

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201(1) and (2)(R.S. Supp., 2007). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2007) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Revenue Property Assessment Division, hereinafter referred to as the Division, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

- (2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.
- (3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Division regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Division is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2007) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Division prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Division prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Division. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2008 Commission Summary

03 Arthur

Residential Real Property - Current

Number of Sales	6	COD	8.39
Total Sales Price	\$138,000	PRD	108.67
Total Adj. Sales Price	\$138,000	COV	11.65
Total Assessed Value	\$129,860	STD	11.91
Avg. Adj. Sales Price	\$23,000	Avg. Abs. Dev.	8.82
Avg. Assessed Value	\$21,643	Min	87.08
Median	105.14	Max	118.84
Wgt. Mean	94.10	95% Median C.I.	87.08 to 118.84
Mean	102.26	95% Wgt. Mean C.I.	84.49 to 103.72
		95% Mean C.I.	89.75 to 114.76
% of Value of the Class of all Real Property Value in the County			3.84
% of Records Sold in the Study Period			4.96
% of Value Sold in the Study Period			3.55
Average Assessed Value of the Base			30,236

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	6	105.14	8.39	108.67
2007	10	97.72	15.22	104.08
2006	5	92.40	21.48	102.61
2005	5	106.87	13.61	95.63
2004	8	103.23	20.68	104.92
2003	5	100	22.75	115.72
2002	5	93	36.87	125.9
2001	6	93	17.53	108.96

2008 Commission Summary

03 Arthur

Commercial Real Property - Current

Number of Sales	1	COD	0.00
Total Sales Price	\$2,500	PRD	100.00
Total Adj. Sales Price	\$2,500	COV	0.00
Total Assessed Value	\$3,200	STD	0.00
Avg. Adj. Sales Price	\$2,500	Avg. Abs. Dev.	0.00
Avg. Assessed Value	\$3,200	Min	128.00
Median	128.00	Max	128.00
Wgt. Mean	128.00	95% Median C.I.	N/A
Mean	128.00	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	N/A
% of Value of the Class of all Real Property Value in the County			4.71
% of Records Sold in the Study Period			2.7
% of Value Sold in the Study Period			0.07
Average Assessed Value of the Base			121,534

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	1	128.00	0.00	100.00
2007	3	92.94	16.77	108.85
2006	6	97.27	20.00	106.87
2005	5	80.00	23.50	104.51
2004	4	94.30	23.98	98.53
2003	2	141	22.59	90.54
2002	1	172	0	100
2001	6	109	26.89	84.71

2008 Commission Summary

03 Arthur

Agricultural Land - Current

Number of Sales	7	COD	10.91
Total Sales Price	\$1,700,768	PRD	101.88
Total Adj. Sales Price	\$1,700,768	COV	15.62
Total Assessed Value	\$1,234,940	STD	11.55
Avg. Adj. Sales Price	\$242,967	Avg. Abs. Dev.	7.65
Avg. Assessed Value	\$176,420	Min	58.56
Median	70.09	Max	95.38
Wgt. Mean	72.61	95% Median C.I.	58.56 to 95.38
Mean	73.97	95% Wgt. Mean C.I.	62.12 to 83.10
		95% Mean C.I.	63.29 to 84.66
% of Value of the Class of all Real Property Value in the County			91.45
% of Records Sold in the Study Period			0.76
% of Value Sold in the Study Period			20.23
Average Assessed Value of the Base			94,701

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	7	70.09	10.91	101.88
2007	6	70.36	9.64	101.38
2006	12	75.63	18.59	106.41
2005	9	74.80	20.03	92.17
2004	13	74.62	16.33	97.38
2003	9	77	7.32	103.67
2002	10	77	10.82	111.42
2001	8	75	10.26	111.13

2008 Opinions of the Property Tax Administrator for Arthur County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the 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 Arthur County is 100% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Arthur County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Arthur County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Arthur County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Arthur County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Arthur County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	6	MEDIAN:	105	COV:	11.65	95% Median C.I.:	87.08 to 118.84	(! : Derived)
TOTAL Sales Price:	138,000	WGT. MEAN:	94	STD:	11.91	95% Wgt. Mean C.I.:	84.49 to 103.72	
TOTAL Adj.Sales Price:	138,000	MEAN:	102	AVG.ABS.DEV:	8.82	95% Mean C.I.:	89.75 to 114.76	
TOTAL Assessed Value:	129,860							
AVG. Adj. Sales Price:	23,000	COD:	8.39	MAX Sales Ratio:	118.84			
AVG. Assessed Value:	21,643	PRD:	108.67	MIN Sales Ratio:	87.08			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DATE OF SALE *											
Qrtrs											
07/01/05 TO 09/30/05	5	103.40	98.94	93.22	7.25	106.14	87.08	107.52	N/A	26,650	24,843
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
Study Years											
07/01/05 TO 06/30/06	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
07/01/06 TO 06/30/07											
Calendar Yrs											
01/01/06 TO 12/31/06	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARTHUR	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
LOCATIONS: URBAN, SUBURBAN & RURAL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	5	106.87	104.74	102.36	6.71	102.33	87.08	118.84	N/A	9,400	9,622
2	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
STATUS: IMPROVED, UNIMPROVED & IOLL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643

PAD 2008 Preliminary Statistics

Base Stat

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TOTAL Assessed Value:	129,860							
AVG. Adj. Sales Price:	23,000	COD:	8.39	MAX Sales Ratio:	118.84			
AVG. Assessed Value:	21,643	PRD:	108.67	MIN Sales Ratio:	87.08			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	3	89.84	94.60	91.72	7.34	103.14	87.08	106.87	N/A	39,333	36,076
06											
07	3	107.52	109.92	108.15	4.79	101.64	103.40	118.84	N/A	6,666	7,210
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
NonValid School											
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	96.97	96.97	98.07	10.20	98.88	87.08	106.87	N/A	13,500	13,240
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	103.40	103.40	103.40			103.40	103.40	N/A	10,000	10,340
1970 TO 1979	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
1980 TO 1989	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	6	MEDIAN:	105	COV:	11.65	95% Median C.I.:	87.08 to 118.84	(! : Derived)
TOTAL Sales Price:	138,000	WGT. MEAN:	94	STD:	11.91	95% Wgt. Mean C.I.:	84.49 to 103.72	
TOTAL Adj.Sales Price:	138,000	MEAN:	102	AVG.ABS.DEV:	8.82	95% Mean C.I.:	89.75 to 114.76	
TOTAL Assessed Value:	129,860							
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AVG. Assessed Value:	21,643	PRD:	108.67	MIN Sales Ratio:	87.08			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645	
5000 TO 9999	1	107.52	107.52	107.52			107.52	107.52	N/A	5,250	5,645	
Total \$ _____												
1 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645	
10000 TO 29999	3	103.40	99.12	99.51	6.38	99.60	87.08	106.87	N/A	12,333	12,273	
60000 TO 99999	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750	
ALL _____												
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645	
Total \$ _____												
1 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645	
10000 TO 29999	3	103.40	99.12	99.51	6.38	99.60	87.08	106.87	N/A	12,333	12,273	
60000 TO 99999	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750	
ALL _____												
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10	4	105.46	104.21	100.25	8.51	103.95	87.08	118.84	N/A	8,000	8,020	
20	1	106.87	106.87	106.87			106.87	106.87	N/A	15,000	16,030	
30	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750	
ALL _____												
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
100	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645	
101	4	96.62	96.80	92.63	8.63	104.50	87.08	106.87	N/A	32,000	29,642	
ALL _____												
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643	

