricultural Land	176,626,225	187,361,625	10,735,400	6.08%		
17. Total Value of all Real Property	214,559,432	225,862,562	11,303,130	5.27%	657,185	4.96%

### 2008 THREE YEAR ASSESSMENT PLAN FOR WHEELER COUNTY Assessment Years 2009, 2010 and 2011 GENERAL DESCRIPTION OF COUNTY

Wheeler County is located in the Sandhills of Nebraska, and has a population of 886. There are two villages in the county, the county seat, Bartlett, population 113, and Ericson, population 104. The county economic base consists of mainly of Agricultural activities. The largest use of the land is raising cattle on grassland, row crops under center pivot irrigation and some dry land farming. One major cattle feedlot operation and several major swine facilities are located in the county. Countywide zoning was implemented in 1998. The County seat is located in Bartlett.

### **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; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Wheeler County:

Per the 2008 County Abstract, Wheeler County consists of the following real property types.

V 1		
Parcels	% of Total Parcels	% of Taxable Value Base
Residential 642	33.81%	6.91 %
Commercial 46	2.38%	. 42%
Recreational 8	.4148%	less than .01%
Agricultural 1233	63.39%	92.67%

Agricultural land – 361,391. Total Taxable Acres

98.04% of County is agricultural and of that 78.69% consists primarily of grassland. New Property: For assessment year 2008, an estimated 12 building permits and or information statements were filed for new property constructions/additions in the county. For more information see 2008 Reports & Opinions, Abstract and Assessor Survey. **CURRENT RESOURCES**:

A. **Staff/Budget/Training**: The Wheeler County Clerk serves also as the County Assessor, Clerk of District Court, Election Commissioner, Register of Deeds and Jury Commissioner. Her staff consists of one full time person. The Assessor &

Staff both work on the assessment function. The assessor attends education classes on an annual basis to keep her Assessor's certificate current pursuant to requirement. The Assessor does her best to keep updated on all educational training, by means of attending classes, internet and manuals. The Assessor has 29 years working knowledge in the Assessor's office. The proposed budget for the 2008-2009 fiscal years is \$7,050.00. The office is considering updating software and computer for this purpose.

- B. **Maps**: The cadastral maps were done in 1966 and are still in good condition. The assessor & staff keep these maps updated routinely as to ownership and descriptions. Misc Maps used in the Assessor's office is a plat map of the County updated by ownership and displayed in the courthouse for the public, school district maps and precinct maps. Maps of Sales which are color coded are maintained. Aerial map is available.
- C. **Property Record Cards** –, current listings, photo, sketches, etc. There is a property card for every real estate property in the county. The real estate property cards are located in the recording room of the County Clerk/Ex-Officio Assessor office. The property record cards are maintained and kept current by the Assessor and Staff.

**<u>RURAL</u>**: The rural real estate and improvement parcels are color coded green and are organized in file cabinets by Section Twp and Rng, beginning with the northern most eastern corner of Wheeler County (Sec 1 Twp24 Rng 9) continuing through to the south western most corner of the county (Sec 31 Twp21 Rng 12).

**URBAN:** The County's village properties parcel cards are white colored coded and are organized in file cabinets by lot number and Vllg Additions.

**LAKE:** The Lake Ericson properties parcel cards are light blue colored coded and organized in file cabinet beginning with the first Lake lot extending to the last lot according to the plat of Lake Ericson.

**<u>COMMERICIAL</u>**: Commercial property cards are color coded white and are organized in file cabinets within the class of property the Commercial is located, (i.e., rural, urban, Lake.

- D. Software MIPS County Solution, Data entry and reports only, no appraisal software.
- E. Web based –None

### PROCEDURE MANUAL

Wheeler County has written policies and procedures. The assessor and Staff work together in updating the County policies and procedures. The Assessor reviews the policies and procedures with the County Attorney and County Commissioners.

### APPRAISAL FUNCTIONS, CONTRACT WITH APPRAISER FOR THE DATA COLLECTION AND PRICING COLLECTION, REVIEW ASSESSMENT SALES RATIO STUDIES BEFORE ASSESSMENT ACTIONS: RECONCILIATION OF FINAL VALUE AND DOCUMENTATION.

Wheeler County contracts with a certified appraiser in the appraisal of improvements and annual pickup work. The appraiser is certified and follows all Regulations and IAAO guide lines. Appraiser is contracted on an annual basis to do the County's pickup work. The Assessor maintains a continuous list of pick-up work throughout the year. The Assessor reviews with the contracted Appraiser the list of pick-up work properties, discussing their locations by virtue of maps, and provides a signed notice to the Appraiser to be presented to the owner for the reason of property inspection. New improvements in the county are located by means of owner reporting, zoning permits, word of mouth and Assessor and Commissioner's driving of the county. The pickup work involves on site inspection, measurements, interior inspection whenever possible and interviewing the owner. The pickup work is completed every year in a timely matter and the growth calculated. Every effort is made to insure that information on all new construction is collected and included in the assessment rolls on an annual basis. Values are updated on an Annual Basis based on sales.

There are no Industrial or Special Value classes in Wheeler County, yr 2008.