PAD 2008 Preliminary Statistics

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
20	1	87.08	87.08	87.08			87.08	87.08	N/A	12,000	10,450	
25	2	112.86	112.86	109.75	5.30	102.83	106.87	118.84	N/A	9,875	10,837	
30	3	103.40	100.25	91.99	5.70	108.99	89.84	107.52	N/A	35,416	32,578	
<u>ALL</u>	<u>6</u>	<u>105.14</u>	<u>102.26</u>	<u>94.10</u>	<u>8.39</u>	<u>108.67</u>	<u>87.08</u>	<u>118.84</u>	<u>87.08 to 118.84</u>	<u>23,000</u>	<u>21,643</u>	

Arthur County 2008 Assessment Actions taken to address the following property classes/subclasses:

Residential:

The assessor did not adjust valuations in the residential property class for 2008, other than the annual pick up work. There were only six qualified residential sales, which is an ongoing problem for this small county.

2008 Assessment Survey for Arthur County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	The Assessor and part-time lister
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	The Assessor and part-time lister
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June/2001
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2003
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	NA
7.	Number of market areas/neighborhoods for this property class:
	One
8.	How are these defined?
	By the unincorporated village limits of Arthur
9.	Is "Assessor Location" a usable valuation identity?
	Yes
10.	Does the assessor location "suburban" mean something other than rural residential? (<i>that is, does the "suburban" location have its own market?</i>)
	No
11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	NA

12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
0	0	4	4

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	6	MEDIAN:	105	COV:	11.65	95% Median C.I.:	87.08 to 118.84	(! : Derived)
TOTAL Sales Price:	138,000	WGT. MEAN:	94	STD:	11.91	95% Wgt. Mean C.I.:	84.49 to 103.72	
TOTAL Adj.Sales Price:	138,000	MEAN:	102	AVG.ABS.DEV:	8.82	95% Mean C.I.:	89.75 to 114.76	
TOTAL Assessed Value:	129,860							
AVG. Adj. Sales Price:	23,000	COD:	8.39	MAX Sales Ratio:	118.84			
AVG. Assessed Value:	21,643	PRD:	108.67	MIN Sales Ratio:	87.08			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DATE OF SALE *											
_____Qrtrs_____											
07/01/05 TO 09/30/05	5	103.40	98.94	93.22	7.25	106.14	87.08	107.52	N/A	26,650	24,843
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
_____Study Years_____											
07/01/05 TO 06/30/06	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
07/01/06 TO 06/30/07											
_____Calendar Yrs_____											
01/01/06 TO 12/31/06	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645
_____ALL_____											
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARTHUR	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
_____ALL_____											
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
LOCATIONS: URBAN, SUBURBAN & RURAL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	5	106.87	104.74	102.36	6.71	102.33	87.08	118.84	N/A	9,400	9,622
2	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750
_____ALL_____											
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
STATUS: IMPROVED, UNIMPROVED & IOLL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
_____ALL_____											
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	3	89.84	94.60	91.72	7.34	103.14	87.08	106.87	N/A	39,333	36,076
06											
07	3	107.52	109.92	108.15	4.79	101.64	103.40	118.84	N/A	6,666	7,210
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643
NonValid School											
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	96.97	96.97	98.07	10.20	98.88	87.08	106.87	N/A	13,500	13,240
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	103.40	103.40	103.40			103.40	103.40	N/A	10,000	10,340
1970 TO 1979	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645
1980 TO 1989	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	118.84	118.84	118.84			118.84	118.84	N/A	4,750	5,645	
5000 TO 9999	1	107.52	107.52	107.52			107.52	107.52	N/A	5,250	5,645	
Total \$ _____												
1 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645	
10000 TO 29999	3	103.40	99.12	99.51	6.38	99.60	87.08	106.87	N/A	12,333	12,273	
60000 TO 99999	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750	
ALL _____												
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645	
Total \$ _____												
1 TO 9999	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645	
10000 TO 29999	3	103.40	99.12	99.51	6.38	99.60	87.08	106.87	N/A	12,333	12,273	
60000 TO 99999	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750	
ALL _____												
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10	4	105.46	104.21	100.25	8.51	103.95	87.08	118.84	N/A	8,000	8,020	
20	1	106.87	106.87	106.87			106.87	106.87	N/A	15,000	16,030	
30	1	89.84	89.84	89.84			89.84	89.84	N/A	91,000	81,750	
ALL _____												
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
100	2	113.18	113.18	112.90	5.00	100.25	107.52	118.84	N/A	5,000	5,645	
101	4	96.62	96.80	92.63	8.63	104.50	87.08	106.87	N/A	32,000	29,642	
ALL _____												
	6	105.14	102.26	94.10	8.39	108.67	87.08	118.84	87.08 to 118.84	23,000	21,643	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	21,643	PRD:	108.67	MIN Sales Ratio:	87.08			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
20	1	87.08	87.08	87.08			87.08	87.08	N/A	12,000	10,450
25	2	112.86	112.86	109.75	5.30	102.83	106.87	118.84	N/A	9,875	10,837
30	3	103.40	100.25	91.99	5.70	108.99	89.84	107.52	N/A	35,416	32,578
<u>ALL</u>	<u>6</u>	<u>105.14</u>	<u>102.26</u>	<u>94.10</u>	<u>8.39</u>	<u>108.67</u>	<u>87.08</u>	<u>118.84</u>	<u>87.08 to 118.84</u>	<u>23,000</u>	<u>21,643</u>

**2008 Correlation Section
for Arthur County**

Residential Real Property

I. Correlation

RESIDENTIAL: The statistical sampling for the residential class of property consists of three mobile homes and three conventional homes, these sales are not a good representation of the population as a whole. There is no other information available that would indicate that the level of value for the residential class of property has not been met.

**2008 Correlation Section
for Arthur County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	12	6	50
2007	14	10	71.43
2006	7	5	71.43
2005	8	5	62.5
2004	15	8	53.33
2003	14	5	35.71
2002	11	5	45.45
2001	13	6	46.15

RESIDENTIAL: After a thorough review of the sales in the Total Sale File there is indication that the assessor has used all available sales for the development of the residential statistics.

**2008 Correlation Section
for Arthur County**

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Arthur County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	105.14	0.09	105.24	105.14
2007	97.72	0.94	98.64	97.72
2006	92.40	1.13	93.44	92.40
2005	106.87	1.14	108.09	106.87
2004	103.23	1.38	104.65	103.23
2003	121	-0.4	120.52	100
2002	70	18.91	83.24	93
2001	93	-5.94	87.48	93

RESIDENTIAL: The Trended Preliminary Ratio and the R&O Ratio are essentially identical and support the assessor's actions to complete the annual pickup work with no overall changes made to the residential property class in Arthur County.

**2008 Correlation Section
for Arthur County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 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 2007 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.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Arthur County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
N/A	2008	0.09
0.03	2007	0.94
1.02	2006	1.13
0	2005	1.14
0	2004	1.38
-21.32	2003	-0.4
33	2002	18.91
0	2001	-5.94

RESIDENTIAL: The slight change in the percent change in the base (excluding growth) is a reflection of routine maintenance only within the residential class for 2008.

2008 Correlation Section for Arthur County

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2008 Correlation Section
for Arthur County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	105.14	94.10	102.26

RESIDENTIAL: Of the three measures of central tendency only the weighted mean is within the acceptable parameter, none of the measures are supportive of one another. The sample is made up of three mobile homes and three conventional homes; this is not a good representation of the residential property class as a whole.

**2008 Correlation Section
for Arthur County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	8.39	108.67
Difference	0	5.67

RESIDENTIAL: The statistical sample is small and not representative of the residential property class as a whole. The statistical reliance on these measures is meaningless.

**2008 Correlation Section
for Arthur County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	6	6	0
Median	105.14	105.14	0
Wgt. Mean	94.10	94.10	0
Mean	102.26	102.26	0
COD	8.39	8.39	0
PRD	108.67	108.67	0
Min Sales Ratio	87.08	87.08	0
Max Sales Ratio	118.84	118.84	0

RESIDENTIAL: As demonstrated by the grid nothing substantial occurred within the residential property class for assessment year 2008. In addition to the routine maintenance and per the three-year plan of assessment the properties in the Village of Arthur and in Range 38, Townships 17 and 18 were reviewed. Time did not allow for the review of Townships 19 and 20, and new cost tables were not implemented.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1	MEDIAN:	128	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	2,500	WGT. MEAN:	128	STD:	0.00	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	2,500	MEAN:	128	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
TOTAL Assessed Value:	3,200							
AVG. Adj. Sales Price:	2,500	COD:	0.00	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	3,200	PRD:	100.00	MIN Sales Ratio:	128.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/04 TO 09/30/04	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
Study Years											
07/01/04 TO 06/30/05	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
07/01/05 TO 06/30/06											
07/01/06 TO 06/30/07											
Calendar Yrs											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06											
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARTHUR	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
LOCATIONS: URBAN, SUBURBAN & RURAL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
STATUS: IMPROVED, UNIMPROVED & IOLL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1	MEDIAN:	128	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	2,500	WGT. MEAN:	128	STD:	0.00	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	2,500	MEAN:	128	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
TOTAL Assessed Value:	3,200							
AVG. Adj. Sales Price:	2,500	COD:	0.00	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	3,200	PRD:	100.00	MIN Sales Ratio:	128.00			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
04											
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
NonValid School											
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
Total \$											
1 TO 9999	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1	MEDIAN:	128	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	2,500	WGT. MEAN:	128	STD:	0.00	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	2,500	MEAN:	128	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
TOTAL Assessed Value:	3,200							
AVG. Adj. Sales Price:	2,500	COD:	0.00	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	3,200	PRD:	100.00	MIN Sales Ratio:	128.00			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
Total \$ _____											
1 TO 9999	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL _____											
	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL _____											
	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL _____											
	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

Arthur County 2008 Assessment Actions taken to address the following property classes/subclasses:

Commercial:

There were no adjustments or activity of any kind in the commercial property class for 2008. There were not enough sales to justify valuation changes.

2008 Assessment Survey for Arthur County

Commercial/Industrial Appraisal Information

1.	Data collection done by: The Assessor and part-time lister
2.	Valuation done by: Assessor
3.	Pickup work done by whom: The Assessor and part-time lister
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2001
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2003
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? NA
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? NA
8.	Number of market areas/neighborhoods for this property class? One
9.	How are these defined? The entire County is one market area
10.	Is "Assessor Location" a usable valuation identity? Yes
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?) No
12.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real property located outside of the

	<i>limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</i>
	NA

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
0	0	0	0

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1	MEDIAN:	128	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	2,500	WGT. MEAN:	128	STD:	0.00	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	2,500	MEAN:	128	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
TOTAL Assessed Value:	3,200							
AVG. Adj. Sales Price:	2,500	COD:	0.00	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	3,200	PRD:	100.00	MIN Sales Ratio:	128.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/04 TO 09/30/04	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
Study Years											
07/01/04 TO 06/30/05	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
07/01/05 TO 06/30/06											
07/01/06 TO 06/30/07											
Calendar Yrs											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06											
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ARTHUR	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
LOCATIONS: URBAN, SUBURBAN & RURAL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
STATUS: IMPROVED, UNIMPROVED & IOLL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1	MEDIAN:	128	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	2,500	WGT. MEAN:	128	STD:	0.00	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	2,500	MEAN:	128	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
TOTAL Assessed Value:	3,200							
AVG. Adj. Sales Price:	2,500	COD:	0.00	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	3,200	PRD:	100.00	MIN Sales Ratio:	128.00			

Printed: 03/31/2008 12:14:34

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
04											
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
NonValid School											
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
Total \$											
1 TO 9999	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	1	MEDIAN:	128	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
TOTAL Sales Price:	2,500	WGT. MEAN:	128	STD:	0.00	95% Wgt. Mean C.I.:	N/A	
TOTAL Adj.Sales Price:	2,500	MEAN:	128	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
TOTAL Assessed Value:	3,200							
AVG. Adj. Sales Price:	2,500	COD:	0.00	MAX Sales Ratio:	128.00			
AVG. Assessed Value:	3,200	PRD:	100.00	MIN Sales Ratio:	128.00			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
Total \$ _____											
1 TO 9999	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL _____											
	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL _____											
	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200
ALL _____											
	1	128.00	128.00	128.00			128.00	128.00	N/A	2,500	3,200

**2008 Correlation Section
for Arthur County**

Commerical Real Property

I. Correlation

COMMERCIAL: The statistical sampling for the commercial class of property consists of one sale which does not represent the population as a whole. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

**2008 Correlation Section
for Arthur County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	6	1	16.67
2007	7	3	42.86
2006	9	6	66.67
2005	6	5	83.33
2004	5	4	80
2003	3	2	66.67
2002	3	1	33.33
2001	8	6	75

COMMERCIAL: The five sales that were disqualified consisted of one family sale, one property that was substantially changed, one that was a partial interest, one in which no money changed hands, and the remaining sale was a split that the assessor did not consider a good sale.