### Level of Value, Quality, and Uniformity for assessment year 2007:

Property Class	Median	COD*	PRD*	
Residential	98.%	26.9%	122.62%	
Commercial	Not enough Sale	s to Determ	mine	
Recreational	Not enough Sale	es to Deter	mine	
Agricultural	71.00%	15.0%	100.18%	
*COD means of	coefficient of disp	ersion and	PRD means price rela	ted differential. For
more informati	on regarding stati	stical mea	sures see 2007 Report	s & Opinions.

### Assessment Actions Planned for Assessment Year 2009.

**Residential**: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Commercial**: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Recreational:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Agricultural**: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics:

### Assessment Actions Planned for Assessment Year 2010.

**Residential:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. The Assessor plans to contract with an appraiser for an overall review of the villages. Assessor is also is looking in to purchase of appraisal package software for her office.

**Commercial**: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Recreational**: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Agricultural**: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

### Assessment Actions Planned for Assessment Year 2011.

**Residential**: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Tentatively plan for new appraisal software and contracting with an appraiser for reappraisal of rural residential in the county.

**Commercial:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Recreational:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Agricultural**: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

### Functions preformed by the assessor's office:

Record Maintenance, Mapping updates, & Ownership changes. All Property Record cards, i.e. Rural, Urban, Lake, Commercial, are maintained manually on the front of the card as well as electronic (MIPS) information on pages printed on demand and inserted in the card. Made record as part of the record card are, the Parcel number, Cadastral

Information, Tax District Information, School District Codes, Legal Description, Status, Present Use, Zoning, Size, School District, Photos of Major Improvements, four or more prior year's history of the final assessed value of land and improvements, area of documentation ownership changes and noting of splits or additions. The current owner Name, Address is continually updated. Location of properties is found on area maps. Beginning year 2008, 911 physical locations will be added to the property cards. Annual functions of the County Assessor are but not limited to:

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

### PERSONAL PROPERTY:

The Assessor annually assesses all personal property in the County. Reminder post cards are sent at the January 1<sup>st</sup> of every year followed up by reminders March 1<sup>st</sup>. Penalties applied when statutorily required.

Schedules 241 Values \$12,386,070.

### **Permissive Exemptions:**

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. A list of permissive exemptions published in the legal designated newspaper the month of September.

### **HOMESTEAD EXEMPTION:**

The Assessor distributes homestead exemption forms for applicants of previous years (received by Dept. of Revenue) and also has available in her office pertinent information and forms for new applicants.

Filings 28 Value Exempted \$ 615,665.

### **OTHER ASSESSOR FUNCTIONS, BUT NOT LIMITED TO:**

- a. Taxable Government Owned Property annual review of government owned property not used for public purpose, send notices of intent to tax.
- b. 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.
- c. No Tax Increment Financing in Wheeler County in 2007
- d. 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
- e. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- f. Tax List Corrections prepare tax list correction documents for county board approval.
- g. County Board of Equalization attends taxpayer appeal hearings before TERC, defend valuation.
- h. TERC Appeals prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- i. TERC Statewide Equalization attend hearings if applicable to county, defend values and/or implement orders of the TERC.

### CONCLUSION

The Assessor is a Clerk-Ex officio who has numerous duties in addition to the Assessor's function. She has one employee to assist her in all her various duties. The county board, in the past, has authorized general appraisals by outside appraisers when the need arises. The Wheeler county will, of course, continue annually updating values based on market studies and sales, maintain & update all Assessor's records and to do the annual pickup work. In the event that a disparity in general valuations and values appear in any classification we will undertake a general professional revaluation study for that classification. Wheeler County will maintain the standards of Level of Value and Quality of Assessment as required by Nebraska Law and Regulations.

Date June 19, 2008

Respectfully submitted. Lorraine Woeppel Wheeler County Assessor

Exhibit 92 Page 89

# 2009 Assessment Survey for Wheeler County

# I. General Information

# A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1, the clerk assists with all functions of the ex-officio office
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$6,250
7.	Part of the budget that is dedicated to the computer system
	\$1,200
8.	Adopted budget, or granted budget if different from above
	Same as above
9.	Amount of the total budget set aside for appraisal work
	\$0
10.	Amount of the total budget set aside for education/workshops
	\$1,000
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$8,000
12.	Other miscellaneous funds
	\$3,100 this includes the cost for the MIPS software programs from the misc. general
	fund.
13.	Total budget
	\$6,250
a.	Was any of last year's budget not used:
	\$4,763

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

1.	Administrative software
	MIPS Inc. (Includes processing, but does not include forms

2.	CAMA software
	None, the contract appraiser Great Plains Agribusiness prices all improvements with
	computer programs using Marshall-Swift data
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and Staff
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	MIPS Inc.

# **C. Zoning Information**

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, with the exception of the villages
3.	What municipalities in the county are zoned?
	None, the two villages fall under the village zoning ordinances and don't have to go
	through the County zoning administrator
4.	When was zoning implemented?
	1998

# **D.** Contracted Services

1.	Appraisal Services
	Standard Appraisal for pick up work
2.	Other services
	None

Certification

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

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

One copy to the Wheeler County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



Ruth a. Sorensen

Ruth A. Sorensen Property Tax Administrator

**Map Section** 

Valuation History Charts