**2008 Correlation Section
for Arthur County**

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Arthur County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	128.00	0.02	128.03	128.00
2007	92.94	0.02	92.96	92.94
2006	86.47	884.39	851.2	97.27
2005	80.00	-0.05	79.96	80.00
2004	94.30	-4.79	89.78	94.30
2003	0	-89.75	0	0
2002	172	0.37	172.64	0
2001	109	2.03	111.21	109

COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are essentially identical and support the assessor's actions to complete the annual pickup work with no overall changes made to the commercial property class in Arthur County.

**2008 Correlation Section
for Arthur County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 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 2007 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.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Arthur County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
N/A	2008	0.02
N/A	2007	0.02
0	2006	884.39
0	2005	-0.05
0	2004	-4.79
0	2003	-89.75
0	2002	0.37
0	2001	2.03

COMMERCIAL: The slight change in the percent change in the base (excluding growth) is a reflection of routine maintenance only within the commercial class for 2008.

2008 Correlation Section for Arthur County

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2008 Correlation Section
for Arthur County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	128.00	128.00	128.00

COMMERCIAL: With only one sale in the commercial sales file, this would not be a good representation of the commercial class as a whole. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

**2008 Correlation Section
for Arthur County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	0.00	100.00
Difference	0	0

COMMERCIAL: One sale is not a good representation of the commercial class as a whole. The statistical reliance on these measures is meaningless.

**2008 Correlation Section
for Arthur County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	1	1	0
Median	128.00	128.00	0
Wgt. Mean	128.00	128.00	0
Mean	128.00	128.00	0
COD	0.00	0.00	0
PRD	100.00	100.00	0
Min Sales Ratio	128.00	128.00	0
Max Sales Ratio	128.00	128.00	0

COMMERCIAL: There were no plans or changes within the commercial class other than routine maintenance for assessment year 2008.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	7	MEDIAN:	68	COV:	15.54	95% Median C.I.:	57.13 to 92.71
(AgLand) TOTAL Sales Price:	1,700,768	WGT. MEAN:	71	STD:	11.17	95% Wgt. Mean C.I.:	60.49 to 80.76
(AgLand) TOTAL Adj.Sales Price:	1,700,768	MEAN:	72	AVG.ABS.DEV:	7.39	95% Mean C.I.:	61.59 to 82.26
(AgLand) TOTAL Assessed Value:	1,201,200						
AVG. Adj. Sales Price:	242,966	COD:	10.84	MAX Sales Ratio:	92.71		
AVG. Assessed Value:	171,600	PRD:	101.84	MIN Sales Ratio:	57.13		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	2	67.33	67.33	67.82	1.21	99.27	66.51	68.14	N/A	148,884	100,975
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	72.53	77.81	74.38	11.27	104.61	68.18	92.71	N/A	325,333	241,976
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	78.27	78.27	78.27			78.27	78.27	N/A	139,000	108,800
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	1	57.13	57.13	57.13			57.13	57.13	N/A	288,000	164,520
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	68.18	73.61	72.85	8.97	101.06	66.51	92.71	N/A	254,753	185,576
07/01/05 TO 06/30/06	1	78.27	78.27	78.27			78.27	78.27	N/A	139,000	108,800
07/01/06 TO 06/30/07	1	57.13	57.13	57.13			57.13	57.13	N/A	288,000	164,520
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	3	72.53	77.81	74.38	11.27	104.61	68.18	92.71	N/A	325,333	241,976
01/01/06 TO 12/31/06	1	78.27	78.27	78.27			78.27	78.27	N/A	139,000	108,800
<u>ALL</u>											
	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1995	1	92.71	92.71	92.71			92.71	92.71	N/A	220,000	203,970
2195	1	66.51	66.51	66.51			66.51	66.51	N/A	57,768	38,420
2197	1	68.14	68.14	68.14			68.14	68.14	N/A	240,000	163,530
2275	1	68.18	68.18	68.18			68.18	68.18	N/A	606,000	413,160
2277	2	75.40	75.40	75.29	3.81	100.14	72.53	78.27	N/A	144,500	108,800
2479	1	57.13	57.13	57.13			57.13	57.13	N/A	288,000	164,520
<u>ALL</u>											
	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600
<u>ALL</u>											
	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	7	MEDIAN:	68	COV:	15.54	95% Median C.I.:	57.13 to 92.71
(AgLand) TOTAL Sales Price:	1,700,768	WGT. MEAN:	71	STD:	11.17	95% Wgt. Mean C.I.:	60.49 to 80.76
(AgLand) TOTAL Adj.Sales Price:	1,700,768	MEAN:	72	AVG.ABS.DEV:	7.39	95% Mean C.I.:	61.59 to 82.26
(AgLand) TOTAL Assessed Value:	1,201,200						
AVG. Adj. Sales Price:	242,966	COD:	10.84	MAX Sales Ratio:	92.71		
AVG. Assessed Value:	171,600	PRD:	101.84	MIN Sales Ratio:	57.13		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600
ALL	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600
ALL	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600
ALL	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600
ALL	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600
NonValid School											
ALL	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
180.01 TO 330.00	1	66.51	66.51	66.51			66.51	66.51	N/A	57,768	38,420
330.01 TO 650.00	2	75.40	75.40	75.29	3.81	100.14	72.53	78.27	N/A	144,500	108,800
650.01 +	4	68.16	71.54	69.81	13.06	102.48	57.13	92.71	N/A	338,500	236,295
ALL	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	7	MEDIAN:	68	COV:	15.54	95% Median C.I.:	57.13 to 92.71
(AgLand) TOTAL Sales Price:	1,700,768	WGT. MEAN:	71	STD:	11.17	95% Wgt. Mean C.I.:	60.49 to 80.76
(AgLand) TOTAL Adj.Sales Price:	1,700,768	MEAN:	72	AVG.ABS.DEV:	7.39	95% Mean C.I.:	61.59 to 82.26
(AgLand) TOTAL Assessed Value:	1,201,200						
AVG. Adj. Sales Price:	242,966	COD:	10.84	MAX Sales Ratio:	92.71		
AVG. Assessed Value:	171,600	PRD:	101.84	MIN Sales Ratio:	57.13		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____	_____											
Total \$ _____	_____											
30000 TO 59999	1	66.51	66.51	66.51			66.51	66.51	N/A	57,768	38,420	
100000 TO 149999	1	78.27	78.27	78.27			78.27	78.27	N/A	139,000	108,800	
150000 TO 249999	3	72.53	77.79	78.08	11.29	99.63	68.14	92.71	N/A	203,333	158,766	
250000 TO 499999	1	57.13	57.13	57.13			57.13	57.13	N/A	288,000	164,520	
500000 +	1	68.18	68.18	68.18			68.18	68.18	N/A	606,000	413,160	
ALL _____	_____											
	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____	_____											
Total \$ _____	_____											
30000 TO 59999	1	66.51	66.51	66.51			66.51	66.51	N/A	57,768	38,420	
100000 TO 149999	2	75.40	75.40	75.29	3.81	100.14	72.53	78.27	N/A	144,500	108,800	
150000 TO 249999	3	68.14	72.66	71.13	17.41	102.16	57.13	92.71	N/A	249,333	177,340	
250000 TO 499999	1	68.18	68.18	68.18			68.18	68.18	N/A	606,000	413,160	
ALL _____	_____											
	7	68.18	71.92	70.63	10.84	101.84	57.13	92.71	57.13 to 92.71	242,966	171,600	

Arthur County 2008 Assessment Actions taken to address the following property classes/subclasses:

Agricultural:

An analysis of the agricultural market was done and the determination was made to adjust only two grassland classification groups; 4G1 from 170 to 175 and 4G from 170 to 175.

2008 Assessment Survey for Arthur County

Agricultural Appraisal Information

1.	Data collection done by:
	The Assessor and part-time lister
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	The Assessor and part-time lister
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	No
a.	How is agricultural land defined in this county?
	By the primary use of the parcel
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?
	NA
6.	What is the date of the soil survey currently used?
	1977
7.	What date was the last countywide land use study completed?
	2006
a.	By what method? (Physical inspection, FSA maps, etc.):
	Personal Property schedules and UCC Financial statements are reviewed as filed to verify irrigated acre information.
b.	By whom?
	Assessor
c.	What proportion is complete / implemented at this time?
	100%
8.	Number of market areas/neighborhoods in the agricultural property class: one
9.	How are market areas/neighborhoods defined in this property class?
	The entire County is one market area.
10.	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
0	0	7	7

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	7	MEDIAN:	70	COV:	15.62	95% Median C.I.:	58.56 to 95.38
(AgLand) TOTAL Sales Price:	1,700,768	WGT. MEAN:	73	STD:	11.55	95% Wgt. Mean C.I.:	62.12 to 83.10
(AgLand) TOTAL Adj.Sales Price:	1,700,768	MEAN:	74	AVG.ABS.DEV:	7.65	95% Mean C.I.:	63.29 to 84.66
(AgLand) TOTAL Assessed Value:	1,234,940						
AVG. Adj. Sales Price:	242,966	COD:	10.91	MAX Sales Ratio:	95.38		
AVG. Assessed Value:	176,420	PRD:	101.88	MIN Sales Ratio:	58.56		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	2	69.26	69.26	69.76	1.16	99.29	68.46	70.07	N/A	148,884	103,857
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	74.67	80.05	76.49	11.29	104.65	70.09	95.38	N/A	325,333	248,855
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	80.58	80.58	80.58			80.58	80.58	N/A	139,000	112,000
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	1	58.56	58.56	58.56			58.56	58.56	N/A	288,000	168,660
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	70.09	75.73	74.92	8.99	101.09	68.46	95.38	N/A	254,753	190,856
07/01/05 TO 06/30/06	1	80.58	80.58	80.58			80.58	80.58	N/A	139,000	112,000
07/01/06 TO 06/30/07	1	58.56	58.56	58.56			58.56	58.56	N/A	288,000	168,660
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	3	74.67	80.05	76.49	11.29	104.65	70.09	95.38	N/A	325,333	248,855
01/01/06 TO 12/31/06	1	80.58	80.58	80.58			80.58	80.58	N/A	139,000	112,000
<u>ALL</u>											
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1995	1	95.38	95.38	95.38			95.38	95.38	N/A	220,000	209,825
2195	1	68.46	68.46	68.46			68.46	68.46	N/A	57,768	39,550
2197	1	70.07	70.07	70.07			70.07	70.07	N/A	240,000	168,165
2275	1	70.09	70.09	70.09			70.09	70.09	N/A	606,000	424,740
2277	2	77.63	77.63	77.51	3.81	100.15	74.67	80.58	N/A	144,500	112,000
2479	1	58.56	58.56	58.56			58.56	58.56	N/A	288,000	168,660
<u>ALL</u>											
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420
<u>ALL</u>											
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	242,966	COD:	10.91	MAX Sales Ratio:	95.38		
AVG. Assessed Value:	176,420	PRD:	101.88	MIN Sales Ratio:	58.56		

Printed: 03/31/2008 12:14:47

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420
ALL											
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420
ALL											
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420
ALL											
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420
ALL											
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420
NonValid School											
ALL											
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
180.01 TO 330.00	1	68.46	68.46	68.46			68.46	68.46	N/A	57,768	39,550
330.01 TO 650.00	2	77.63	77.63	77.51	3.81	100.15	74.67	80.58	N/A	144,500	112,000
650.01 +	4	70.08	73.53	71.74	13.14	102.48	58.56	95.38	N/A	338,500	242,847
ALL											
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	7	MEDIAN:	70	COV:	15.62	95% Median C.I.:	58.56 to 95.38
(AgLand) TOTAL Sales Price:	1,700,768	WGT. MEAN:	73	STD:	11.55	95% Wgt. Mean C.I.:	62.12 to 83.10
(AgLand) TOTAL Adj.Sales Price:	1,700,768	MEAN:	74	AVG.ABS.DEV:	7.65	95% Mean C.I.:	63.29 to 84.66
(AgLand) TOTAL Assessed Value:	1,234,940						
AVG. Adj. Sales Price:	242,966	COD:	10.91	MAX Sales Ratio:	95.38		
AVG. Assessed Value:	176,420	PRD:	101.88	MIN Sales Ratio:	58.56		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
30000 TO 59999	1	68.46	68.46	68.46			68.46	68.46	N/A	57,768	39,550
100000 TO 149999	1	80.58	80.58	80.58			80.58	80.58	N/A	139,000	112,000
150000 TO 249999	3	74.67	80.04	80.33	11.30	99.64	70.07	95.38	N/A	203,333	163,330
250000 TO 499999	1	58.56	58.56	58.56			58.56	58.56	N/A	288,000	168,660
500000 +	1	70.09	70.09	70.09			70.09	70.09	N/A	606,000	424,740
ALL _____	_____										
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
30000 TO 59999	1	68.46	68.46	68.46			68.46	68.46	N/A	57,768	39,550
100000 TO 149999	2	77.63	77.63	77.51	3.81	100.15	74.67	80.58	N/A	144,500	112,000
150000 TO 249999	3	70.07	74.67	73.08	17.52	102.17	58.56	95.38	N/A	249,333	182,216
250000 TO 499999	1	70.09	70.09	70.09			70.09	70.09	N/A	606,000	424,740
ALL _____	_____										
	7	70.09	73.97	72.61	10.91	101.88	58.56	95.38	58.56 to 95.38	242,966	176,420

**2008 Correlation Section
for Arthur County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Even though there are only seven sales in the statistical sample Arthur County is approximately 97% grassland and these sales are good indicators of the market and representative of the population. All three measures of central tendency are within the prescribed parameters and the qualitative measures have met the standards. It is believed that Arthur County has attained the level of value and has uniform and proportionate assessments.

**2008 Correlation Section
for Arthur County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	16	7	43.75
2007	19	6	31.58
2006	18	12	66.67
2005	14	9	64.29
2004	18	13	72.22
2003	15	9	60
2002	14	10	71.43
2001	11	8	72.73

AGRICULTURAL UNIMPROVED: A review of the remaining nine sales reveals that three are family transactions, two were land trades, one was a 1999 purchase, one was not on the open market-sold to neighbor, one was in multiple counties and one was sold as a home-site and should have been moved from the agricultural file to the residential file.

**2008 Correlation Section
for Arthur County**

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Arthur County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	68.18	2.67	70	70.09
2007	64.38	8.58	69.9	70.36
2006	68.48	13.19	77.51	75.63
2005	73.73	3.21	76.1	74.80
2004	74.62	0.01	74.63	74.62
2003	77	-0.11	76.92	77
2002	77	0	77	77
2001	75	5.88	79.41	75

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Ratio are essentially identical and are reflective of the assessment actions increasing the 4G1 and 4G subclasses for 2008. Both will support an acceptable level of value for the agricultural unimproved class of property.

**2008 Correlation Section
for Arthur County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 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 2007 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.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Arthur County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
2.5	2008	2.67
9.67	2007	8.58
14.19	2006	13.19
0	2005	3.21
0	2004	0.01
0	2003	-0.11
0	2002	0
0	2001	5.88

AGRICULTURAL UNIMPROVED: The above table supports the assessment actions for 2008 in that the 4G1 and 4G sub-classifications were increased to keep current with the market.

2008 Correlation Section for Arthur County

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2008 Correlation Section
for Arthur County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.09	72.61	73.97

AGRICULTURAL UNIMPROVED: Even though all three measures of central tendency are within the acceptable parameter the weighted mean and mean are being impacted by a sale (book 7 page 577 sale date 04-15-05) that is an older grass sale of \$183 per acre and a ratio of 95.38, most sales in the county are ranging from \$217 to \$300 per acre. When this sale is hypothetically removed the weighted mean is 69.23 and the mean is 70.40, all measures are supportive of one another. For direct equalization purposes the median measure of central tendency will be used to indicate that Arthur County has attained an acceptable level of value and is supported by the trended preliminary ratio as well.

**2008 Correlation Section
for Arthur County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	10.91	101.88
Difference	0	0

AGRICULTURAL UNIMPROVED: Both qualitative measures are within the standards and if one sale is hypothetically removed (book 7 page 577 sale date 04-15-05) the measures are improved, COD 6.72 and PRD 101.70. Both measures indicating that the agricultural properties are being treated in a uniform and proportionate manner.

**2008 Correlation Section
for Arthur County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	7	7	0
Median	68.18	70.09	1.91
Wgt. Mean	70.63	72.61	1.98
Mean	71.92	73.97	2.05
COD	10.84	10.91	0.07
PRD	101.84	101.88	0.04
Min Sales Ratio	57.13	58.56	1.43
Max Sales Ratio	92.71	95.38	2.67

AGRICULTURAL UNIMPROVED: The above table represents the increased land values to the grassland subclasses made by the assessor for assessment year 2008. 4G1 increased \$5 per acre (170 to 175) and 4G increased \$5 (170 to 175) which is supported by the differences shown between the Preliminary Statistics and the R&O Statistics.

County 3 - Arthur

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,079	Value 95,375,275	Total Growth 360,210 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	18	46,960	1	2,370	1	1,575	20	50,905	
2. Res Improv Land	73	293,825	21	101,305	5	17,450	99	412,580	
3. Res Improvements	75	2,018,595	21	929,960	5	246,500	101	3,195,055	
4. Res Total	93	2,359,380	22	1,033,635	6	265,525	121	3,658,540	166,180
% of Total	76.85	64.48	18.18	28.25	4.95	7.25	11.21	3.83	46.13
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	93	2,359,380	22	1,033,635	6	265,525	121	3,658,540	166,180
% of Total	76.85	64.48	18.18	28.25	4.95	7.25	11.21	3.83	46.13

County 3 - Arthur

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,079	Value 95,375,275	Total Growth 360,210 (Sum 17, 25, & 41)
--	----------------------	-------------------------	---

Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	10	21,000	1	3,000	0	0	11	24,000	
10. Comm Improv Land	23	70,430	3	8,870	0	0	26	79,300	
11. Comm Improvements	23	4,287,265	3	106,185	0	0	26	4,393,450	
12. Comm Total	33	4,378,695	4	118,055	0	0	37	4,496,750	0
% of Total	89.18	97.37	10.81	2.62	0.00	0.00	3.42	4.71	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	33	4,378,695	4	118,055	0	0	37	4,496,750	0
% of Total	89.18	97.37	10.81	2.62	0.00	0.00	3.42	4.71	0.00
17. Taxable Total	126	6,738,075	26	1,151,690	6	265,525	158	8,155,290	166,180
% of Total	79.74	82.62	16.45	12.67	3.79	3.25	14.64	8.55	46.13

County 3 - Arthur

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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
	Rural			Total		
	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
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	0	0	0	0

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	28,000	805	70,233,720	806	70,261,720
28. Ag-Improved Land	0	0	1	27,970	114	11,404,825	115	11,432,795
29. Ag-Improvements	0	0	1	46,880	114	5,478,590	115	5,525,470
30. Ag-Total Taxable							921	87,219,985

County 3 - Arthur

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	1	1.000	2,000	
33. HomeSite Improvements	0		0	1		43,875	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	1	4.000	700	
37. FarmSite Improv	0		0	1		3,005	
38. FarmSite Total							
39. Road & Ditches		0.000			1.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	7	6.000	12,000	7	6.000	12,000	
32. HomeSite Improv Land	94	94.000	188,000	95	95.000	190,000	
33. HomeSite Improvements	96		3,836,520	97		3,880,395	9,020
34. HomeSite Total				104	101.000	4,082,395	
35. FarmSite UnImp Land	6	18.000	3,150	6	18.000	3,150	
36. FarmSite Impr Land	105	400.000	70,000	106	404.000	70,700	
37. FarmSite Improv	110		1,642,070	111		1,645,075	185,010
38. FarmSite Total				117	422.000	1,718,925	
39. Road & Ditches		1,940.000			1,941.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				221	2,464.000	5,801,320	194,030

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

County 3 - Arthur

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	2,497.000	873,950	2,497.000	873,950
51. 4A1	0.000	0	0.000	0	2,818.000	986,300	2,818.000	986,300
52. 4A	0.000	0	0.000	0	6,031.000	2,110,850	6,031.000	2,110,850
53. Total	0.000	0	0.000	0	11,346.000	3,971,100	11,346.000	3,971,100
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	15,741.000	2,833,380	15,741.000	2,833,380
69. 4G1	0.000	0	0.000	0	24,893.000	4,356,275	24,893.000	4,356,275
70. 4G	0.000	0	304.390	53,270	400,932.732	70,163,230	401,237.122	70,216,500
71. Total	0.000	0	304.390	53,270	441,566.732	77,352,885	441,871.122	77,406,155
72. Waste	0.000	0	0.000	0	4,141.000	41,410	4,141.000	41,410
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	304.390	53,270	457,053.732	81,365,395	457,358.122	81,418,665

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	11,346.000	3,971,100	11,346.000	3,971,100
77.Dry Land	0.000	0	0.000	0	0.000	0	0.000	0
78.Grass	0.000	0	304.390	53,270	441,566.732	77,352,885	441,871.122	77,406,155
79.Waste	0.000	0	0.000	0	4,141.000	41,410	4,141.000	41,410
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	304.390	53,270	457,053.732	81,365,395	457,358.122	81,418,665

2008 Agricultural Land Detail

County 3 - Arthur

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	2,497.000	22.01%	873,950	22.01%	350.000
4A1	2,818.000	24.84%	986,300	24.84%	350.000
4A	6,031.000	53.16%	2,110,850	53.16%	350.000
Irrigated Total	11,346.000	100.00%	3,971,100	100.00%	350.000

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
Dry Total	0.000	0.00%	0	0.00%	0.000

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	15,741.000	3.56%	2,833,380	3.66%	180.000
4G1	24,893.000	5.63%	4,356,275	5.63%	175.000
4G	401,237.122	90.80%	70,216,500	90.71%	175.000
Grass Total	441,871.122	100.00%	77,406,155	100.00%	175.178

Irrigated Total	11,346.000	2.48%	3,971,100	4.88%	350.000
Dry Total	0.000	0.00%	0	0.00%	0.000
Grass Total	441,871.122	96.61%	77,406,155	95.07%	175.178
Waste	4,141.000	0.91%	41,410	0.05%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	457,358.122	100.00%	81,418,665	100.00%	178.019

As Related to the County as a Whole

Irrigated Total	11,346.000	100.00%	3,971,100	100.00%	
Dry Total	0.000	0.00%	0	0.00%	
Grass Total	441,871.122	100.00%	77,406,155	100.00%	
Waste	4,141.000	100.00%	41,410	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	457,358.122	100.00%	81,418,665	100.00%	

2008 Agricultural Land Detail

County 3 - Arthur

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	11,346.000	3,971,100
Dry	0.000	0	0.000	0	0.000	0
Grass	0.000	0	304.390	53,270	441,566.732	77,352,885
Waste	0.000	0	0.000	0	4,141.000	41,410
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	304.390	53,270	457,053.732	81,365,395

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	11,346.000	3,971,100	11,346.000	2.48%	3,971,100	4.88%	350.000
Dry	0.000	0	0.000	0.00%	0	0.00%	0.000
Grass	441,871.122	77,406,155	441,871.122	96.61%	77,406,155	95.07%	175.178
Waste	4,141.000	41,410	4,141.000	0.91%	41,410	0.05%	10.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	457,358.122	81,418,665	457,358.122	100.00%	81,418,665	100.00%	178.019

* Department of Property Assessment & Taxation Calculates

**2008 County Abstract of Assessment for Real Property, Form 45 Compared with the
2007 Certificate of Taxes Levied (CTL)**

03 Arthur

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	3,489,190	3,658,540	169,350	4.85	166,180	0.09
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	4,015,270	4,082,395	67,125	1.67	*-----	1.67
4. Total Residential (sum lines 1-3)	7,504,460	7,740,935	236,475	3.15	166,180	0.94
5. Commercial	4,495,735	4,496,750	1,015	0.02	0	0.02
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	1,557,410	1,718,925	161,515	10.37	194,030	-2.09
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	6,053,145	6,215,675	162,530	2.69	185,010	-0.37
10. Total Non-Agland Real Property	13,557,605	13,956,610	399,005	2.94	360,210	0.29
11. Irrigated	3,971,100	3,971,100	0	0		
12. Dryland	0	0	0			
13. Grassland	75,285,395	77,406,155	2,120,760	2.82		
14. Wasteland	41,410	41,410	0	0		
15. Other Agland	0	0	0			
16. Total Agricultural Land	79,297,905	81,418,665	2,120,760	2.67		
17. Total Value of All Real Property (Locally Assessed)	92,855,510	95,375,275	2,519,765	2.71	360,210	2.33

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

2007 Plan of Assessment for Arthur County
Assessment Years 2008, 2009 and 2010
June 15, 2007

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The assessment plan shall indicate classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 of each year, the assessor may amend the assessment plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural land and horticultural land; and 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Arthur County

Per the 2007 County Abstract, Arthur County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	121	11%	4%
Commercial	37	3%	½%
Agricultural	922	86%	95.5%

Agricultural land - taxable acres 457,416 vacant acres

Other pertinent facts: Of the 457,416 agricultural acres, only a little over 3% is irrigated.

New Property: For assessment year 2007, an estimated 2 building permits will be filed for new construction and additions. Historically, Arthur County does not have much growth.

Current Resources

A. The 2007-2008 budget has not been prepared. Since the time line for filing the assessment plan has changed, I do not know what the budget amount for assessing will be. The county commissioners are trying to run the county as conservative as possible. So I am assuming the budget will remain about the same as 2006-2007 which is approximately \$7000. I do all the administrative reports and valuing the properties myself. I have a CAMA software programs provided by MIPS, Inc. I hire a local person to help with the pick-up work.

B. I am required to get 60 hours of continuing education as set out in REG.71-00602A. Most of the hours are obtained at workshops and meetings. The budget allowance for the county assessor is not large enough for an IAAO Courses.

C. At this time, the county cannot afford new cadastral maps. The old ones are kept current. I don't see the county purchasing new aeriels or cadastrals within the next three years.

D. New property record cards for all classes were put into use in 2004.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory: I am also county clerk. I handle the real estate transfer statements that are filed with the deeds. The ownership is changed on the cadastrals and record cards once the deed is recorded. Building permits are reviewed as well as phone calls made to the buyers or sellers. I also visit with the real estate agent or abstractor about some of the sales.

B. Data Collection: I sometimes make inspections of property that has sold. More often I visit with the buyer to find the condition and quality of the property they purchased.

C. Review assessment sales ratio studies before assessment actions: I consistently work with the field liaison on the analysis of the assessment sales ratio studies. I review preliminary statistics to help me determine what the values should be.

D. Approaches to value: The cost approach to value is the only approach that seems feasible to use in Arthur County.

Notice of value changes were sent out by the 1st of June, 2007. I try to let taxpayers know why there is a major change in value. I publish in the local paper when homestead exemption and personal property schedules are due. I follow up with a reminder by phone.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	97.72	15.22	104.08
Commercial	92.94	16.77	108.85
Agricultural	70.36	9.64	101.38

Assessment Actions Planned for Assessment Year 2008

Residential: The sales will be reviewed. Inspections of properties that have sold. Will implement the new cost tables provided by MIPS. Make sure property record cards are updated. Review residential properties with the Village of Arthur. Also do a review for residential properties located in Range 38; Townships 17,18,19 and 20. Do pick-up work for residential properties. Work with Stanard Appraisal Services in reviewing lot values and acreage land values. Maintain record cards.

Commercials: There is very little commercial properties in Arthur County.. Do pick-up work for commercial properties. Maintain record cards. Review lot value

Agricultural Land: Sales will be reviewed. I will review the irrigated subclass. I will work with surrounding counties to expand the sales base for Arthur County and try to keep values somewhat consistent with surrounding counties. Do pick-up work on outbuildings. Inspect land in Range 38; Townships 17,18,19 and 20. Maintain record cards and cadastrals..

Assessment Actions Planned for Assessment Year 2009:

Residential: Sales will be reviewed and subject properties inspected. Review residential properties in Ranges 36 and 37; Townships 17,18,19 and 20. Maintain record cards. Complete pick-up work with the help of a local lister.

Commercial: Do the pick-up work for any commercial properties that may be constructed. Maintain record cards. Review lot values.

Agricultural Land. Review sales. Work with surrounding counties to expand sales base and try to keep values somewhat consistent with the surrounding counties. Look for changes in use such as from grass to irrigated. Do pick-up work on outbuildings. Inspect land in Range 36 and 37; Townships 17,18,19 and 20 . Maintain record cards and cadastrals.

Assessment Actions Planned for Assessment Year 2010:

Residential: Sales will be reviewed and inspected. Review residential properties in Ranges 39 and 40; Townships 17,18,19 and 20. Maintain record cards .Complete the pick-up work with the help of a local lister.

Commercial: Do the pick-up work for any commercials that may be constructed or updated. Maintain record cards and cadastrals.

Agricultural Land: Work with the surrounding counties to expand the sales files. Look for changes in Ranges 39 and 40; Townships 17,18,19 and 20 Maintain record cards and cadastrals.

Other functions performed by the assessor's office:

1. Record Maintenance, Mapping updates and ownership changes
2. Annually prepare and file the administrative reports required by law/regulation
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual assessed value update with abstract
 - d. Certification of Value to political subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Educational Lands and Funds
 - i. Report all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 113 personal property schedules.
4. Permissive Exemptions; administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
5. Taxable Government Owned Property-annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 17 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed-review of valuations as certified by PA&T for public service entities, establish assessment records and tax billing for tax list.
8. 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.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed.
10. Tax List Corrections-prepare tax list correction documents for county board approval.

11. County Board of Equalization-attend county board of equalization meetings for valuation protests-assemble and provide information.
12. TERC Appeals-prepare information and attend appeal hearings before TERC, defend valuation.
13. Education: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain certification.

Conclusion

Arthur County's financial situation is not the most secure. We are using Inheritance Tax Funds to support our General Fund. There will not be an increase in the assessor's budget this year. We have to make do with what we have. Hopefully I will be able to do the functions of the assessor's office with what I have to work with and will be able to maintain the records and physically inspect the county as stated in the assessment plan.

Respectfully submitted:

Becky Swanson
Arthur Co. Assessor
06-15-2007

2008 Assessment Survey for Arthur County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	One part-time employee is shared with the County Treasurer
6.	Assessor's requested budget for current fiscal year:
	\$6,250
7.	Part of the budget that is dedicated to the computer system:
	\$3,500
8.	Adopted budget, or granted budget if different from above:
	N/A
9.	Amount of the total budget set aside for appraisal work:
	\$1,000
10.	Amount of the total budget set aside for education/workshops:
	\$550
11.	Appraisal/Reappraisal budget, if not part of the total budget:
	None
12.	Other miscellaneous funds:
	\$1,200
13.	Total budget:
	\$6,250

a.	Was any of last year's budget not used:
	\$2,705.63

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	The zoning was implemented in 1999 except for the village of Arthur.

D. Contracted Services

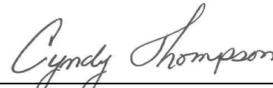
1.	Appraisal Services:
	Stanard Appraisal Services are hired on an as needed basis.
2.	Other services

Certification

This is to certify that the 2008 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Arthur County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5357.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts