

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

20 Cuming

Residential Real Property - Current

Number of Sales	197	COD	24.76
Total Sales Price	\$12,862,144	PRD	113.21
Total Adj. Sales Price	\$12,819,944	COV	48.73
Total Assessed Value	\$11,926,715	STD	51.32
Avg. Adj. Sales Price	\$65,076	Avg. Abs. Dev.	23.56
Avg. Assessed Value	\$60,542	Min	35.72
Median	95.18	Max	642.00
Wgt. Mean	93.03	95% Median C.I.	92.77 to 98.50
Mean	105.32	95% Wgt. Mean C.I.	89.66 to 96.40
		95% Mean C.I.	98.15 to 112.48
% of Value of the Class of all Real Property Value in the County			17.88
% of Records Sold in the Study Period			6.44
% of Value Sold in the Study Period			6.43
Average Assessed Value of the Base			60,685

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	197	95.18	24.76	113.21
2007	199	94.16	15.32	104.72
2006	207	99.72	15.84	104.69
2005	218	98.50	19.90	107.22
2004	213	98.28	16.49	105.20
2003	246	92	20.05	104.65
2002	253	93	20.53	105.99
2001	264	94	21.03	105.81

2008 Commission Summary

20 Cuming

Commercial Real Property - Current

Number of Sales	42	COD	28.97
Total Sales Price	\$3,186,603	PRD	102.06
Total Adj. Sales Price	\$3,175,905	COV	48.02
Total Assessed Value	\$3,199,445	STD	49.37
Avg. Adj. Sales Price	\$75,617	Avg. Abs. Dev.	28.45
Avg. Assessed Value	\$76,177	Min	20.79
Median	98.22	Max	305.50
Wgt. Mean	100.74	95% Median C.I.	89.62 to 104.41
Mean	102.81	95% Wgt. Mean C.I.	85.52 to 115.96
		95% Mean C.I.	87.88 to 117.75
% of Value of the Class of all Real Property Value in the County			5.91
% of Records Sold in the Study Period			6.49
% of Value Sold in the Study Period			5.22
Average Assessed Value of the Base			94,759

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	42	98.22	28.97	102.06
2007	37	98.25	39.08	120.24
2006	40	100.77	33.24	107.87
2005	35	93.03	24.86	100.71
2004	44	93.49	36.64	108.72
2003	46	97	35.77	109.82
2002	47	96	39.82	117.55
2001	54	95	37.54	122.63

2008 Opinions of the Property Tax Administrator for Cuming 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 Cuming County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Cuming County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Cuming County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Cuming County is not 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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	208	MEDIAN:	95	COV:	66.01	95% Median C.I.:	92.77 to 97.08
TOTAL Sales Price:	13,527,644	WGT. MEAN:	92	STD:	69.75	95% Wgt. Mean C.I.:	89.08 to 95.66
TOTAL Adj.Sales Price:	13,485,444	MEAN:	106	AVG.ABS.DEV:	24.91	95% Mean C.I.:	96.18 to 115.14
TOTAL Assessed Value:	12,456,500						
AVG. Adj. Sales Price:	64,833	COD:	26.21	MAX Sales Ratio:	981.50		
AVG. Assessed Value:	59,887	PRD:	114.39	MIN Sales Ratio:	29.35		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	30	93.60	93.99	90.22	14.15	104.17	53.09	166.33	86.76 to 100.00	57,665	52,026
10/01/05 TO 12/31/05	23	93.13	94.86	90.72	11.74	104.57	77.88	139.87	82.73 to 100.22	68,030	61,715
01/01/06 TO 03/31/06	22	94.22	94.99	88.58	22.17	107.23	38.97	167.00	79.13 to 110.43	71,003	62,895
04/01/06 TO 06/30/06	22	98.77	102.17	92.61	22.25	110.32	56.07	172.17	84.49 to 118.31	45,220	41,880
07/01/06 TO 09/30/06	38	97.37	101.63	100.25	21.01	101.37	29.35	223.20	87.23 to 102.53	75,281	75,473
10/01/06 TO 12/31/06	23	96.55	116.32	94.47	32.19	123.13	65.97	261.67	88.89 to 132.44	62,182	58,742
01/01/07 TO 03/31/07	16	94.77	109.49	94.66	23.10	115.67	76.78	248.17	87.63 to 116.05	52,275	49,483
04/01/07 TO 06/30/07	34	92.08	127.92	86.19	54.76	148.42	57.65	981.50	84.29 to 103.63	73,722	63,540
<u>Study Years</u>											
07/01/05 TO 06/30/06	97	94.53	96.28	90.32	17.60	106.59	38.97	172.17	91.70 to 98.02	60,325	54,487
07/01/06 TO 06/30/07	111	95.74	113.86	93.94	33.55	121.20	29.35	981.50	91.04 to 100.00	68,773	64,605
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	105	96.55	103.57	95.27	24.07	108.71	29.35	261.67	92.81 to 100.50	65,217	62,134
<u>ALL</u>											
	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	19	99.37	103.82	85.09	21.37	122.00	57.65	175.00	88.38 to 125.62	37,424	31,846
BEEEMER	20	98.46	102.06	96.68	17.41	105.57	35.72	163.39	91.72 to 105.95	39,875	38,552
COTTONWOOD	3	113.50	393.98	143.63	262.72	274.31	86.95	981.50	N/A	6,666	9,575
HIDDEN MEADOWS	8	99.73	119.19	102.45	26.09	116.34	87.75	244.60	87.75 to 244.60	25,437	26,061
RURAL	29	90.97	93.14	92.72	28.77	100.45	29.35	248.17	74.22 to 100.10	100,547	93,229
WEST POINT	86	92.97	98.89	92.76	17.87	106.61	56.07	223.20	88.55 to 96.07	73,478	68,161
WISNER	39	98.17	107.01	94.48	23.10	113.25	53.09	261.67	90.49 to 111.95	50,855	48,050
WISNER V	4	81.01	112.20	75.45	53.54	148.70	64.68	222.10	N/A	133,750	100,917
<u>ALL</u>											
	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	168	94.68	102.03	91.97	20.67	110.93	35.72	261.67	92.47 to 98.43	61,583	56,640
2	1	56.20	56.20	56.20			56.20	56.20	N/A	12,750	7,165
3	39	96.55	122.57	93.83	49.09	130.63	29.35	981.50	86.95 to 104.46	80,169	75,223
<u>ALL</u>											
	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

PAD 2008 Preliminary Statistics

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	180	93.88	98.15	92.69	17.31	105.90	35.72	223.20	91.72 to 96.34	72,333	67,043
2	28	105.37	153.92	83.52	74.57	184.28	29.35	981.50	90.12 to 166.33	16,620	13,882
____ALL____											
	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	204	95.05	105.81	92.34	26.04	114.59	29.35	981.50	92.47 to 97.08	65,856	60,811
06											
07	4	111.50	97.80	100.78	29.86	97.05	35.72	132.49	N/A	12,662	12,761
____ALL____											
	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014	1	105.07	105.07	105.07			105.07	105.07	N/A	30,000	31,520
11-0020											
19-0059											
20-0001	133	93.47	106.43	93.74	27.28	113.54	29.35	981.50	91.70 to 96.80	67,810	63,562
20-0020	24	98.90	102.19	87.85	21.32	116.32	57.65	175.00	88.38 to 118.31	46,200	40,588
20-0030	49	96.45	106.01	91.01	26.06	116.48	42.33	261.67	90.49 to 102.58	64,854	59,024
27-0046	1	69.86	69.86	69.86			69.86	69.86	N/A	150,000	104,785
27-0062											
27-0594											
87-0001											
NonValid School											
____ALL____											
	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	30	105.37	150.33	86.45	70.33	173.90	29.35	981.50	90.12 to 140.35	17,429	15,067
Prior TO 1860											
1860 TO 1899	18	99.13	96.25	89.85	16.90	107.12	65.97	141.55	79.92 to 107.42	40,366	36,268
1900 TO 1919	44	100.05	108.15	98.58	18.81	109.71	74.22	222.10	94.91 to 107.76	49,909	49,202
1920 TO 1939	31	91.70	92.90	88.69	17.40	104.74	56.07	160.51	80.94 to 96.34	70,066	62,144
1940 TO 1949	9	95.18	103.80	96.13	18.28	107.97	68.29	145.11	86.12 to 132.44	51,877	49,871
1950 TO 1959	20	93.30	101.42	94.96	20.86	106.80	53.09	223.20	86.43 to 102.42	56,442	53,597
1960 TO 1969	17	91.39	92.59	88.80	9.14	104.26	71.14	129.70	85.62 to 98.64	80,802	71,754
1970 TO 1979	15	92.47	88.44	89.92	9.96	98.35	35.72	106.95	84.64 to 96.55	87,397	78,591
1980 TO 1989	10	84.63	87.86	85.63	15.45	102.60	58.78	134.64	69.86 to 108.41	117,555	100,667
1990 TO 1994	5	94.46	101.47	94.73	16.09	107.11	77.46	132.49	N/A	111,600	105,723
1995 TO 1999	6	103.12	98.00	100.82	13.38	97.20	72.97	122.39	72.97 to 122.39	232,250	234,155
2000 TO Present	3	82.73	86.42	86.98	6.29	99.36	80.46	96.07	N/A	153,500	133,510
ALL	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	13	167.00	224.28	187.76	65.30	119.45	53.09	981.50	100.00 to 248.17	2,211	4,152
5000 TO 9999	8	136.40	150.78	145.85	25.39	103.38	104.46	223.20	104.46 to 223.20	7,200	10,501
Total \$											
1 TO 9999	21	156.28	196.28	159.80	53.55	122.83	53.09	981.50	114.21 to 221.82	4,111	6,570
10000 TO 29999	47	99.37	103.19	101.02	25.98	102.14	29.35	222.10	91.04 to 107.76	20,088	20,293
30000 TO 59999	40	101.28	103.09	102.80	13.57	100.28	63.26	160.51	95.18 to 105.07	41,687	42,856
60000 TO 99999	60	91.26	90.07	89.98	10.47	100.10	57.65	134.64	86.05 to 95.74	79,814	71,813
100000 TO 149999	24	87.34	85.19	84.87	11.45	100.37	38.97	115.69	80.46 to 93.13	115,774	98,263
150000 TO 249999	14	87.11	88.43	89.05	11.92	99.31	64.68	108.41	79.13 to 106.04	175,000	155,838
250000 TO 499999	2	97.68	97.68	104.10	25.30	93.84	72.97	122.39	N/A	385,000	400,772
ALL	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Sales Price:	13,527,644	WGT. MEAN:	92	STD:	69.75	95% Wgt. Mean C.I.:	89.08 to 95.66
TOTAL Adj.Sales Price:	13,485,444	MEAN:	106	AVG.ABS.DEV:	24.91	95% Mean C.I.:	96.18 to 115.14
TOTAL Assessed Value:	12,456,500						
AVG. Adj. Sales Price:	64,833	COD:	26.21	MAX Sales Ratio:	981.50		
AVG. Assessed Value:	59,887	PRD:	114.39	MIN Sales Ratio:	29.35		

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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	11	128.00	122.47	81.30	41.21	150.64	35.72	261.67	42.33 to 175.00	3,840	3,122
5000 TO 9999	11	104.46	198.82	86.11	125.21	230.88	29.35	981.50	56.07 to 248.17	8,886	7,652
Total \$ _____											
1 TO 9999	22	109.34	160.65	84.66	84.91	189.75	29.35	981.50	56.20 to 172.17	6,363	5,387
10000 TO 29999	44	101.48	113.99	102.26	27.12	111.47	56.30	223.20	94.91 to 118.31	19,636	20,080
30000 TO 59999	50	99.99	99.08	93.40	16.45	106.08	38.97	163.39	91.72 to 102.58	46,565	43,492
60000 TO 99999	64	91.69	92.50	90.36	11.25	102.36	58.78	160.51	86.76 to 95.74	85,951	77,669
100000 TO 149999	19	89.25	88.24	86.87	9.74	101.57	64.68	115.69	80.54 to 94.83	133,700	116,145
150000 TO 249999	8	94.90	94.32	92.73	10.67	101.72	72.97	108.41	72.97 to 108.41	203,375	188,581
500000 +	1	122.39	122.39	122.39			122.39	122.39	N/A	485,000	593,585
ALL _____											
	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	101.44	146.90	80.53	72.07	182.42	29.35	981.50	88.38 to 140.35	21,786	17,544
10	3	158.89	156.44	123.04	28.52	127.14	87.23	223.20	N/A	15,666	19,276
20	42	100.33	106.33	102.08	20.05	104.16	53.09	162.32	94.91 to 110.43	27,445	28,016
30	116	91.79	94.17	90.18	14.59	104.42	35.72	222.10	88.89 to 94.83	76,585	69,067
40	14	94.88	96.15	92.17	13.55	104.31	64.68	132.49	80.46 to 107.27	148,035	136,450
60	2	109.23	109.23	115.59	12.05	94.50	96.07	122.39	N/A	327,000	377,970
ALL _____											
	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	103.25	147.04	89.41	67.48	164.45	29.35	981.50	90.12 to 140.35	21,761	19,457
100	3	129.70	118.50	122.10	10.07	97.05	93.30	132.49	N/A	12,716	15,526
101	93	94.05	96.81	91.33	14.73	106.01	35.72	223.20	91.39 to 96.34	76,373	69,749
102	14	102.07	102.93	96.12	15.88	107.09	64.68	160.51	77.94 to 108.47	76,857	73,875
104	58	93.06	100.74	94.84	20.97	106.22	57.65	222.10	86.12 to 97.08	68,342	64,814
106	3	56.07	69.27	84.94	27.08	81.55	53.09	98.64	N/A	18,583	15,785
111	5	86.82	84.26	83.19	6.03	101.28	69.86	90.49	N/A	110,510	91,938
ALL _____											
	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08	64,833	59,887

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

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

NUMBER of Sales:	208	MEDIAN:	95	COV:	66.01	95% Median C.I.:	92.77 to 97.08
TOTAL Sales Price:	13,527,644	WGT. MEAN:	92	STD:	69.75	95% Wgt. Mean C.I.:	89.08 to 95.66
TOTAL Adj.Sales Price:	13,485,444	MEAN:	106	AVG.ABS.DEV:	24.91	95% Mean C.I.:	96.18 to 115.14
TOTAL Assessed Value:	12,456,500						
AVG. Adj. Sales Price:	64,833	COD:	26.21	MAX Sales Ratio:	981.50		
AVG. Assessed Value:	59,887	PRD:	114.39	MIN Sales Ratio:	29.35		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	34	100.72	143.26	88.15	65.87	162.52	29.35	981.50	90.12 to 128.50		24,981	22,021
10	3	129.70	128.14	120.74	14.87	106.13	98.43	156.28	N/A		8,550	10,323
20	30	101.48	108.52	101.69	23.55	106.72	53.09	223.20	93.30 to 114.50		21,176	21,533
30	110	93.24	95.91	90.84	16.01	105.59	35.72	222.10	89.82 to 96.18		70,205	63,771
40	24	91.05	93.97	92.02	13.62	102.12	64.68	145.11	84.29 to 105.73		109,022	100,320
50	3	79.13	82.72	80.83	9.73	102.35	72.97	96.07	N/A		217,333	175,661
60	4	103.89	103.22	109.88	11.17	93.94	82.73	122.39	N/A		246,000	270,305
ALL	208	95.05	105.66	92.37	26.21	114.39	29.35	981.50	92.77 to 97.08		64,833	59,887

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

Residential

Cuming County annually conducts a review of recent sales and a market analysis that includes the qualified residential sales that occurred from 1 July 2005 to 30 June 2007. The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the residential class of real property. The county also completes the pick-up of new construction of the residential property.

For 2008, the preliminary median for the residential class of real property is 95.05, the mean is 105.66 and the weighted mean is 92.37 with 208 qualified sales.

For 2008, the county is continuing their systematic process of updating their residential valuations. The residential and agricultural houses and outbuildings in the rural area defined as Range 5 have been updated using 2005 costs and a depreciation schedule prepared in 2006. This project does not include a routine inspection of the improvements, rather a review of aerial photos to confirm the existence of the buildings in the record file.

The county has also attempted to complete a similar update of the town of Wisner. At the time of this report, they were close but uncertain if they would finish in 2008 or have to wait for 2009.

For 2008, following an extensive analysis of the market, the county has opted to increase all rural and ag residential "home site" first acre value from \$6,000 to \$7,500, countywide. The only exception was a small suburban area known as the West Point greenbelt area was increased from \$7,500 to \$9,000 for the first "home site" acre.

2008 Assessment Survey for Cuming County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Appraiser
2.	Valuation done by:
	Appraiser
3.	Pickup work done by whom:
	Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2005
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	The last overall depreciation schedules were developed in 2000. Since then the county has been updating some of the locations each year. West Point depreciation was developed using 2005 market data. Last year, Wisner, Beemer, and the rural and agricultural residential improvements in "Rural" Range 4 was developed using 2006 market data. For 2008, the rural and ag residential improvements in "Rural" Range 5 were updated using a combination of 2005 costs and 2006 depreciation.
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?
	Prior to 2008; Bancroft was done using a sales comparison approach developed using 2000 data, West Point was done using a sales comparison approach developed using 2005 data. Last year, Wisner, Beemer, "Rural" Range 4 and part of "Rural" Range 5 were done using a sales comparison approach developed using 2006 data. . For 2008, the sales comparison process developed in 2006 was extended to the remainder of "Rural" Range 5.
7.	Number of market areas/neighborhoods for this property class:
	7

8.	How are these defined?
	By the 4 town names; Bancroft, Beemer, West Point, and Wisner, as well as Rural. There are also two lake subdivisions named Hidden Meadows and Cottonwood Chimes. It has also been the county's practice to separate the vacant land parcels from improved parcels using the town name plus "V". The county does not follow this practice absolutely and is reconsidering the value of continuing it.
9.	Is "Assessor Location" a usable valuation identity?
	Yes
10.	Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)
	There is no assessor location named Suburban.

11.	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 limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	The location defined as suburban is not considered a useful identity for valuation purposes. In Cumming County, parcels in the location defined as suburban are grouped with the Assessor Location "Rural".
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
75	253	190*	518

*Other category consists of improvements that are discovered by the ongoing county valuation efforts, third party reporting and chance observations.

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	197	MEDIAN:	95	COV:	48.73	95% Median C.I.:	92.77 to 98.50
TOTAL Sales Price:	12,862,144	WGT. MEAN:	93	STD:	51.32	95% Wgt. Mean C.I.:	89.66 to 96.40
TOTAL Adj.Sales Price:	12,819,944	MEAN:	105	AVG.ABS.DEV:	23.56	95% Mean C.I.:	98.15 to 112.48
TOTAL Assessed Value:	11,926,715						
AVG. Adj. Sales Price:	65,075	COD:	24.76	MAX Sales Ratio:	642.00		
AVG. Assessed Value:	60,541	PRD:	113.21	MIN Sales Ratio:	35.72		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	28	93.38	93.88	89.34	14.76	105.09	53.09	166.33	86.59 to 100.00	51,909	46,375
10/01/05 TO 12/31/05	23	93.13	95.12	91.10	11.56	104.41	77.88	139.87	82.73 to 100.22	68,030	61,978
01/01/06 TO 03/31/06	20	98.69	98.93	90.28	19.80	109.59	51.66	167.00	79.16 to 110.43	71,953	64,958
04/01/06 TO 06/30/06	21	98.83	105.20	93.27	25.43	112.79	56.07	190.17	84.49 to 121.77	44,921	41,896
07/01/06 TO 09/30/06	37	98.28	102.70	101.33	20.74	101.36	35.72	223.20	88.77 to 102.53	74,086	75,068
10/01/06 TO 12/31/06	22	97.28	117.33	95.09	32.86	123.38	65.97	261.67	86.17 to 133.99	63,645	60,521
01/01/07 TO 03/31/07	16	94.77	109.10	94.61	23.51	115.31	77.80	248.17	85.62 to 116.05	52,275	49,457
04/01/07 TO 06/30/07	30	92.10	120.55	86.97	44.51	138.61	57.65	642.00	86.86 to 102.62	81,385	70,779
<u>Study Years</u>											
07/01/05 TO 06/30/06	92	94.72	97.87	90.79	18.20	107.81	51.66	190.17	91.59 to 98.83	58,702	53,293
07/01/06 TO 06/30/07	105	95.74	111.84	94.67	30.39	118.14	35.72	642.00	91.39 to 100.00	70,660	66,892
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	100	98.57	105.69	96.38	24.11	109.65	35.72	261.67	93.47 to 100.52	65,238	62,879
<u>ALL</u>											
	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	19	99.37	103.82	85.09	21.37	122.00	57.65	175.00	88.38 to 125.62	37,424	31,846
BEEEMER	19	98.28	102.05	96.29	18.14	105.98	35.72	163.39	91.70 to 107.98	39,263	37,807
COTTONWOOD	2	377.75	377.75	166.35	69.95	227.08	113.50	642.00	N/A	5,000	8,317
HIDDEN MEADOWS	8	99.73	119.19	102.45	26.09	116.34	87.75	244.60	87.75 to 244.60	25,437	26,061
RURAL	27	91.43	98.98	94.82	29.25	104.38	41.38	248.17	76.16 to 102.57	106,495	100,982
WEST POINT	81	93.30	100.04	93.55	18.11	106.93	56.07	223.20	88.77 to 97.29	71,464	66,858
WISNER	37	96.45	105.47	93.95	22.65	112.26	53.09	261.67	90.49 to 105.73	52,712	49,524
WISNER V	4	81.01	112.20	75.45	53.54	148.70	64.68	222.10	N/A	133,750	100,917
<u>ALL</u>											
	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	160	94.68	102.29	92.23	20.68	110.90	35.72	261.67	92.47 to 98.28	60,819	56,094
2	1	56.20	56.20	56.20			56.20	56.20	N/A	12,750	7,165
3	36	98.55	120.14	95.72	40.97	125.51	41.38	642.00	87.75 to 106.28	85,448	81,791
<u>ALL</u>											
	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	197	MEDIAN:	95	COV:	48.73	95% Median C.I.:	92.77 to 98.50
TOTAL Sales Price:	12,862,144	WGT. MEAN:	93	STD:	51.32	95% Wgt. Mean C.I.:	89.66 to 96.40
TOTAL Adj.Sales Price:	12,819,944	MEAN:	105	AVG.ABS.DEV:	23.56	95% Mean C.I.:	98.15 to 112.48
TOTAL Assessed Value:	11,926,715						
AVG. Adj. Sales Price:	65,075	COD:	24.76	MAX Sales Ratio:	642.00		
AVG. Assessed Value:	60,541	PRD:	113.21	MIN Sales Ratio:	35.72		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	172	93.71	98.22	93.17	17.28	105.43	35.72	223.20	91.46 to 97.49	72,075	67,150
2	25	128.00	154.12	89.11	53.94	172.95	41.38	642.00	98.02 to 167.00	16,915	15,073
____ALL____											
	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	193	95.18	105.47	93.00	24.55	113.41	41.38	642.00	92.47 to 98.50	66,162	61,531
06											
07	4	111.50	97.80	100.78	29.86	97.05	35.72	132.49	N/A	12,662	12,761
____ALL____											
	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014											
11-0020											
19-0059											
20-0001	126	94.38	105.60	94.71	25.02	111.50	35.72	642.00	91.70 to 98.28	66,879	63,338
20-0020	24	99.69	102.70	88.81	21.06	115.65	57.65	175.00	88.38 to 118.31	46,200	41,028
20-0030	46	95.49	106.67	91.09	25.50	117.10	53.09	261.67	89.04 to 102.58	68,138	62,066
27-0046	1	70.86	70.86	70.86			70.86	70.86	N/A	150,000	106,285
27-0062											
27-0594											
87-0001											
NonValid School											
____ALL____											
	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	197	MEDIAN:	95	COV:	48.73	95% Median C.I.:	92.77 to 98.50
TOTAL Sales Price:	12,862,144	WGT. MEAN:	93	STD:	51.32	95% Wgt. Mean C.I.:	89.66 to 96.40
TOTAL Adj.Sales Price:	12,819,944	MEAN:	105	AVG.ABS.DEV:	23.56	95% Mean C.I.:	98.15 to 112.48
TOTAL Assessed Value:	11,926,715						
AVG. Adj. Sales Price:	65,075	COD:	24.76	MAX Sales Ratio:	642.00		
AVG. Assessed Value:	60,541	PRD:	113.21	MIN Sales Ratio:	35.72		

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	27	113.50	150.11	91.63	57.67	163.83	41.38	642.00	96.80 to 167.00	17,791	16,301
Prior TO 1860											
1860 TO 1899	17	98.28	97.20	92.04	17.02	105.60	65.97	141.55	79.92 to 116.05	40,976	37,716
1900 TO 1919	40	100.11	107.88	98.98	18.71	108.99	76.16	222.10	94.91 to 107.76	48,100	47,609
1920 TO 1939	31	91.70	93.32	89.34	17.19	104.46	56.07	160.51	85.79 to 97.49	70,066	62,597
1940 TO 1949	9	95.18	104.28	96.65	18.28	107.90	70.50	147.29	86.12 to 132.44	51,877	50,141
1950 TO 1959	19	93.13	100.65	94.79	21.10	106.18	53.09	223.20	85.00 to 102.42	58,150	55,121
1960 TO 1969	16	91.43	93.33	89.23	8.66	104.60	78.21	129.70	85.62 to 98.64	74,759	66,708
1970 TO 1979	14	93.50	89.21	91.01	10.35	98.02	35.72	106.95	84.43 to 98.83	85,104	77,455
1980 TO 1989	10	85.11	88.41	86.04	15.54	102.76	58.78	138.73	70.86 to 106.91	117,555	101,143
1990 TO 1994	5	94.46	101.56	94.94	16.00	106.98	77.46	132.49	N/A	111,600	105,948
1995 TO 1999	6	103.12	98.05	100.93	13.43	97.15	72.97	122.70	72.97 to 122.70	232,250	234,405
2000 TO Present	3	82.73	86.83	87.43	6.78	99.31	80.46	97.29	N/A	153,500	134,200
ALL	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	13	167.00	199.55	177.83	50.49	112.21	53.09	642.00	100.00 to 248.17	2,211	3,932
5000 TO 9999	7	139.82	155.05	147.99	23.01	104.77	113.50	223.20	113.50 to 223.20	6,942	10,275
Total \$											
1 TO 9999	20	153.34	183.97	159.08	45.67	115.65	53.09	642.00	128.00 to 221.82	3,867	6,152
10000 TO 29999	43	100.00	105.68	102.58	25.36	103.02	35.72	222.10	93.30 to 116.05	20,410	20,937
30000 TO 59999	38	100.82	103.22	102.97	14.37	100.25	63.26	160.51	94.53 to 106.28	41,736	42,975
60000 TO 99999	59	91.39	90.85	90.78	10.05	100.08	57.65	138.73	86.76 to 94.05	79,488	72,158
100000 TO 149999	22	87.34	86.22	85.86	11.07	100.43	51.66	115.69	80.46 to 94.46	115,754	99,382
150000 TO 249999	13	85.92	88.36	89.04	12.36	99.24	64.68	107.36	79.13 to 106.91	174,807	155,651
250000 TO 499999	2	97.84	97.84	104.29	25.42	93.81	72.97	122.70	N/A	385,000	401,522
ALL	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	197	MEDIAN:	95	COV:	48.73	95% Median C.I.:	92.77 to 98.50
TOTAL Sales Price:	12,862,144	WGT. MEAN:	93	STD:	51.32	95% Wgt. Mean C.I.:	89.66 to 96.40
TOTAL Adj.Sales Price:	12,819,944	MEAN:	105	AVG.ABS.DEV:	23.56	95% Mean C.I.:	98.15 to 112.48
TOTAL Assessed Value:	11,926,715						
AVG. Adj. Sales Price:	65,075	COD:	24.76	MAX Sales Ratio:	642.00		
AVG. Assessed Value:	60,541	PRD:	113.21	MIN Sales Ratio:	35.72		

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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	10	128.85	130.49	94.19	38.38	138.54	35.72	261.67	53.09 to 175.00	3,175	2,990
5000 TO 9999	9	139.82	198.28	110.97	79.88	178.68	56.07	642.00	56.20 to 248.17	6,650	7,379
Total \$ _____											
1 TO 9999	19	129.70	162.60	105.15	61.27	154.63	35.72	642.00	88.38 to 190.17	4,821	5,069
10000 TO 29999	42	100.33	112.21	100.05	27.85	112.15	41.38	223.20	94.91 to 116.05	19,926	19,935
30000 TO 59999	48	99.31	99.32	93.86	16.82	105.82	51.66	163.39	91.59 to 102.58	46,807	43,933
60000 TO 99999	63	91.46	93.49	91.36	10.96	102.33	58.78	160.51	86.86 to 94.05	85,728	78,325
100000 TO 149999	17	89.82	88.41	86.99	10.00	101.63	64.68	115.69	80.54 to 95.29	135,841	118,171
150000 TO 249999	7	97.29	94.62	92.84	11.45	101.92	72.97	107.36	72.97 to 107.36	207,071	192,252
500000 +	1	122.70	122.70	122.70			122.70	122.70	N/A	485,000	595,085
ALL _____											
	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	109.89	146.39	84.30	59.64	173.66	41.38	642.00	96.80 to 166.33	22,602	19,053
10	3	158.89	156.44	123.04	28.52	127.14	87.23	223.20	N/A	15,666	19,276
20	41	100.33	105.01	101.89	19.23	103.06	53.09	162.32	93.49 to 110.43	27,895	28,423
30	110	91.65	94.54	90.71	14.45	104.22	35.72	222.10	88.89 to 94.05	76,794	69,662
40	13	95.29	96.47	92.22	14.47	104.61	64.68	132.49	80.46 to 107.36	145,769	134,431
60	2	110.00	110.00	116.13	11.55	94.71	97.29	122.70	N/A	327,000	379,755
ALL _____											
	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	110.74	148.15	92.14	57.59	160.78	41.38	642.00	98.02 to 166.33	19,817	18,259
100	3	129.70	118.50	122.10	10.07	97.05	93.30	132.49	N/A	12,716	15,526
101	91	94.05	97.05	91.82	14.55	105.69	35.72	223.20	91.46 to 97.49	76,475	70,220
102	12	100.90	104.13	97.36	16.83	106.96	64.68	160.51	86.86 to 108.47	82,875	80,687
104	55	92.77	100.60	95.56	21.15	105.28	57.65	222.10	86.05 to 100.00	66,633	63,672
106	3	56.07	69.27	84.94	27.08	81.55	53.09	98.64	N/A	18,583	15,785
111	5	86.82	84.46	83.47	5.80	101.19	70.86	90.49	N/A	110,510	92,238
ALL _____											
	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

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

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

NUMBER of Sales:	197	MEDIAN:	95	COV:	48.73	95% Median C.I.:	92.77 to 98.50
TOTAL Sales Price:	12,862,144	WGT. MEAN:	93	STD:	51.32	95% Wgt. Mean C.I.:	89.66 to 96.40
TOTAL Adj.Sales Price:	12,819,944	MEAN:	105	AVG.ABS.DEV:	23.56	95% Mean C.I.:	98.15 to 112.48
TOTAL Assessed Value:	11,926,715						
AVG. Adj. Sales Price:	65,075	COD:	24.76	MAX Sales Ratio:	642.00		
AVG. Assessed Value:	60,541	PRD:	113.21	MIN Sales Ratio:	35.72		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	102.42	142.51	91.69	57.67	155.42	41.38	642.00	96.18 to 140.35	26,028	23,866
10	2	114.07	114.07	101.53	13.71	112.34	98.43	129.70	N/A	8,325	8,452
20	28	100.22	108.05	100.52	25.03	107.49	53.09	223.20	89.70 to 116.05	20,760	20,868
30	105	93.35	96.65	91.58	16.14	105.54	35.72	222.10	89.82 to 98.08	68,214	62,467
40	24	91.28	94.41	92.29	13.96	102.30	64.68	147.29	84.29 to 105.73	109,022	100,614
50	3	79.13	83.13	81.14	10.24	102.45	72.97	97.29	N/A	217,333	176,351
60	4	103.89	103.30	110.03	11.25	93.88	82.73	122.70	N/A	246,000	270,680
ALL	197	95.18	105.32	93.03	24.76	113.21	35.72	642.00	92.77 to 98.50	65,075	60,541

**2008 Correlation Section
for Cuming County**

Residential Real Property

I. Correlation

RESIDENTIAL: The purpose of the correlation narrative is to connect the assessment actions reported for the county for each class of property to the measurement of those actions. The actions are evaluated by making a comparison of the changes to the class or subclasses reported between the Preliminary Statistics and the R&O Statistics. There are six tables prepared for each class of property that are used to evaluate the level of value and the quality of the assessment of the class of property.

In this instance, there was targeted assessment action that reflected in a very minor statistical change. The county has utilized a relatively high number of sales in the preparation of the assessment statistics. There is no reason to conclude that they have not used all available arms' length sales. Two of the three measures of the level of value were within the acceptable range. The mean was significantly above the range, leading to the quality statistics that were both out. The two measures of uniformity, (PRD and COD) were well outside the acceptable range suggesting regressivity and uniformity issues remain in the assessment process.

For 2008, the county upgraded their residential valuations with locally defined subclasses, not easily measurable in the R&O. Most of the changes were to the land component of the rural and agricultural residential home site land value and others to a selected area of rural residential parcels that were updated. Although the statistics scarcely changed from the preliminary measurements to the final measurements the quality statistics were outside the acceptable standards. The county's action was not designed to increase the level of value, as the Preliminary Statistics were in the range and nearly identical to the R&O Statistics. Their goal was to pursue a routine process of sale review, sales analysis, inspection and update. The median ratios for all significant subclasses were in the range, except the "Assessor Location" Rural which fell short by 7/100ths of a percent.

In summary, there are numerous statistics that have been presented and discussed in the following six tables of the Correlation section of the R&O. There are a total of five that relate to the measurement of the level of value. In Table V, there was a presentation and narrative explanation prepared about the median, weighted mean and mean ratios. In Table III, there was a presentation and narrative discussion of the trended preliminary median. The fifth measure of central tendency was not independently presented or discussed. That measure, the 95% Confidence Interval measured around the median deserves mention. In this class, the confidence interval of 92.77 to 98.50 is entirely within the acceptable range. This, statistically speaking strongly indicates that the level of value is within the range. There is no indication among the statistics that the entire class should be adjusted and there is no compelling evidence that any notable subclass within this class should be adjusted. Giving due consideration to all of the measures, the median is considered the best indicator of the level of value for this class.

**2008 Correlation Section
for Cuming 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	281	197	70.11
2007	299	199	66.56
2006	308	207	67.21
2005	275	218	79.27
2004	272	213	78.31
2003	300	246	82
2002	295	253	85.76
2001	298	264	88.59

RESIDENTIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arms' length sales. Nothing in this data or in the assessment actions suggests a pattern of excessive trimming of sales.

**2008 Correlation Section
for Cuming 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 Cuming 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	95.05	0.96	95.96	95.18
2007	93.74	0.46	94.17	94.16
2006	95.84	1.3	97.08	99.72
2005	98.37	-0.04	98.33	98.50
2004	94.69	6.32	100.67	98.28
2003	92	-0.18	91.83	92
2002	92	0.34	92.31	93
2001	94	-0.09	93.92	94

RESIDENTIAL: The relationship between the trended preliminary ratio and the R&O median ratio suggests the valuation process is applied to the sales file and population in a similar manner. This also indicates that the statistics in the R&O can be relied on to measure the level of value for this class of property.

**2008 Correlation Section
for Cuming 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 Cuming 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)
0.78	2008	0.96
1.44	2007	0.46
2.69	2006	1.3
-0.1	2005	-0.04
4.63	2004	6.32
0	2003	0
4.47	2002	0.34
0.88	2001	-0.09

RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is very similar. This indicates that the statistical calculations from the sales file can be used as an accurate measure of the population. There were changes made to the sales file was due to the removal of 11 sales between the Preliminary and the R&O Statistics. It is required that parcels that have been substantially changed after the sale be removed. Otherwise, the changes made were consistent with the described assessment actions.

2008 Correlation Section for Cuming 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 Cuming County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.18	93.03	105.32

RESIDENTIAL: The median ratio and weighted mean ratio are within the acceptable range. The mean barely is significantly above the acceptable range. Several outlier ratios of low dollar sales are an influencing factor in the mean calculation. In this class, there are 197 sales with an average selling price of \$65,075, among them are 20 sales with an average selling price of \$3,867, an average assessed value of \$6,152 and a mean ratio of 183.97%. This is not necessarily indicative of bad assessment, but the impact on the overall mean is significant since that is over 10% of the qualified sales in this class that are low dollar. The median supported by the weighted mean is the measure of central tendency to be least influenced by these outliers, and in this subclass, it is the most reliable indicator of the level of value.

**2008 Correlation Section
for Cuming 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	24.76	113.21
Difference	9.76	10.21

RESIDENTIAL: In this class of property, both the coefficient of dispersion and price related differential are outside the acceptable range. The interpretation of high COD’s and PRD’s that this class of property has not been valued uniformly and proportionately. Like many counties with similar demographics, the county has done a statistically respectable job on residences which sold for \$30,000 or more. They struggle with the lower cost parcels. While, it would be good to have better indicators of uniform valuation, the positive view is that these sales have not been trimmed or selectively revalued. Most of the measureable subclasses show some degree of regressivity in their valuations, and the overall residential class shows excessive regressivity. But it should be mentioned, that as a study grouping in the breakdown of “Sale Price”, the only strata that shows an unsatisfactory measure of regressivity is the one titled 1 to 9,999 which has 20 sales with an average selling price of \$3,867 and a PRD of 115,65. Using a similar example for the COD, in the same “Sale Price” strata, the assessment

**2008 Correlation Section
for Cuming County**

uniformity is good in the upper two thirds of the strata, but not among the two lower strata including the 63 sales below \$30,000. Even though the quality of the residential valuation may be stated to be unacceptable, the assessment practices are better than indicated by the measured COD and PRD.

**2008 Correlation Section
for Cuming 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	208	197	-11
Median	95.05	95.18	0.13
Wgt. Mean	92.37	93.03	0.66
Mean	105.66	105.32	-0.34
COD	26.21	24.76	-1.45
PRD	114.39	113.21	-1.18
Min Sales Ratio	29.35	35.72	6.37
Max Sales Ratio	981.50	642.00	-339.5

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference in the number of qualified sales is a result of changes made to the sold property after the date of the sale that were deemed to have a substantial impact on the assessed value. Any such sales were removed from the qualified sales roster. The remaining change between the Preliminary Statistics and the Final R&O Statistics was consistent with the reported assessment actions.

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	42	MEDIAN:	98	COV:	48.02	95% Median C.I.:	89.62 to 104.41
TOTAL Sales Price:	3,186,603	WGT. MEAN:	101	STD:	49.37	95% Wgt. Mean C.I.:	85.50 to 115.94
TOTAL Adj.Sales Price:	3,175,905	MEAN:	103	AVG.ABS.DEV:	28.44	95% Mean C.I.:	87.87 to 117.73
TOTAL Assessed Value:	3,198,810						
AVG. Adj. Sales Price:	75,616	COD:	28.96	MAX Sales Ratio:	305.50		
AVG. Assessed Value:	76,162	PRD:	102.07	MIN Sales Ratio:	20.79		

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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	7	103.71	100.91	90.09	19.80	112.01	57.74	132.00	57.74 to 132.00	40,105	36,132
10/01/04 TO 12/31/04	3	104.43	101.31	107.49	6.22	94.25	90.00	109.49	N/A	57,987	62,328
01/01/05 TO 03/31/05	3	92.44	94.05	92.61	2.45	101.55	91.45	98.25	N/A	130,000	120,396
04/01/05 TO 06/30/05	3	108.00	96.64	106.59	12.79	90.67	70.25	111.68	N/A	5,666	6,040
07/01/05 TO 09/30/05	3	102.50	148.77	183.99	58.54	80.86	81.90	261.90	N/A	71,000	130,630
10/01/05 TO 12/31/05	4	82.47	85.35	84.36	7.86	101.17	78.28	98.18	N/A	62,250	52,516
01/01/06 TO 03/31/06	3	101.37	157.40	91.84	78.97	171.39	65.33	305.50	N/A	21,900	20,113
04/01/06 TO 06/30/06	2	39.88	39.88	30.00	47.87	132.92	20.79	58.97	N/A	62,125	18,640
07/01/06 TO 09/30/06	4	132.58	126.30	120.40	28.27	104.90	73.23	166.80	N/A	37,875	45,602
10/01/06 TO 12/31/06	2	95.50	95.50	93.36	6.15	102.29	89.62	101.37	N/A	55,000	51,347
01/01/07 TO 03/31/07	3	97.10	91.68	92.46	20.60	99.16	58.97	118.98	N/A	35,000	32,360
04/01/07 TO 06/30/07	5	89.87	84.89	100.16	23.69	84.75	56.57	112.53	N/A	259,150	259,566
<u>Study Years</u>											
07/01/04 TO 06/30/05	16	103.48	98.90	95.07	14.41	104.03	57.74	132.00	90.00 to 111.68	53,856	51,201
07/01/05 TO 06/30/06	12	83.69	111.64	107.30	56.78	104.04	20.79	305.50	65.33 to 102.50	54,329	58,297
07/01/06 TO 06/30/07	14	99.24	99.69	101.07	25.19	98.64	56.57	166.80	58.97 to 118.98	118,732	120,001
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	13	92.44	104.60	112.92	24.44	92.63	70.25	261.90	79.46 to 108.00	66,846	75,481
01/01/06 TO 12/31/06	11	101.37	113.47	84.78	47.61	133.84	20.79	305.50	58.97 to 166.80	41,041	34,793
<u>ALL</u>											
	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	5	102.50	106.18	121.97	19.89	87.06	73.23	160.75	N/A	14,500	17,685
BEEEMER	2	77.87	77.87	84.50	9.78	92.15	70.25	85.48	N/A	15,500	13,097
RURAL	3	107.99	106.28	107.94	2.51	98.47	101.37	109.49	N/A	88,321	95,331
WEST POINT	21	92.44	96.59	103.48	26.83	93.34	56.57	261.90	68.48 to 104.41	116,140	120,183
WEST POINT V	1	132.00	132.00	132.00			132.00	132.00	N/A	5,000	6,600
WISNER	9	98.25	114.14	73.02	49.12	156.32	20.79	305.50	57.49 to 166.80	39,888	29,126
WISNER V	1	124.56	124.56	124.56			124.56	124.56	N/A	4,500	5,605
<u>ALL</u>											
	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	42	MEDIAN:	98	COV:	48.02	95% Median C.I.:	89.62 to 104.41
TOTAL Sales Price:	3,186,603	WGT. MEAN:	101	STD:	49.37	95% Wgt. Mean C.I.:	85.50 to 115.94
TOTAL Adj.Sales Price:	3,175,905	MEAN:	103	AVG.ABS.DEV:	28.44	95% Mean C.I.:	87.87 to 117.73
TOTAL Assessed Value:	3,198,810						
AVG. Adj. Sales Price:	75,616	COD:	28.96	MAX Sales Ratio:	305.50		
AVG. Assessed Value:	76,162	PRD:	102.07	MIN Sales Ratio:	20.79		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	40	97.64	102.51	100.08	30.04	102.42	20.79	305.50	85.48 to 103.71	73,648	73,707
3	2	108.74	108.74	108.94	0.69	99.82	107.99	109.49	N/A	114,981	125,257
____ALL____	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	34	97.64	104.09	101.56	29.49	102.49	20.79	305.50	85.48 to 103.71	89,197	90,590
2	8	109.84	97.31	82.92	22.30	117.35	58.97	132.00	58.97 to 132.00	17,900	14,843
____ALL____	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162

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	41	98.18	98.92	94.39	25.61	104.80	20.79	305.50	85.48 to 104.41	74,534	70,354
04	1	261.90	261.90	261.90			261.90	261.90	N/A	120,000	314,280
____ALL____	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014											
11-0020											
19-0059											
20-0001	25	92.44	97.02	103.64	26.25	93.61	56.57	261.90	78.28 to 104.41	104,796	108,614
20-0020	5	102.50	106.18	121.97	19.89	87.06	73.23	160.75	N/A	14,500	17,685
20-0030	12	101.37	113.43	81.70	38.41	138.84	20.79	305.50	79.46 to 124.56	40,291	32,917
27-0046											
27-0062											
27-0594											
87-0001											
NonValid School											
____ALL____	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162

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

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

NUMBER of Sales:	42	MEDIAN:	98	COV:	48.02	95% Median C.I.:	89.62 to 104.41
TOTAL Sales Price:	3,186,603	WGT. MEAN:	101	STD:	49.37	95% Wgt. Mean C.I.:	85.50 to 115.94
TOTAL Adj.Sales Price:	3,175,905	MEAN:	103	AVG.ABS.DEV:	28.44	95% Mean C.I.:	87.87 to 117.73
TOTAL Assessed Value:	3,198,810						
AVG. Adj. Sales Price:	75,616	COD:	28.96	MAX Sales Ratio:	305.50		
AVG. Assessed Value:	76,162	PRD:	102.07	MIN Sales Ratio:	20.79		

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	10	90.62	90.92	79.33	31.04	114.61	57.49	132.00	58.97 to 124.56	17,145	13,601	
Prior TO 1860	1	305.50	305.50	305.50			305.50	305.50	N/A	2,000	6,110	
1860 TO 1899												
1900 TO 1919	8	99.80	99.92	103.16	21.19	96.86	57.74	160.75	57.74 to 160.75	22,342	23,048	
1920 TO 1939	1	98.18	98.18	98.18			98.18	98.18	N/A	60,000	58,910	
1940 TO 1949	2	93.16	93.16	94.00	12.08	99.10	81.90	104.41	N/A	93,000	87,420	
1950 TO 1959	1	98.25	98.25	98.25			98.25	98.25	N/A	20,000	19,650	
1960 TO 1969	1	78.28	78.28	78.28			78.28	78.28	N/A	65,000	50,880	
1970 TO 1979	8	105.85	127.41	123.91	32.25	102.82	85.48	261.90	85.48 to 261.90	101,370	125,611	
1980 TO 1989	6	95.50	78.83	69.73	24.26	113.05	20.79	103.25	20.79 to 103.25	75,708	52,788	
1990 TO 1994	1	68.48	68.48	68.48			68.48	68.48	N/A	78,500	53,755	
1995 TO 1999	2	84.66	84.66	87.39	6.15	96.88	79.46	89.87	N/A	199,500	174,345	
2000 TO Present	1	112.53	112.53	112.53			112.53	112.53	N/A	750,000	843,960	
ALL	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162	

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	4	116.28	152.08	149.47	54.14	101.74	70.25	305.50	N/A	2,375	3,550	
5000 TO 9999	3	102.50	102.58	100.19	19.11	102.38	73.23	132.00	N/A	6,166	6,178	
Total \$												
1 TO 9999	7	108.00	130.86	116.91	41.81	111.93	70.25	305.50	70.25 to 305.50	4,000	4,676	
10000 TO 29999	8	94.13	97.43	91.85	24.28	106.08	57.49	166.80	57.49 to 166.80	19,681	18,076	
30000 TO 59999	11	101.37	97.00	96.56	21.27	100.46	57.74	160.75	58.97 to 118.98	36,158	34,913	
60000 TO 99999	9	81.90	80.88	79.40	20.63	101.87	20.79	107.99	68.48 to 103.25	79,861	63,407	
100000 TO 149999	4	106.95	133.09	130.76	49.18	101.78	56.57	261.90	N/A	124,990	163,442	
250000 TO 499999	2	91.16	91.16	91.19	1.41	99.96	89.87	92.44	N/A	312,000	284,510	
500000 +	1	112.53	112.53	112.53			112.53	112.53	N/A	750,000	843,960	
ALL	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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(!: Derived)

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TOTAL Adj.Sales Price:	3,175,905	MEAN:	103	AVG.ABS.DEV:	28.44	95% Mean C.I.:	87.87 to 117.73
TOTAL Assessed Value:	3,198,810						
AVG. Adj. Sales Price:	75,616	COD:	28.96	MAX Sales Ratio:	305.50		
AVG. Assessed Value:	76,162	PRD:	102.07	MIN Sales Ratio:	20.79		

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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	3	73.23	83.83	76.26	17.18	109.92	70.25	108.00	N/A	3,166	2,415
5000 TO 9999	4	128.28	166.14	137.78	41.01	120.58	102.50	305.50	N/A	4,625	6,372
Total \$ _____											
1 TO 9999	7	108.00	130.86	116.91	41.81	111.93	70.25	305.50	70.25 to 305.50	4,000	4,676
10000 TO 29999	12	75.41	81.33	63.38	37.28	128.31	20.79	166.80	57.74 to 104.43	28,953	18,351
30000 TO 59999	11	101.37	103.30	97.25	15.06	106.23	68.48	160.75	78.28 to 118.98	45,954	44,688
60000 TO 99999	6	85.76	86.46	83.43	16.12	103.63	56.57	107.99	56.57 to 107.99	92,666	77,315
100000 TO 149999	1	104.41	104.41	104.41			104.41	104.41	N/A	100,000	104,405
150000 TO 249999	1	109.49	109.49	109.49			109.49	109.49	N/A	144,963	158,720
250000 TO 499999	3	92.44	148.07	118.72	62.03	124.72	89.87	261.90	N/A	248,000	294,433
500000 +	1	112.53	112.53	112.53			112.53	112.53	N/A	750,000	843,960
ALL _____	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	108.00	88.81	58.26	29.13	152.44	20.79	132.00	58.97 to 124.56	26,383	15,370
10	5	90.00	87.31	83.18	20.91	104.96	57.74	116.62	N/A	41,048	34,144
20	27	98.18	109.98	103.16	29.61	106.61	56.57	305.50	85.48 to 104.41	73,452	75,770
30	1	112.53	112.53	112.53			112.53	112.53	N/A	750,000	843,960
ALL _____	42	98.22	102.80	100.72	28.96	102.07	20.79	305.50	89.62 to 104.41	75,616	76,162

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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OCCUPANCY CODE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	8	109.84	97.31	82.92	22.30	117.35	58.97	132.00	58.97 to 132.00		17,900	14,843
326	2	96.19	96.19	90.15	6.57	106.69	89.87	102.50	N/A		155,500	140,190
344	1	98.18	98.18	98.18			98.18	98.18	N/A		60,000	58,910
350	1	160.75	160.75	160.75			160.75	160.75	N/A		30,000	48,225
352	1	81.90	81.90	81.90			81.90	81.90	N/A		86,000	70,435
353	4	106.86	144.18	98.53	62.59	146.33	57.49	305.50	N/A		24,687	24,323
386	2	101.37	101.37	101.37	0.00	100.00	101.37	101.37	N/A		35,000	35,480
406	6	84.54	98.65	107.88	28.79	91.44	70.25	166.80	70.25 to 166.80		157,250	169,640
429	1	107.99	107.99	107.99			107.99	107.99	N/A		85,000	91,795
442	2	81.09	81.09	71.54	28.79	113.34	57.74	104.43	N/A		25,370	18,150
471	2	96.85	96.85	100.57	7.08	96.31	90.00	103.71	N/A		30,500	30,672
472	1	20.79	20.79	20.79			20.79	20.79	N/A		94,250	19,590
494	3	103.25	144.54	161.81	62.44	89.33	68.48	261.90	N/A		92,833	150,211
528	4	95.35	94.62	95.47	9.71	99.10	78.28	109.49	N/A		137,490	131,266
530	1	85.48	85.48	85.48			85.48	85.48	N/A		29,000	24,790
541	1	56.57	56.57	56.57			56.57	56.57	N/A		135,000	76,365
555	1	91.45	91.45	91.45			91.45	91.45	N/A		50,000	45,725
883	1	104.41	104.41	104.41			104.41	104.41	N/A		100,000	104,405
<u>ALL</u>	<u>42</u>	<u>98.22</u>	<u>102.80</u>	<u>100.72</u>	<u>28.96</u>	<u>102.07</u>	<u>20.79</u>	<u>305.50</u>	<u>89.62 to 104.41</u>		<u>75,616</u>	<u>76,162</u>

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

Commercial

Cuming County annually conducts a market analysis that included the qualified commercial and industrial sales that occurred from 1 July 2004 to 30 June 2007. The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the commercial class of real property. The county annually completes the pick-up of new construction of commercial and industrial property.

For 2008, the preliminary median is 98.22, the mean is 102.80 and the weighted mean is 100.72 with qualified 42 sales.

For 2008, the county did not complete any specific projects or make any class or subclass valuation changes, but has been in the process of updating all of the commercial and industrial property.

2008 Assessment Survey for Cuming County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Appraiser
2.	Valuation done by:
	Appraiser
3.	Pickup work done by whom:
	Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2000
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2000
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The county prepares an income approach, and it is applied on the groupings of property where sufficient data is available. One of the regular applications of the income approach is for apartments, particularly for Sec. 42 Housing. There is a lot of owner occupied property among the commercial class, making rent and expense data scarce so developing an income approach for all commercial property is difficult. The county routinely collects any available rental and expense data, but the income approach is mostly used to back up the other approaches.
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?
	2000 The county has the capability of running a market or sales comparison approach to the individual parcels.
8.	Number of market areas/neighborhoods for this property class?
	5

9.	How are these defined?
	By the 4 town names; Bancroft, Beemer, West Point, and Wisner, as well as Rural. It has also been the county's practice to separate the vacant land parcels from improved parcels using the town name plus "V". The county does not follow this practice absolutely and is reconsidering the value of continuing it.
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?)
	There is no assessor location named Suburban.
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 limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	The location defined as suburban is not considered a useful identity for valuation purposes. In Cumming County, parcels in the location defined as suburban are grouped with the Assessor Location "Rural".

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
8	5	31*	44

*Other category consists of improvements that are discovered by the ongoing county valuation efforts, third party reporting and chance observations.

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

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TOTAL Adj.Sales Price:	3,175,905	MEAN:	103	AVG.ABS.DEV:	28.45	95% Mean C.I.:	87.88 to 117.75
TOTAL Assessed Value:	3,199,445						
AVG. Adj. Sales Price:	75,616	COD:	28.97	MAX Sales Ratio:	305.50		
AVG. Assessed Value:	76,177	PRD:	102.06	MIN Sales Ratio:	20.79		

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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	7	103.71	100.91	90.09	19.80	112.01	57.74	132.00	57.74 to 132.00	40,105	36,132
10/01/04 TO 12/31/04	3	104.43	101.41	107.75	6.32	94.12	90.00	109.81	N/A	57,987	62,481
01/01/05 TO 03/31/05	3	92.44	94.05	92.61	2.45	101.55	91.45	98.25	N/A	130,000	120,396
04/01/05 TO 06/30/05	3	108.00	96.64	106.59	12.79	90.67	70.25	111.68	N/A	5,666	6,040
07/01/05 TO 09/30/05	3	102.50	148.77	183.99	58.54	80.86	81.90	261.90	N/A	71,000	130,630
10/01/05 TO 12/31/05	4	82.47	85.35	84.36	7.86	101.17	78.28	98.18	N/A	62,250	52,516
01/01/06 TO 03/31/06	3	101.37	157.40	91.84	78.97	171.39	65.33	305.50	N/A	21,900	20,113
04/01/06 TO 06/30/06	2	39.88	39.88	30.00	47.87	132.92	20.79	58.97	N/A	62,125	18,640
07/01/06 TO 09/30/06	4	132.58	126.30	120.40	28.27	104.90	73.23	166.80	N/A	37,875	45,602
10/01/06 TO 12/31/06	2	95.50	95.50	93.36	6.15	102.29	89.62	101.37	N/A	55,000	51,347
01/01/07 TO 03/31/07	3	97.10	91.68	92.46	20.60	99.16	58.97	118.98	N/A	35,000	32,360
04/01/07 TO 06/30/07	5	89.87	84.93	100.17	23.74	84.78	56.57	112.53	N/A	259,150	259,601
<u>Study Years</u>											
07/01/04 TO 06/30/05	16	103.48	98.92	95.12	14.43	103.99	57.74	132.00	90.00 to 111.68	53,856	51,230
07/01/05 TO 06/30/06	12	83.69	111.64	107.30	56.78	104.04	20.79	305.50	65.33 to 102.50	54,329	58,297
07/01/06 TO 06/30/07	14	99.24	99.71	101.08	25.21	98.64	56.57	166.80	58.97 to 118.98	118,732	120,013
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	13	92.44	104.60	112.92	24.44	92.63	70.25	261.90	79.46 to 108.00	66,846	75,481
01/01/06 TO 12/31/06	11	101.37	113.47	84.78	47.61	133.84	20.79	305.50	58.97 to 166.80	41,041	34,793
<u>ALL</u>											
	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	5	102.50	106.18	121.97	19.89	87.06	73.23	160.75	N/A	14,500	17,685
BEEEMER	2	77.87	77.87	84.50	9.78	92.15	70.25	85.48	N/A	15,500	13,097
RURAL	3	108.20	106.46	108.18	2.60	98.41	101.37	109.81	N/A	88,321	95,543
WEST POINT	21	92.44	96.59	103.48	26.83	93.34	56.57	261.90	68.48 to 104.41	116,140	120,183
WEST POINT V	1	132.00	132.00	132.00			132.00	132.00	N/A	5,000	6,600
WISNER	9	98.25	114.14	73.02	49.12	156.32	20.79	305.50	57.49 to 166.80	39,888	29,126
WISNER V	1	124.56	124.56	124.56			124.56	124.56	N/A	4,500	5,605
<u>ALL</u>											
	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	42	MEDIAN:	98	COV:	48.02	95% Median C.I.:	89.62 to 104.41
TOTAL Sales Price:	3,186,603	WGT. MEAN:	101	STD:	49.37	95% Wgt. Mean C.I.:	85.52 to 115.96
TOTAL Adj.Sales Price:	3,175,905	MEAN:	103	AVG.ABS.DEV:	28.45	95% Mean C.I.:	87.88 to 117.75
TOTAL Assessed Value:	3,199,445						
AVG. Adj. Sales Price:	75,616	COD:	28.97	MAX Sales Ratio:	305.50		
AVG. Assessed Value:	76,177	PRD:	102.06	MIN Sales Ratio:	20.79		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	40	97.64	102.51	100.08	30.04	102.42	20.79	305.50	85.48 to 103.71	73,648	73,707
3	2	109.01	109.01	109.21	0.74	99.81	108.20	109.81	N/A	114,981	125,575
____ALL____	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	34	97.64	104.11	101.58	29.50	102.49	20.79	305.50	85.48 to 103.71	89,197	90,608
2	8	109.84	97.31	82.92	22.30	117.35	58.97	132.00	58.97 to 132.00	17,900	14,843
____ALL____	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177

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	41	98.18	98.93	94.41	25.62	104.79	20.79	305.50	85.48 to 104.41	74,534	70,369
04	1	261.90	261.90	261.90			261.90	261.90	N/A	120,000	314,280
____ALL____	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014											
11-0020											
19-0059											
20-0001	25	92.44	97.04	103.66	26.26	93.61	56.57	261.90	78.28 to 104.41	104,796	108,633
20-0020	5	102.50	106.18	121.97	19.89	87.06	73.23	160.75	N/A	14,500	17,685
20-0030	12	101.37	113.45	81.74	38.43	138.80	20.79	305.50	79.46 to 124.56	40,291	32,932
27-0046											
27-0062											
27-0594											
87-0001											
NonValid School											
____ALL____	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	42	MEDIAN:	98	COV:	48.02	95% Median C.I.:	89.62 to 104.41
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TOTAL Adj.Sales Price:	3,175,905	MEAN:	103	AVG.ABS.DEV:	28.45	95% Mean C.I.:	87.88 to 117.75
TOTAL Assessed Value:	3,199,445						
AVG. Adj. Sales Price:	75,616	COD:	28.97	MAX Sales Ratio:	305.50		
AVG. Assessed Value:	76,177	PRD:	102.06	MIN Sales Ratio:	20.79		

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	10	90.62	90.92	79.33	31.04	114.61	57.49	132.00	58.97 to 124.56	17,145	13,601	
Prior TO 1860	1	305.50	305.50	305.50			305.50	305.50	N/A	2,000	6,110	
1860 TO 1899												
1900 TO 1919	8	99.80	99.92	103.16	21.19	96.86	57.74	160.75	57.74 to 160.75	22,342	23,048	
1920 TO 1939	1	98.18	98.18	98.18			98.18	98.18	N/A	60,000	58,910	
1940 TO 1949	2	93.16	93.16	94.00	12.08	99.10	81.90	104.41	N/A	93,000	87,420	
1950 TO 1959	1	98.25	98.25	98.25			98.25	98.25	N/A	20,000	19,650	
1960 TO 1969	1	78.28	78.28	78.28			78.28	78.28	N/A	65,000	50,880	
1970 TO 1979	8	105.96	127.47	123.99	32.28	102.81	85.48	261.90	85.48 to 261.90	101,370	125,690	
1980 TO 1989	6	95.50	78.83	69.73	24.26	113.05	20.79	103.25	20.79 to 103.25	75,708	52,788	
1990 TO 1994	1	68.48	68.48	68.48			68.48	68.48	N/A	78,500	53,755	
1995 TO 1999	2	84.66	84.66	87.39	6.15	96.88	79.46	89.87	N/A	199,500	174,345	
2000 TO Present	1	112.53	112.53	112.53			112.53	112.53	N/A	750,000	843,960	
ALL	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177	

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	4	116.28	152.08	149.47	54.14	101.74	70.25	305.50	N/A	2,375	3,550	
5000 TO 9999	3	102.50	102.58	100.19	19.11	102.38	73.23	132.00	N/A	6,166	6,178	
Total \$												
1 TO 9999	7	108.00	130.86	116.91	41.81	111.93	70.25	305.50	70.25 to 305.50	4,000	4,676	
10000 TO 29999	8	94.13	97.43	91.85	24.28	106.08	57.49	166.80	57.49 to 166.80	19,681	18,076	
30000 TO 59999	11	101.37	97.00	96.56	21.27	100.46	57.74	160.75	58.97 to 118.98	36,158	34,913	
60000 TO 99999	9	81.90	80.91	79.42	20.65	101.87	20.79	108.20	68.48 to 103.25	79,861	63,426	
100000 TO 149999	4	107.11	133.17	130.86	49.19	101.77	56.57	261.90	N/A	124,990	163,557	
250000 TO 499999	2	91.16	91.16	91.19	1.41	99.96	89.87	92.44	N/A	312,000	284,510	
500000 +	1	112.53	112.53	112.53			112.53	112.53	N/A	750,000	843,960	
ALL	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	76,177	PRD:	102.06	MIN Sales Ratio:	20.79		

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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	3	73.23	83.83	76.26	17.18	109.92	70.25	108.00	N/A	3,166	2,415
5000 TO 9999	4	128.28	166.14	137.78	41.01	120.58	102.50	305.50	N/A	4,625	6,372
Total \$ _____											
1 TO 9999	7	108.00	130.86	116.91	41.81	111.93	70.25	305.50	70.25 to 305.50	4,000	4,676
10000 TO 29999	12	75.41	81.33	63.38	37.28	128.31	20.79	166.80	57.74 to 104.43	28,953	18,351
30000 TO 59999	11	101.37	103.30	97.25	15.06	106.23	68.48	160.75	78.28 to 118.98	45,954	44,688
60000 TO 99999	6	85.76	86.50	83.47	16.16	103.64	56.57	108.20	56.57 to 108.20	92,666	77,345
100000 TO 149999	1	104.41	104.41	104.41			104.41	104.41	N/A	100,000	104,405
150000 TO 249999	1	109.81	109.81	109.81			109.81	109.81	N/A	144,963	159,180
250000 TO 499999	3	92.44	148.07	118.72	62.03	124.72	89.87	261.90	N/A	248,000	294,433
500000 +	1	112.53	112.53	112.53			112.53	112.53	N/A	750,000	843,960
ALL _____	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	108.00	88.81	58.26	29.13	152.44	20.79	132.00	58.97 to 124.56	26,383	15,370
10	5	90.00	87.31	83.18	20.91	104.96	57.74	116.62	N/A	41,048	34,144
20	27	98.18	109.99	103.19	29.63	106.60	56.57	305.50	85.48 to 104.41	73,452	75,793
30	1	112.53	112.53	112.53			112.53	112.53	N/A	750,000	843,960
ALL _____	42	98.22	102.81	100.74	28.97	102.06	20.79	305.50	89.62 to 104.41	75,616	76,177

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

(!: AVTot=0)
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AVG. Assessed Value:	76,177	PRD:	102.06	MIN Sales Ratio:	20.79		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	109.84	97.31	82.92	22.30	117.35	58.97	132.00	58.97 to 132.00	17,900	14,843
326	2	96.19	96.19	90.15	6.57	106.69	89.87	102.50	N/A	155,500	140,190
344	1	98.18	98.18	98.18			98.18	98.18	N/A	60,000	58,910
350	1	160.75	160.75	160.75			160.75	160.75	N/A	30,000	48,225
352	1	81.90	81.90	81.90			81.90	81.90	N/A	86,000	70,435
353	4	106.86	144.18	98.53	62.59	146.33	57.49	305.50	N/A	24,687	24,323
386	2	101.37	101.37	101.37	0.00	100.00	101.37	101.37	N/A	35,000	35,480
406	6	84.54	98.65	107.88	28.79	91.44	70.25	166.80	70.25 to 166.80	157,250	169,640
429	1	108.20	108.20	108.20			108.20	108.20	N/A	85,000	91,970
442	2	81.09	81.09	71.54	28.79	113.34	57.74	104.43	N/A	25,370	18,150
471	2	96.85	96.85	100.57	7.08	96.31	90.00	103.71	N/A	30,500	30,672
472	1	20.79	20.79	20.79			20.79	20.79	N/A	94,250	19,590
494	3	103.25	144.54	161.81	62.44	89.33	68.48	261.90	N/A	92,833	150,211
528	4	95.35	94.70	95.56	9.79	99.10	78.28	109.81	N/A	137,490	131,381
530	1	85.48	85.48	85.48			85.48	85.48	N/A	29,000	24,790
541	1	56.57	56.57	56.57			56.57	56.57	N/A	135,000	76,365
555	1	91.45	91.45	91.45			91.45	91.45	N/A	50,000	45,725
883	1	104.41	104.41	104.41			104.41	104.41	N/A	100,000	104,405
<u>ALL</u>	<u>42</u>	<u>98.22</u>	<u>102.81</u>	<u>100.74</u>	<u>28.97</u>	<u>102.06</u>	<u>20.79</u>	<u>305.50</u>	<u>89.62 to 104.41</u>	<u>75,616</u>	<u>76,177</u>

**2008 Correlation Section
for Cuming County**

Commerical Real Property

I. Correlation

COMMERCIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Analysis of the qualified commercial statistics indicates that all valuation subclasses with a sufficient number of sales are within the acceptable range. The COD is outside of the range and the PRD is well within the range. It is unlikely that the true quality of assessment of the commercial class can be critically evaluated due to the diversity of the class and the small number of sales. There is little information to confidently determine whether the valuations have been done uniformly and proportionately or not. The county took no organized action for 2008 so the statistics did not reflect any change.

In summary, there are numerous statistics that have been presented and discussed in the following six tables of the Correlation section of the R&O. There are a total of five that relate to the measurement of the level of value. In Table V, there was a presentation and narrative explanation prepared about the median, weighted mean and mean ratios. In Table III, there was a presentation and narrative discussion of the trended preliminary median. The fifth measure of central tendency was not independently presented or discussed. That measure, the 95% Confidence Interval measured around the median deserves mention. In this class, the confidence interval of 89.62 to 104.41 includes the acceptable range, allowing for the likelihood that the level of value is in the acceptable range. There is no indication among the statistics that the entire class should be adjusted and there is no compelling evidence that any notable subclass within this class should be adjusted. Given the wide diversity of the property uses and the relatively small number of sales representing the commercial class, there are rarely circumstances when the statistical data will clearly support an adjustment to any subclass. Giving due consideration to all of the measures, the median is considered the best indicator of the level of value for this class.

**2008 Correlation Section
for Cuming 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	102	42	41.18
2007	83	37	44.58
2006	73	40	54.79
2005	60	35	58.33
2004	72	44	61.11
2003	85	46	54.12
2002	88	47	53.41
2001	80	54	67.5

COMMERCIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arms' length sales. Nothing in this data or in the assessment actions suggests a pattern of excessive trimming of sales.

**2008 Correlation Section
for Cuming 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.

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

**2008 Correlation Section
for Cuming 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	98.22	0.24	98.45	98.22
2007	98.25	0.16	98.41	98.25
2006	100.77	7.37	108.19	100.77
2005	93.03	5.89	98.51	93.03
2004	86.38	7.19	92.59	93.49
2003	97	0.95	97.92	97
2002	95	0.72	95.68	96
2001	95	-0.48	94.54	95

COMMERCIAL: The relationship between the trended preliminary ratio and the R&O median ratio suggests the valuation process is applied to the sales file and population in a similar manner. This also indicates that the statistics in the R&O can be relied on to measure the level of value for this class of property.

**2008 Correlation Section
for Cuming 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 Cuming 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)
0.01	2008	0.24
0	2007	0.16
0.21	2006	7.37
9.56	2005	5.89
11.1	2004	7.19
0	2003	1
22.21	2002	0.72
3.31	2001	-0.48

COMMERCIAL: The percent change in assessed value for both sold and unsold properties is very similar. This indicates that the statistical calculations from the sales file should be reliable as an accurate measure of the population.

2008 Correlation Section for Cuming 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 Cuming County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.22	100.74	102.81

COMMERCIAL: Only the median ratio is within the acceptable range. The weighted mean is barely above and the mean is slightly above the acceptable range. Several outlier ratios exist among the 7 sales that average about \$4,000 in selling price. In a sample of only 42 sales only a few outliers are needed to be the influencing factor in the mean calculation. The median and weighted mean are only about 2.5% apart and the trended preliminary median is nearly the same as the median, lending support to the median. The median is the measure of central tendency to be least influenced by these outliers, and in this subclass, it is the most reliable indicator of the level of value.

**2008 Correlation Section
for Cuming 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	28.97	102.06
Difference	8.97	0

COMMERCIAL: In this class of property, the COD is outside the range, but the PRD is well within the range. The interpretation of high COD’s and PRD’s that this class of property has not been valued uniformly and proportionately. Before making such a blanket statement about the assessment uniformity of the overall county, certain demographics should be mentioned. First, the commercial property is represented by sales in extremely diverse locations, including a mixture of towns, villages and rural locations. Among the 42 commercial sales, there were 17 different occupancy codes listed, each with the potential to be operating in a different economic environment. There are several low dollar sales including some with outlying ratios. With all of these variables, the commercial class is far too small to make either realistic adjustments or profound statements about the quality of assessment. It is difficult to manage the quality statistics in databases with these characteristics. With the possible exception of the town of West Point, it might be said that there is very little organized market structure that is

**2008 Correlation Section
for Cuming County**

common any of the subclasses measured in this report. Considering all of these variables and the size of the sample, there is little chance that the COD and the PRD tell much about the actual quality of assessment. The county made no commercial changes in 2008.

**2008 Correlation Section
for Cuming 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	42	42	0
Median	98.22	98.22	0
Wgt. Mean	100.72	100.74	0.02
Mean	102.80	102.81	0.01
COD	28.96	28.97	0.01
PRD	102.07	102.06	-0.01
Min Sales Ratio	20.79	20.79	0
Max Sales Ratio	305.50	305.50	0

COMMERCIAL: There was no designated assessment action to this class of property reported for 2008. There were a few incidental decimal differences indicated in 4 places in Table VII, but those changes were not related to valuation or measurement processes. For 2008, the Preliminary and R&O Statistics are the same.

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

Agricultural

Cuming County annually conducts a market analysis that includes the qualified unimproved agricultural sales that occurred from 1 July 2004 to 30 June 2007.

In this analysis, the county considers all value update options including: an across the board adjustment countywide; adjustments to each major land use countywide; and adjustments to individual land capability groups (LCGs) countywide. Usually the county focuses their analysis and adjustments on either: broad adjustments to each individual market area; adjustments to each major land use within individual market area; and adjustments to individual land capability groups within individual market area. The result in any given year may be a combination of adjustments.

After careful consideration of each possibility, the county analyzes the sales in a database of all the unimproved qualified sales and tests the change or combination of changes that produces the best statistical fit in the database. Those adjustments are then made to the applicable parcels in the assessment record files and reported in the abstract.

For 2008, the overall preliminary median for the agricultural land class of real property is 63.78, the mean is 64.36 and the weighted mean is 60.14 with 130 qualified unimproved sales.

For 2008, the county has made two changes to the valuation procedures that they consider significant:

First; they have completely revalued all of the land associated with feedlots. While the land is still considered agricultural and assessed at 75% of market value, there has been sufficient market activity to change from a process of valuing the land as classified soils to one of intensive agricultural use. The county indicated that the value changes were significant as it involves over 4,900 total acres moving into the abstract, "Other", category from the LCG acres. The value will increase to about \$2,750 per acre.

Second; the market areas #1, 2, and 3 were realigned and there were a variety of adjustments made throughout the county to the agricultural land. The changes were made to LCG's within each market area and were described as varied but substantial probably centering around a 15% increase.

Additionally, the county has altered their reporting of CRP acres and value in the abstract. Prior to 2008, the values and acres were improperly included with the dryland. Going forward they will be classified and submitted as grassland values and acres as required by Reg. 14. This is mentioned because there needs to be an explanation for the shift that will show up in the 2008 abstract.

2008 Assessment Survey for Cuming County

Agricultural Appraisal Information

1.	Data collection done by:
	Appraiser
2.	Valuation done by:
	Appraiser
3.	Pickup work done by whom:
	Appraiser
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	This has been a work in progress. The county has been implementing GIS and identifying parcels and land usage. They expect to identify the different uses as this process progresses and then form a written policy.
a.	How is agricultural land defined in this county?
	The county implements the relevant Statutes and Regulations that pertain to agricultural land. For 2008, the land that has been developed into feed lots is being moved from a value based on classified agricultural land to an intensive use value. Recent market analysis has indicated that the value is significantly higher than was previously. The new values will still be agricultural and assessed at 75% of market, as it was determined in the recent analysis.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	What is the date of the soil survey currently used?
	1975
7.	What date was the last countywide land use study completed?
	The county has begun the implementation of a GIS system and expects to use it extensively for land use updates in the future. Currently it has been several years since a full study was completed, but the county has the practice of doing updates continuously using all means available to keep land use current.
a.	By what method? (Physical inspection, FSA maps, etc.)
	The county relies on a combination of physical inspection, FSA maps, aerial photos, self reporting, third party reporting, and now GIS to keep land use up to date.

b.	By whom?
	The Appraiser, Assessor and Office Clerk all have responsibility for parts of the land use study and update.
c.	What proportion is complete / implemented at this time?
	About ¼ of the GIS is implemented, but the other ongoing efforts continue.
8.	Number of market areas/neighborhoods in the agricultural property class:
	4; This is the same number as last year, but through recent market analysis, there were realignments to areas 1 through 3 and area 4 remained the same.

9.	How are market areas/neighborhoods defined in this property class?
	The county does annual market analysis of agricultural land. This is done to determine market value, but also to continually test the market areas. As stated, they were realigned for 2008. The market areas in Cuming County mostly lie along township lines and can be related to geocodes. However in St. Charles and Sherman Townships, made up of geocodes 1793 and 1823 are divided into East and West parts by the Elkhorn river, and the market area lines separate along the river. The north-eastern part of 1793 is in Market Area 2, the south-western part of both 1793 and the western part 1823 are included in Market Area 4 and the eastern part of 1823 is in Market Area 1.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Special value has been implemented, but only the area around the edge of West Point has been determined to have land values affected by non-agricultural influences.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
61	101	*514	676

*This count includes improvement discoveries from the update of Range 5.

2008 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Cuming 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.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Cuming County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Cuming County is not in compliance with generally accepted mass appraisal practices.

Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Cuming County is 73% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Cuming County is not in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Cuming County is 75% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Cuming County is not 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

**SPECIAL VALUATION SECTION
CORRELATION FOR
CUMING COUNTY
2008**

I. Agricultural Land Value Correlation

Analysis of the unimproved agricultural statistics indicates that all market areas are within the acceptable range in Cuming County. The statistics also indicate that the major land uses may be within the range. The 95% and 80% Majority Land Use tables both indicate that dry land is at about 73%. Neither table grouped a sufficient number of sales of any other land use to make any real indication of the level of value of any other major use. The system that the county uses to analyze and apply the values assures that all parcels within each market area have been valued uniformly and proportionately. The analysis is done within the framework of the agricultural land classification structure and the valuations are applied within the same classification structure.

In summary, the 95% Confidence Interval measured around the median deserves mention. In this class, the confidence interval of 71.26 to 76.13 is not encompassing the acceptable range, but allows for the possibility that the level of value is in the acceptable range.

The measures of central tendency rounded are: Median Ratio 73, Mean Ratio 76 and Weighted Mean Ratio 72. All but the mean are within the acceptable range. The measures of dispersion are: The Coefficient of Dispersion (COD) 19.71 and the Price Related Differential (PRD) 105.96. The COD is within the acceptable range and the PRD is slightly above the acceptable range. There is no indication among the statistics that the entire class should be adjusted and there is no compelling evidence that any notable subclass within this class should be adjusted.

Giving due consideration to all of the measures, the median is considered the best indicator of the level of value for this class.

PAD 2008 R&O Statistics

Base Stat

Query: 6195

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	73	COV:	26.04	95% Median C.I.:	71.26 to 76.13	(! : Derived)
(AgLand) TOTAL Sales Price:	27,092,128	WGT. MEAN:	72	STD:	19.81	95% Wgt. Mean C.I.:	68.86 to 74.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,981,128	MEAN:	76	AVG.ABS.DEV:	14.41	95% Mean C.I.:	72.65 to 79.51	
(AgLand) TOTAL Assessed Value:	19,373,000							
AVG. Adj. Sales Price:	210,790	COD:	19.71	MAX Sales Ratio:	157.32			
AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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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	1	71.26	71.26	71.26			71.26	71.26	N/A	253,330	180,535
10/01/04 TO 12/31/04	7	94.14	98.89	86.21	25.30	114.71	71.07	157.32	71.07 to 157.32	198,306	170,955
01/01/05 TO 03/31/05	16	74.63	79.86	76.66	15.73	104.17	60.06	112.35	67.82 to 88.48	257,054	197,052
04/01/05 TO 06/30/05	5	76.13	85.15	79.10	15.37	107.64	71.47	112.93	N/A	170,972	135,245
07/01/05 TO 09/30/05	5	96.32	98.39	93.89	6.93	104.80	88.13	109.03	N/A	138,165	129,722
10/01/05 TO 12/31/05	15	71.15	74.97	69.70	20.95	107.56	50.63	117.99	58.54 to 88.51	179,283	124,958
01/01/06 TO 03/31/06	24	78.28	78.15	76.88	14.22	101.66	51.86	111.60	68.08 to 81.94	186,621	143,467
04/01/06 TO 06/30/06	8	78.03	84.24	80.99	10.17	104.02	74.05	111.41	74.05 to 111.41	179,539	145,403
07/01/06 TO 09/30/06	7	84.56	88.94	83.14	21.92	106.97	53.30	124.14	53.30 to 124.14	158,193	131,524
10/01/06 TO 12/31/06	11	67.60	67.08	66.67	14.00	100.62	45.46	83.65	52.00 to 79.95	264,073	176,052
01/01/07 TO 03/31/07	25	62.05	61.09	59.98	15.80	101.85	19.50	87.65	54.19 to 66.87	243,108	145,812
04/01/07 TO 06/30/07	4	54.87	54.42	54.19	3.70	100.43	51.33	56.63	N/A	246,685	133,677
<u>Study Years</u>											
07/01/04 TO 06/30/05	29	76.13	85.07	78.77	19.74	107.99	60.06	157.32	71.73 to 91.14	227,903	179,526
07/01/05 TO 06/30/06	52	77.72	80.12	76.70	16.73	104.46	50.63	117.99	73.42 to 81.94	178,755	137,104
07/01/06 TO 06/30/07	47	63.96	66.07	63.53	19.69	104.00	19.50	124.14	57.57 to 70.69	235,672	149,729
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	41	76.13	80.97	76.09	18.92	106.42	50.63	117.99	71.55 to 88.48	203,604	154,927
01/01/06 TO 12/31/06	50	77.10	78.20	75.18	15.56	104.02	45.46	124.14	73.42 to 79.95	198,547	149,274
<u>ALL</u>											
	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351

PAD 2008 R&O Statistics

Base Stat

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AVG. Adj. Sales Price:	210,790	COD:	19.71	MAX Sales Ratio:	157.32			
AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1509	6	68.02	64.59	62.12	10.75	103.96	48.32	72.68	48.32 to 72.68	381,803	237,194	
1511	5	76.06	71.96	72.39	10.69	99.41	53.46	83.91	N/A	239,040	173,033	
1513	5	71.78	74.63	71.82	7.28	103.91	65.88	91.14	N/A	304,048	218,363	
1515	10	86.18	89.66	88.75	11.55	101.02	73.42	111.60	77.36 to 109.03	175,583	155,837	
1537	5	72.81	69.89	72.47	16.41	96.43	49.09	87.65	N/A	193,812	140,462	
1539	12	72.23	75.81	71.50	13.36	106.03	62.61	117.99	63.96 to 76.61	199,650	142,750	
1541	7	62.05	71.19	64.80	28.57	109.86	47.73	115.95	47.73 to 115.95	329,392	213,462	
1543	7	77.07	82.04	80.02	11.31	102.52	71.47	101.67	71.47 to 101.67	132,160	105,756	
1789	13	71.15	78.29	73.98	21.16	105.84	50.63	126.17	66.40 to 90.52	127,531	94,342	
1791	8	73.79	69.45	70.84	12.46	98.04	51.86	84.56	51.86 to 84.56	177,808	125,959	
1793	4	99.09	95.30	89.99	12.95	105.89	71.26	111.74	N/A	140,485	126,430	
1795	14	64.47	70.39	66.97	22.58	105.10	52.21	108.49	53.41 to 84.79	263,478	176,459	
1821	11	67.82	69.37	67.61	13.99	102.60	51.33	100.25	57.57 to 78.94	209,460	141,610	
1823	10	89.76	85.23	81.54	25.92	104.52	19.50	124.14	52.00 to 112.93	157,703	128,598	
1825	3	70.69	72.84	68.29	6.72	106.66	66.79	81.05	N/A	152,666	104,263	
1827	8	66.69	76.96	72.59	33.31	106.02	45.46	157.32	45.46 to 157.32	244,148	177,234	
____ALL____												
	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	47	73.52	75.61	73.91	18.05	102.29	45.46	157.32	70.16 to 78.94	211,167	156,080	
2	29	72.46	79.17	72.06	27.25	109.87	19.50	124.14	63.96 to 94.14	213,332	153,721	
3	31	72.65	75.47	70.11	15.89	107.64	48.32	126.17	68.08 to 78.28	195,775	137,260	
4	21	74.07	73.79	69.25	18.43	106.56	52.21	108.49	56.68 to 81.05	228,599	158,296	
____ALL____												
	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	
____ALL____												
	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

PAD 2008 R&O Statistics

Base Stat

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AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
11-0014	2	65.11	65.11	62.38	21.16	104.37	51.33	78.89	N/A	231,407	144,355	
11-0020	3	66.09	77.27	67.27	26.40	114.86	56.68	109.03	N/A	284,666	191,500	
19-0059	7	59.31	65.48	68.64	19.20	95.40	45.46	88.48	45.46 to 88.48	266,598	183,000	
20-0001	63	74.05	76.51	72.84	20.60	105.03	19.50	124.14	71.26 to 77.77	200,428	146,000	
20-0020	12	83.09	81.45	81.86	15.09	99.49	49.09	111.60	68.08 to 93.00	171,431	140,341	
20-0030	31	71.94	74.50	67.14	16.34	110.97	47.73	126.17	66.40 to 77.07	222,106	149,126	
27-0046	3	70.69	98.27	82.53	42.69	119.06	66.79	157.32	N/A	178,333	147,185	
27-0062	1	70.16	70.16	70.16			70.16	70.16	N/A	60,000	42,095	
27-0594	2	62.43	62.43	63.61	3.80	98.14	60.06	64.80	N/A	240,000	152,670	
87-0001	4	80.63	80.29	81.03	7.10	99.10	71.78	88.13	N/A	288,412	233,688	
NonValid School												
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	81.05	81.05	81.05			81.05	81.05	N/A	10,000	8,105	
10.01 TO 30.00	11	76.13	75.21	70.84	22.39	106.18	19.50	124.14	54.96 to 93.67	53,934	38,205	
30.01 TO 50.00	24	69.07	71.80	68.22	23.29	105.24	45.46	111.41	54.19 to 84.79	116,578	79,530	
50.01 TO 100.00	63	73.52	78.99	74.41	19.96	106.16	50.63	157.32	71.55 to 78.89	196,279	146,045	
100.01 TO 180.00	27	73.98	74.31	70.88	14.93	104.84	47.73	112.35	66.09 to 80.53	368,699	261,331	
180.01 TO 330.00	2	62.21	62.21	61.86	5.90	100.57	58.54	65.88	N/A	629,736	389,540	
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	72	73.47	74.65	71.08	16.25	105.03	47.73	126.17	70.16 to 76.84	231,682	164,678	
DRY-N/A	41	72.00	77.67	73.04	23.07	106.35	45.46	157.32	66.40 to 78.28	191,961	140,206	
GRASS	3	81.05	64.52	59.44	30.23	108.54	19.50	93.00	N/A	39,148	23,270	
GRASS-N/A	5	73.98	86.28	72.74	31.55	118.61	49.09	124.14	N/A	117,628	85,565	
IRRGTD	1	93.67	93.67	93.67			93.67	93.67	N/A	64,890	60,780	
IRRGTD-N/A	6	78.56	76.71	72.89	17.20	105.24	52.00	94.14	52.00 to 94.14	276,511	201,546	
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

PAD 2008 R&O Statistics

Base Stat

Query: 6195

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	73	COV:	26.04	95% Median C.I.:	71.26 to 76.13	(! : Derived)
(AgLand) TOTAL Sales Price:	27,092,128	WGT. MEAN:	72	STD:	19.81	95% Wgt. Mean C.I.:	68.86 to 74.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,981,128	MEAN:	76	AVG.ABS.DEV:	14.41	95% Mean C.I.:	72.65 to 79.51	
(AgLand) TOTAL Assessed Value:	19,373,000							
AVG. Adj. Sales Price:	210,790	COD:	19.71	MAX Sales Ratio:	157.32			
AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	100	73.12	75.55	71.55	18.45	105.60	45.46	157.32	70.16 to 76.61	225,518	161,349
DRY-N/A	13	72.61	77.26	73.53	20.52	105.08	51.86	117.99	57.57 to 98.90	153,824	113,104
GRASS	4	87.03	76.62	75.41	30.27	101.60	19.50	112.93	N/A	41,861	31,568
GRASS-N/A	4	72.62	79.62	69.01	26.77	115.37	49.09	124.14	N/A	134,535	92,840
IRRGTD	5	85.38	78.21	71.77	16.38	108.99	52.00	94.14	N/A	263,223	188,904
IRRGTD-N/A	2	81.44	81.44	79.82	11.92	102.02	71.73	91.14	N/A	203,921	162,770
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	113	72.68	75.75	71.71	18.79	105.64	45.46	157.32	70.69 to 76.06	217,270	155,799
GRASS	6	87.03	79.95	67.75	34.56	118.01	19.50	124.14	19.50 to 124.14	46,740	31,666
GRASS-N/A	2	72.62	72.62	72.36	1.87	100.36	71.26	73.98	N/A	212,570	153,817
IRRGTD	7	85.38	79.13	73.67	14.95	107.42	52.00	94.14	52.00 to 94.14	246,280	181,437
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351

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 \$											
10000 TO 29999	2	102.60	102.60	103.62	21.00	99.01	81.05	124.14	N/A	10,500	10,880
30000 TO 59999	8	80.51	76.01	75.60	23.62	100.54	19.50	112.93	19.50 to 112.93	49,229	37,216
60000 TO 99999	13	93.63	89.55	88.36	22.26	101.35	45.46	157.32	67.45 to 109.03	81,111	71,666
100000 TO 149999	19	77.07	85.37	85.56	24.33	99.78	49.09	126.17	70.69 to 104.51	117,393	100,440
150000 TO 249999	50	73.12	73.97	73.73	15.34	100.33	50.63	115.95	68.08 to 76.06	196,397	144,794
250000 TO 499999	29	71.26	69.63	69.58	12.95	100.07	48.32	88.48	63.96 to 76.84	326,108	226,901
500000 +	7	63.47	60.22	59.78	9.25	100.74	47.73	67.60	47.73 to 67.60	572,048	341,945
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351

PAD 2008 R&O Statistics

Base Stat

Query: 6195

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	73	COV:	26.04	95% Median C.I.:	71.26 to 76.13	(! : Derived)
(AgLand) TOTAL Sales Price:	27,092,128	WGT. MEAN:	72	STD:	19.81	95% Wgt. Mean C.I.:	68.86 to 74.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,981,128	MEAN:	76	AVG.ABS.DEV:	14.41	95% Mean C.I.:	72.65 to 79.51	
(AgLand) TOTAL Assessed Value:	19,373,000							
AVG. Adj. Sales Price:	210,790	COD:	19.71	MAX Sales Ratio:	157.32			
AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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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	1	81.05	81.05	81.05			81.05	81.05	N/A	10,000	8,105	
Total \$ _____												
1 TO 9999	1	81.05	81.05	81.05			81.05	81.05	N/A	10,000	8,105	
10000 TO 29999	3	76.13	73.26	51.79	45.82	141.45	19.50	124.14	N/A	33,096	17,140	
30000 TO 59999	11	74.90	73.21	68.34	22.39	107.13	45.46	112.93	49.09 to 93.00	66,573	45,495	
60000 TO 99999	24	72.56	76.57	72.24	21.15	105.99	52.77	111.41	60.06 to 93.63	114,016	82,367	
100000 TO 149999	33	68.08	77.42	71.49	26.90	108.30	50.63	157.32	62.61 to 78.94	182,859	130,720	
150000 TO 249999	39	75.29	77.21	74.48	13.03	103.66	48.32	115.95	71.73 to 79.95	249,332	185,710	
250000 TO 499999	17	71.78	72.28	69.06	14.07	104.65	47.73	111.60	63.47 to 77.92	449,695	310,569	
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

**SPECIAL VALUATION SECTION
CORRELATION FOR
CUMING COUNTY
2008**

II. Special Value Correlation

There are no sales of land receiving special valuation among the 128 qualified agricultural unimproved land parcels that make up the sales file. The special valuation schedule of values is prepared using the same sales as are used for the preparation of the assessed values in the surrounding market area; in this case, most are in Market Area 1, and a few are in Market Area 2. The measures of central tendency for Market Area 1, including the majority of the parcels, rounded are: Median Ratio 74, Mean Ratio 76 and Weighted Mean Ratio 74. The measures of central tendency for Market Area 2, including the minority of the parcels, rounded are: Median Ratio 72, Mean Ratio 79 and Weighted Mean Ratio 72. In this case, the most appropriate level of value for the special value is deemed to be neither of the market areas, rather the measurement for the entire agricultural class at 73%.

PAD 2008 Special Value Statistics

Base Stat

Query: 6195

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

NUMBER of Sales:	128	MEDIAN:	73	COV:	26.04	95% Median C.I.:	71.26 to 76.13	(! : Derived)
(AgLand) TOTAL Sales Price:	27,092,128	WGT. MEAN:	72	STD:	19.81	95% Wgt. Mean C.I.:	68.86 to 74.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,981,128	MEAN:	76	AVG.ABS.DEV:	14.41	95% Mean C.I.:	72.65 to 79.51	
(AgLand) TOTAL Assessed Value:	19,373,000							
AVG. Adj. Sales Price:	210,790	COD:	19.71	MAX Sales Ratio:	157.32			
AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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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	1	71.26	71.26	71.26			71.26	71.26	N/A	253,330	180,535
10/01/04 TO 12/31/04	7	94.14	98.89	86.21	25.30	114.71	71.07	157.32	71.07 to 157.32	198,306	170,955
01/01/05 TO 03/31/05	16	74.63	79.86	76.66	15.73	104.17	60.06	112.35	67.82 to 88.48	257,054	197,052
04/01/05 TO 06/30/05	5	76.13	85.15	79.10	15.37	107.64	71.47	112.93	N/A	170,972	135,245
07/01/05 TO 09/30/05	5	96.32	98.39	93.89	6.93	104.80	88.13	109.03	N/A	138,165	129,722
10/01/05 TO 12/31/05	15	71.15	74.97	69.70	20.95	107.56	50.63	117.99	58.54 to 88.51	179,283	124,958
01/01/06 TO 03/31/06	24	78.28	78.15	76.88	14.22	101.66	51.86	111.60	68.08 to 81.94	186,621	143,467
04/01/06 TO 06/30/06	8	78.03	84.24	80.99	10.17	104.02	74.05	111.41	74.05 to 111.41	179,539	145,403
07/01/06 TO 09/30/06	7	84.56	88.94	83.14	21.92	106.97	53.30	124.14	53.30 to 124.14	158,193	131,524
10/01/06 TO 12/31/06	11	67.60	67.08	66.67	14.00	100.62	45.46	83.65	52.00 to 79.95	264,073	176,052
01/01/07 TO 03/31/07	25	62.05	61.09	59.98	15.80	101.85	19.50	87.65	54.19 to 66.87	243,108	145,812
04/01/07 TO 06/30/07	4	54.87	54.42	54.19	3.70	100.43	51.33	56.63	N/A	246,685	133,677
<u>Study Years</u>											
07/01/04 TO 06/30/05	29	76.13	85.07	78.77	19.74	107.99	60.06	157.32	71.73 to 91.14	227,903	179,526
07/01/05 TO 06/30/06	52	77.72	80.12	76.70	16.73	104.46	50.63	117.99	73.42 to 81.94	178,755	137,104
07/01/06 TO 06/30/07	47	63.96	66.07	63.53	19.69	104.00	19.50	124.14	57.57 to 70.69	235,672	149,729
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	41	76.13	80.97	76.09	18.92	106.42	50.63	117.99	71.55 to 88.48	203,604	154,927
01/01/06 TO 12/31/06	50	77.10	78.20	75.18	15.56	104.02	45.46	124.14	73.42 to 79.95	198,547	149,274
<u>ALL</u>											
	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351

PAD 2008 Special Value Statistics

Base Stat

Query: 6195

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	73	COV:	26.04	95% Median C.I.:	71.26 to 76.13	(! : Derived)
(AgLand) TOTAL Sales Price:	27,092,128	WGT. MEAN:	72	STD:	19.81	95% Wgt. Mean C.I.:	68.86 to 74.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,981,128	MEAN:	76	AVG.ABS.DEV:	14.41	95% Mean C.I.:	72.65 to 79.51	
(AgLand) TOTAL Assessed Value:	19,373,000							
AVG. Adj. Sales Price:	210,790	COD:	19.71	MAX Sales Ratio:	157.32			
AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1509	6	68.02	64.59	62.12	10.75	103.96	48.32	72.68	48.32 to 72.68	381,803	237,194	
1511	5	76.06	71.96	72.39	10.69	99.41	53.46	83.91	N/A	239,040	173,033	
1513	5	71.78	74.63	71.82	7.28	103.91	65.88	91.14	N/A	304,048	218,363	
1515	10	86.18	89.66	88.75	11.55	101.02	73.42	111.60	77.36 to 109.03	175,583	155,837	
1537	5	72.81	69.89	72.47	16.41	96.43	49.09	87.65	N/A	193,812	140,462	
1539	12	72.23	75.81	71.50	13.36	106.03	62.61	117.99	63.96 to 76.61	199,650	142,750	
1541	7	62.05	71.19	64.80	28.57	109.86	47.73	115.95	47.73 to 115.95	329,392	213,462	
1543	7	77.07	82.04	80.02	11.31	102.52	71.47	101.67	71.47 to 101.67	132,160	105,756	
1789	13	71.15	78.29	73.98	21.16	105.84	50.63	126.17	66.40 to 90.52	127,531	94,342	
1791	8	73.79	69.45	70.84	12.46	98.04	51.86	84.56	51.86 to 84.56	177,808	125,959	
1793	4	99.09	95.30	89.99	12.95	105.89	71.26	111.74	N/A	140,485	126,430	
1795	14	64.47	70.39	66.97	22.58	105.10	52.21	108.49	53.41 to 84.79	263,478	176,459	
1821	11	67.82	69.37	67.61	13.99	102.60	51.33	100.25	57.57 to 78.94	209,460	141,610	
1823	10	89.76	85.23	81.54	25.92	104.52	19.50	124.14	52.00 to 112.93	157,703	128,598	
1825	3	70.69	72.84	68.29	6.72	106.66	66.79	81.05	N/A	152,666	104,263	
1827	8	66.69	76.96	72.59	33.31	106.02	45.46	157.32	45.46 to 157.32	244,148	177,234	
ALL												
	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	47	73.52	75.61	73.91	18.05	102.29	45.46	157.32	70.16 to 78.94	211,167	156,080	
2	29	72.46	79.17	72.06	27.25	109.87	19.50	124.14	63.96 to 94.14	213,332	153,721	
3	31	72.65	75.47	70.11	15.89	107.64	48.32	126.17	68.08 to 78.28	195,775	137,260	
4	21	74.07	73.79	69.25	18.43	106.56	52.21	108.49	56.68 to 81.05	228,599	158,296	
ALL												
	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	
ALL												
	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

PAD 2008 Special Value Statistics

Base Stat

Query: 6195

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	73	COV:	26.04	95% Median C.I.:	71.26 to 76.13	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	26,981,128	MEAN:	76	AVG.ABS.DEV:	14.41	95% Mean C.I.:	72.65 to 79.51	
(AgLand) TOTAL Assessed Value:	19,373,000							
AVG. Adj. Sales Price:	210,790	COD:	19.71	MAX Sales Ratio:	157.32			
AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
11-0014	2	65.11	65.11	62.38	21.16	104.37	51.33	78.89	N/A	231,407	144,355	
11-0020	3	66.09	77.27	67.27	26.40	114.86	56.68	109.03	N/A	284,666	191,500	
19-0059	7	59.31	65.48	68.64	19.20	95.40	45.46	88.48	45.46 to 88.48	266,598	183,000	
20-0001	63	74.05	76.51	72.84	20.60	105.03	19.50	124.14	71.26 to 77.77	200,428	146,000	
20-0020	12	83.09	81.45	81.86	15.09	99.49	49.09	111.60	68.08 to 93.00	171,431	140,341	
20-0030	31	71.94	74.50	67.14	16.34	110.97	47.73	126.17	66.40 to 77.07	222,106	149,126	
27-0046	3	70.69	98.27	82.53	42.69	119.06	66.79	157.32	N/A	178,333	147,185	
27-0062	1	70.16	70.16	70.16			70.16	70.16	N/A	60,000	42,095	
27-0594	2	62.43	62.43	63.61	3.80	98.14	60.06	64.80	N/A	240,000	152,670	
87-0001	4	80.63	80.29	81.03	7.10	99.10	71.78	88.13	N/A	288,412	233,688	
NonValid School												
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	81.05	81.05	81.05			81.05	81.05	N/A	10,000	8,105	
10.01 TO 30.00	11	76.13	75.21	70.84	22.39	106.18	19.50	124.14	54.96 to 93.67	53,934	38,205	
30.01 TO 50.00	24	69.07	71.80	68.22	23.29	105.24	45.46	111.41	54.19 to 84.79	116,578	79,530	
50.01 TO 100.00	63	73.52	78.99	74.41	19.96	106.16	50.63	157.32	71.55 to 78.89	196,279	146,045	
100.01 TO 180.00	27	73.98	74.31	70.88	14.93	104.84	47.73	112.35	66.09 to 80.53	368,699	261,331	
180.01 TO 330.00	2	62.21	62.21	61.86	5.90	100.57	58.54	65.88	N/A	629,736	389,540	
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	72	73.47	74.65	71.08	16.25	105.03	47.73	126.17	70.16 to 76.84	231,682	164,678	
DRY-N/A	41	72.00	77.67	73.04	23.07	106.35	45.46	157.32	66.40 to 78.28	191,961	140,206	
GRASS	3	81.05	64.52	59.44	30.23	108.54	19.50	93.00	N/A	39,148	23,270	
GRASS-N/A	5	73.98	86.28	72.74	31.55	118.61	49.09	124.14	N/A	117,628	85,565	
IRRGTD	1	93.67	93.67	93.67			93.67	93.67	N/A	64,890	60,780	
IRRGTD-N/A	6	78.56	76.71	72.89	17.20	105.24	52.00	94.14	52.00 to 94.14	276,511	201,546	
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

PAD 2008 Special Value Statistics

Base Stat

Query: 6195

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	73	COV:	26.04	95% Median C.I.:	71.26 to 76.13	(! : Derived)
(AgLand) TOTAL Sales Price:	27,092,128	WGT. MEAN:	72	STD:	19.81	95% Wgt. Mean C.I.:	68.86 to 74.75	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,981,128	MEAN:	76	AVG.ABS.DEV:	14.41	95% Mean C.I.:	72.65 to 79.51	
(AgLand) TOTAL Assessed Value:	19,373,000							
AVG. Adj. Sales Price:	210,790	COD:	19.71	MAX Sales Ratio:	157.32			
AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	100	73.12	75.55	71.55	18.45	105.60	45.46	157.32	70.16 to 76.61	225,518	161,349
DRY-N/A	13	72.61	77.26	73.53	20.52	105.08	51.86	117.99	57.57 to 98.90	153,824	113,104
GRASS	4	87.03	76.62	75.41	30.27	101.60	19.50	112.93	N/A	41,861	31,568
GRASS-N/A	4	72.62	79.62	69.01	26.77	115.37	49.09	124.14	N/A	134,535	92,840
IRRGTD	5	85.38	78.21	71.77	16.38	108.99	52.00	94.14	N/A	263,223	188,904
IRRGTD-N/A	2	81.44	81.44	79.82	11.92	102.02	71.73	91.14	N/A	203,921	162,770
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	113	72.68	75.75	71.71	18.79	105.64	45.46	157.32	70.69 to 76.06	217,270	155,799
GRASS	6	87.03	79.95	67.75	34.56	118.01	19.50	124.14	19.50 to 124.14	46,740	31,666
GRASS-N/A	2	72.62	72.62	72.36	1.87	100.36	71.26	73.98	N/A	212,570	153,817
IRRGTD	7	85.38	79.13	73.67	14.95	107.42	52.00	94.14	52.00 to 94.14	246,280	181,437
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351

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 \$											
10000 TO 29999	2	102.60	102.60	103.62	21.00	99.01	81.05	124.14	N/A	10,500	10,880
30000 TO 59999	8	80.51	76.01	75.60	23.62	100.54	19.50	112.93	19.50 to 112.93	49,229	37,216
60000 TO 99999	13	93.63	89.55	88.36	22.26	101.35	45.46	157.32	67.45 to 109.03	81,111	71,666
100000 TO 149999	19	77.07	85.37	85.56	24.33	99.78	49.09	126.17	70.69 to 104.51	117,393	100,440
150000 TO 249999	50	73.12	73.97	73.73	15.34	100.33	50.63	115.95	68.08 to 76.06	196,397	144,794
250000 TO 499999	29	71.26	69.63	69.58	12.95	100.07	48.32	88.48	63.96 to 76.84	326,108	226,901
500000 +	7	63.47	60.22	59.78	9.25	100.74	47.73	67.60	47.73 to 67.60	572,048	341,945
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351

PAD 2008 Special Value Statistics

Base Stat

Query: 6195

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	73	COV:	26.04	95% Median C.I.:	71.26 to 76.13	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	26,981,128	MEAN:	76	AVG.ABS.DEV:	14.41	95% Mean C.I.:	72.65 to 79.51	
(AgLand) TOTAL Assessed Value:	19,373,000							
AVG. Adj. Sales Price:	210,790	COD:	19.71	MAX Sales Ratio:	157.32			
AVG. Assessed Value:	151,351	PRD:	105.96	MIN Sales Ratio:	19.50			

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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	1	81.05	81.05	81.05			81.05	81.05	N/A	10,000	8,105	
Total \$ _____												
1 TO 9999	1	81.05	81.05	81.05			81.05	81.05	N/A	10,000	8,105	
10000 TO 29999	3	76.13	73.26	51.79	45.82	141.45	19.50	124.14	N/A	33,096	17,140	
30000 TO 59999	11	74.90	73.21	68.34	22.39	107.13	45.46	112.93	49.09 to 93.00	66,573	45,495	
60000 TO 99999	24	72.56	76.57	72.24	21.15	105.99	52.77	111.41	60.06 to 93.63	114,016	82,367	
100000 TO 149999	33	68.08	77.42	71.49	26.90	108.30	50.63	157.32	62.61 to 78.94	182,859	130,720	
150000 TO 249999	39	75.29	77.21	74.48	13.03	103.66	48.32	115.95	71.73 to 79.95	249,332	185,710	
250000 TO 499999	17	71.78	72.28	69.06	14.07	104.65	47.73	111.60	63.47 to 77.92	449,695	310,569	
ALL	128	73.12	76.08	71.80	19.71	105.96	19.50	157.32	71.26 to 76.13	210,790	151,351	

**SPECIAL VALUATION SECTION
CORRELATION FOR
CUMING COUNTY
2008**

III. Recapture Value Correlation

There are no sales of land receiving special valuation among the 128 qualified agricultural unimproved land parcels in the current sales file. The recapture valuation schedule of values was prepared from the analysis of the actual market observed over time in the area deemed to be affected by influences other than agricultural market forces. Since there is no direct measure of the recapture value during the current measurement period, the county has presumably followed the law and the level of value is deemed to be 75.

CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
200 S. Lincoln Street, Room 101
West Point, Ne 68788
(402) 372-6000 Fax (402) 372-6013

February 15, 2008

Nebraska Department of Revenue
Property Assessment Division
1033 "O" Street, Suite 600
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-74% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The recapture values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.



Cherie J. Kreikemeier
CUMING COUNTY ASSESSOR

RECEIVED

FEB 21 2008

NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

County 20 - Cuming

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,530	Value 1,037,288,678	Total Growth 6,601,395 (Sum 17, 25, & 41)
--	----------------------	----------------------------	---

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	329	2,535,405	8	86,670	35	522,970	372	3,145,045	
2. Res Improv Land	2,308	19,171,015	62	1,027,595	218	3,984,500	2,588	24,183,110	
3. Res Improvements	2,353	132,752,238	67	7,120,310	242	17,961,220	2,662	157,833,768	
4. Res Total	2,682	154,458,658	75	8,234,575	277	22,468,690	3,034	185,161,923	2,438,955
% of Total	88.39	83.41	2.47	4.44	9.12	12.13	35.56	17.85	36.94
5. Rec UnImp Land	0	0	1	5,800	3	18,465	4	24,265	
6. Rec Improv Land	0	0	1	4,760	2	37,055	3	41,815	
7. Rec Improvements	0	0	1	375	18	286,725	19	287,100	
8. Rec Total	0	0	2	10,935	21	342,245	23	353,180	0
% of Total	0.00	0.00	8.69	3.09	91.30	96.90	0.26	0.03	0.00
Res+Rec Total	2,682	154,458,658	77	8,245,510	298	22,810,935	3,057	185,515,103	2,438,955
% of Total	87.73	83.25	2.51	4.44	9.74	12.29	35.83	17.88	36.94

County 20 - Cuming

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,530	Value 1,037,288,678	Total Growth 6,601,395 (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	95	1,792,465	7	76,205	9	157,790	111	2,026,460	
10. Comm Improv Land	465	6,511,065	20	531,840	23	361,475	508	7,404,380	
11. Comm Improvements	476	39,415,435	21	3,560,140	28	1,290,095	525	44,265,670	
12. Comm Total	571	47,718,965	28	4,168,185	37	1,809,360	636	53,696,510	160,530
% of Total	89.77	88.86	4.40	7.76	5.81	3.36	7.45	5.17	2.43
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	7	266,570	3	259,500	0	0	10	526,070	
15. Ind Improvements	8	3,465,120	3	3,621,520	0	0	11	7,086,640	
16. Ind Total	8	3,731,690	3	3,881,020	0	0	11	7,612,710	0
% of Total	72.72	49.01	27.27	50.98	0.00	0.00	0.12	0.73	0.00
Comm+Ind Total	579	51,450,655	31	8,049,205	37	1,809,360	647	61,309,220	160,530
% of Total	89.48	83.91	4.79	13.12	5.71	2.95	7.58	5.91	2.43
17. Taxable Total	3,261	205,909,313	108	16,294,715	335	24,620,295	3,704	246,824,323	2,599,485
% of Total	88.03	83.42	2.91	3.34	9.04	9.24	43.42	23.79	39.37

County 20 - Cuming

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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	10	842,965	4,775,065	0	0	0
20. Industrial	3	7,675	4,149,640	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	10	842,965	4,775,065
20. Industrial	0	0	0	3	7,675	4,149,640
21. Other	0	0	0	0	0	0
22. Total Sch II				13	850,640	8,924,705

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	102	0	14	116

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	13,785	2	120,980	3,246	437,554,220	3,249	437,688,985
28. Ag-Improved Land	0	0	33	2,156,350	1,619	256,497,275	1,652	258,653,625
29. Ag-Improvements	0	0	2	87,795	1,575	94,033,950	1,577	94,121,745
30. Ag-Total Taxable							4,826	790,464,355

County 20 - Cuming

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	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	2	6.000	18,000	
37. FarmSite Improv	0		0	2		87,795	
38. FarmSite Total							
39. Road & Ditches		0.000			30.450		
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	3	2.000	15,000	3	2.000	15,000	
32. HomeSite Improv Land	1,178	1,165.700	8,742,830	1,178	1,165.700	8,742,830	
33. HomeSite Improvements	1,186		53,712,295	1,186		53,712,295	619,695
34. HomeSite Total				1,189	1,167.700	62,470,125	
35. FarmSite UnImp Land	18	26.260	66,280	18	26.260	66,280	
36. FarmSite Impr Land	1,420	4,264.210	11,702,095	1,422	4,270.210	11,720,095	
37. FarmSite Improv	1,514		40,321,655	1,516		40,409,450	3,382,215
38. FarmSite Total				1,534	4,296.470	52,195,825	
39. Road & Ditches		7,377.150			7,407.600		
40. Other-Non Ag Use		151.950	45,585		151.950	45,585	
41. Total Section VI				2,723	13,023.720	114,711,535	4,001,910

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	1	121.690	83,460	1	121.690	83,460

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	44	1,845.000	2,825,615	44	1,845.000	2,825,615
44. Recapture Val			8,824,775			8,824,775

County 20 - Cuming

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	2,251.310	5,648,775	2,251.310	5,648,775
46. 1A	0.000	0	0.000	0	4,085.840	10,236,650	4,085.840	10,236,650
47. 2A1	0.000	0	0.000	0	132.990	316,515	132.990	316,515
48. 2A	0.000	0	21.000	49,980	3,666.890	8,716,190	3,687.890	8,766,170
49. 3A1	0.000	0	0.000	0	1,322.990	2,570,610	1,322.990	2,570,610
50. 3A	0.000	0	0.000	0	3,793.430	7,364,405	3,793.430	7,364,405
51. 4A1	0.000	0	0.000	0	1,070.600	1,432,965	1,070.600	1,432,965
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	21.000	49,980	16,324.050	36,286,110	16,345.050	36,336,090
Dryland:								
54. 1D1	0.000	0	0.000	0	9,105.020	21,032,770	9,105.020	21,032,770
55. 1D	0.000	0	75.690	174,845	33,021.550	76,280,630	33,097.240	76,455,475
56. 2D1	0.000	0	1.000	2,180	1,522.890	3,320,040	1,523.890	3,322,220
57. 2D	0.000	0	105.140	229,200	8,567.490	18,677,285	8,672.630	18,906,485
58. 3D1	0.000	0	25.110	39,985	13,117.300	22,874,885	13,142.410	22,914,870
59. 3D	0.000	0	177.220	253,045	30,138.510	52,081,155	30,315.730	52,334,200
60. 4D1	0.000	0	79.790	86,325	11,872.380	13,510,310	11,952.170	13,596,635
61. 4D	0.000	0	26.000	29,640	92.470	105,415	118.470	135,055
62. Total	0.000	0	489.950	815,220	107,437.610	207,882,490	107,927.560	208,697,710
Grass:								
63. 1G1	0.000	0	0.000	0	516.350	572,215	516.350	572,215
64. 1G	0.000	0	9.310	8,610	2,243.120	2,303,465	2,252.430	2,312,075
65. 2G1	0.000	0	0.000	0	494.670	471,690	494.670	471,690
66. 2G	0.000	0	120.110	116,735	3,555.110	3,214,270	3,675.220	3,331,005
67. 3G1	0.000	0	2.250	1,765	839.680	737,235	841.930	739,000
68. 3G	0.000	0	128.130	100,695	1,636.620	1,336,890	1,764.750	1,437,585
69. 4G1	0.000	0	57.420	40,770	1,577.630	1,131,120	1,635.050	1,171,890
70. 4G	0.000	0	50.980	34,670	310.220	210,960	361.200	245,630
71. Total	0.000	0	368.200	303,245	11,173.400	9,977,845	11,541.600	10,281,090
72. Waste	0.000	0	52.810	15,845	3,609.170	1,082,775	3,661.980	1,098,620
73. Other	0.000	0	0.000	0	1,203.380	3,309,390	1,203.380	3,309,390
74. Exempt	0.000		0.000		84.030		84.030	
75. Total	0.000	0	931.960	1,184,290	139,747.610	258,538,610	140,679.570	259,722,900

County 20 - Cuming

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,194.520	5,947,155	2,194.520	5,947,155
46. 1A	0.000	0	0.000	0	3,071.400	8,321,505	3,071.400	8,321,505
47. 2A1	0.000	0	0.000	0	304.980	786,850	304.980	786,850
48. 2A	0.000	0	0.000	0	3,426.240	8,839,765	3,426.240	8,839,765
49. 3A1	0.000	0	0.000	0	1,164.470	2,497,800	1,164.470	2,497,800
50. 3A	0.000	0	0.000	0	1,975.190	4,236,810	1,975.190	4,236,810
51. 4A1	0.000	0	0.000	0	360.530	522,390	360.530	522,390
52. 4A	0.000	0	0.000	0	19.750	28,640	19.750	28,640
53. Total	0.000	0	0.000	0	12,517.080	31,180,915	12,517.080	31,180,915
Dryland:								
54. 1D1	0.000	0	0.000	0	5,996.900	15,052,290	5,996.900	15,052,290
55. 1D	0.000	0	155.120	389,385	10,329.360	25,926,875	10,484.480	26,316,260
56. 2D1	0.000	0	1.000	2,380	386.200	919,145	387.200	921,525
57. 2D	0.000	0	54.790	130,400	5,937.210	14,130,750	5,992.000	14,261,150
58. 3D1	0.000	0	32.000	62,240	3,928.260	7,639,755	3,960.260	7,701,995
59. 3D	0.000	0	129.000	250,910	6,971.960	13,509,105	7,100.960	13,760,015
60. 4D1	0.000	0	82.320	102,910	1,156.990	1,435,185	1,239.310	1,538,095
61. 4D	0.000	0	0.000	0	80.450	100,575	80.450	100,575
62. Total	0.000	0	454.230	938,225	34,787.330	78,713,680	35,241.560	79,651,905
Grass:								
63. 1G1	0.000	0	0.000	0	93.750	87,345	93.750	87,345
64. 1G	0.000	0	14.000	12,955	591.670	620,085	605.670	633,040
65. 2G1	0.000	0	0.000	0	123.170	113,935	123.170	113,935
66. 2G	0.000	0	48.650	42,330	2,334.480	2,144,320	2,383.130	2,186,650
67. 3G1	0.000	0	4.790	3,760	204.840	170,760	209.630	174,520
68. 3G	0.000	0	2.000	1,510	662.230	537,130	664.230	538,640
69. 4G1	0.000	0	41.600	29,535	643.480	468,790	685.080	498,325
70. 4G	0.000	0	56.000	38,080	662.430	447,745	718.430	485,825
71. Total	0.000	0	167.040	128,170	5,316.050	4,590,110	5,483.090	4,718,280
72. Waste	0.000	0	1.320	395	2,782.280	834,705	2,783.600	835,100
73. Other	0.000	0	0.000	0	796.810	2,191,280	796.810	2,191,280
74. Exempt	0.000		0.000		4.130		4.130	
75. Total	0.000	0	622.590	1,066,790	56,199.550	117,510,690	56,822.140	118,577,480

County 20 - Cuming

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,311.930	3,282,455	1,311.930	3,282,455
46. 1A	0.000	0	0.000	0	3,341.990	8,375,735	3,341.990	8,375,735
47. 2A1	0.000	0	0.000	0	238.450	567,505	238.450	567,505
48. 2A	0.000	0	0.000	0	3,140.030	7,464,505	3,140.030	7,464,505
49. 3A1	0.000	0	0.000	0	1,707.190	3,311,865	1,707.190	3,311,865
50. 3A	0.000	0	0.000	0	4,849.920	9,403,915	4,849.920	9,403,915
51. 4A1	0.000	0	0.000	0	1,531.750	2,050,910	1,531.750	2,050,910
52. 4A	0.000	0	0.000	0	7.000	9,380	7.000	9,380
53. Total	0.000	0	0.000	0	16,128.260	34,466,270	16,128.260	34,466,270
Dryland:								
54. 1D1	0.000	0	0.000	0	5,374.910	12,416,150	5,374.910	12,416,150
55. 1D	0.000	0	2.800	6,470	15,906.270	36,743,705	15,909.070	36,750,175
56. 2D1	0.000	0	0.000	0	940.030	2,049,255	940.030	2,049,255
57. 2D	0.000	0	0.000	0	6,198.810	13,513,465	6,198.810	13,513,465
58. 3D1	0.000	0	1.020	1,780	7,384.010	12,829,650	7,385.030	12,831,430
59. 3D	0.000	0	0.000	0	19,037.660	32,756,295	19,037.660	32,756,295
60. 4D1	0.000	0	0.000	0	5,354.500	6,079,345	5,354.500	6,079,345
61. 4D	0.000	0	0.000	0	86.230	98,290	86.230	98,290
62. Total	0.000	0	3.820	8,250	60,282.420	116,486,155	60,286.240	116,494,405
Grass:								
63. 1G1	0.000	0	0.000	0	392.570	435,225	392.570	435,225
64. 1G	0.000	0	0.000	0	855.940	951,820	855.940	951,820
65. 2G1	0.000	0	0.000	0	481.290	483,675	481.290	483,675
66. 2G	0.000	0	0.000	0	1,441.200	1,331,210	1,441.200	1,331,210
67. 3G1	0.000	0	0.000	0	474.810	426,055	474.810	426,055
68. 3G	0.000	0	0.000	0	1,560.030	1,338,090	1,560.030	1,338,090
69. 4G1	0.000	0	0.000	0	944.430	696,490	944.430	696,490
70. 4G	0.000	0	0.000	0	461.600	269,040	461.600	269,040
71. Total	0.000	0	0.000	0	6,611.870	5,931,605	6,611.870	5,931,605
72. Waste	0.000	0	0.000	0	2,232.090	669,635	2,232.090	669,635
73. Other	0.000	0	0.000	0	1,946.980	5,354,275	1,946.980	5,354,275
74. Exempt	0.000		0.000		6.150		6.150	
75. Total	0.000	0	3.820	8,250	87,201.620	162,907,940	87,205.440	162,916,190

County 20 - Cuming

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	957.770	2,689,040	957.770	2,689,040
46. 1A	0.000	0	0.000	0	2,102.480	5,893,035	2,102.480	5,893,035
47. 2A1	0.000	0	0.000	0	76.420	204,345	76.420	204,345
48. 2A	0.000	0	0.000	0	725.110	1,941,595	725.110	1,941,595
49. 3A1	0.000	0	0.000	0	520.920	1,166,055	520.920	1,166,055
50. 3A	0.000	0	0.000	0	1,085.040	2,421,605	1,085.040	2,421,605
51. 4A1	0.000	0	0.000	0	59.010	90,760	59.010	90,760
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	5,526.750	14,406,435	5,526.750	14,406,435
Dryland:								
54. 1D1	4.000	10,440	0.000	0	6,758.450	17,639,715	6,762.450	17,650,155
55. 1D	0.000	0	0.000	0	16,448.840	42,931,895	16,448.840	42,931,895
56. 2D1	0.000	0	0.000	0	392.060	972,360	392.060	972,360
57. 2D	0.000	0	0.000	0	4,352.160	10,793,375	4,352.160	10,793,375
58. 3D1	0.000	0	0.000	0	5,367.420	10,976,645	5,367.420	10,976,645
59. 3D	0.000	0	0.000	0	13,009.950	26,605,665	13,009.950	26,605,665
60. 4D1	0.000	0	0.000	0	1,175.350	1,586,750	1,175.350	1,586,750
61. 4D	0.000	0	0.000	0	26.380	35,625	26.380	35,625
62. Total	4.000	10,440	0.000	0	47,530.610	111,542,030	47,534.610	111,552,470
Grass:								
63. 1G1	0.000	0	0.000	0	124.390	156,315	124.390	156,315
64. 1G	0.000	0	0.000	0	1,026.510	971,730	1,026.510	971,730
65. 2G1	0.000	0	0.000	0	241.410	223,320	241.410	223,320
66. 2G	0.000	0	0.000	0	2,784.360	2,501,250	2,784.360	2,501,250
67. 3G1	0.000	0	0.000	0	321.630	252,540	321.630	252,540
68. 3G	0.000	0	0.000	0	567.590	450,175	567.590	450,175
69. 4G1	1.000	710	0.000	0	317.020	227,545	318.020	228,255
70. 4G	3.000	2,040	0.000	0	344.230	234,075	347.230	236,115
71. Total	4.000	2,750	0.000	0	5,727.140	5,016,950	5,731.140	5,019,700
72. Waste	1.990	595	0.000	0	2,750.830	825,250	2,752.820	825,845
73. Other	0.000	0	0.000	0	993.350	2,731,800	993.350	2,731,800
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	9.990	13,785	0.000	0	62,528.680	134,522,465	62,538.670	134,536,250

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	21.000	49,980	50,496.140	116,339,730	50,517.140	116,389,710
77.Dry Land	4.000	10,440	948.000	1,761,695	250,037.970	514,624,355	250,989.970	516,396,490
78.Grass	4.000	2,750	535.240	431,415	28,828.460	25,516,510	29,367.700	25,950,675
79.Waste	1.990	595	54.130	16,240	11,374.370	3,412,365	11,430.490	3,429,200
80.Other	0.000	0	0.000	0	4,940.520	13,586,745	4,940.520	13,586,745
81.Exempt	0.000	0	0.000	0	94.310	0	94.310	0
82.Total	9.990	13,785	1,558.370	2,259,330	345,677.460	673,479,705	347,245.820	675,752,820

2008 Agricultural Land Detail

County 20 - Cuming

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,251.310	13.77%	5,648,775	15.55%	2,509.105
1A	4,085.840	25.00%	10,236,650	28.17%	2,505.396
2A1	132.990	0.81%	316,515	0.87%	2,379.990
2A	3,687.890	22.56%	8,766,170	24.13%	2,377.015
3A1	1,322.990	8.09%	2,570,610	7.07%	1,943.030
3A	3,793.430	23.21%	7,364,405	20.27%	1,941.357
4A1	1,070.600	6.55%	1,432,965	3.94%	1,338.469
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	16,345.050	100.00%	36,336,090	100.00%	2,223.063
Dry:					
1D1	9,105.020	8.44%	21,032,770	10.08%	2,310.019
1D	33,097.240	30.67%	76,455,475	36.63%	2,310.025
2D1	1,523.890	1.41%	3,322,220	1.59%	2,180.091
2D	8,672.630	8.04%	18,906,485	9.06%	2,180.017
3D1	13,142.410	12.18%	22,914,870	10.98%	1,743.582
3D	30,315.730	28.09%	52,334,200	25.08%	1,726.305
4D1	11,952.170	11.07%	13,596,635	6.51%	1,137.587
4D	118.470	0.11%	135,055	0.06%	1,139.993
Dry Total	107,927.560	100.00%	208,697,710	100.00%	1,933.683
Grass:					
1G1	516.350	4.47%	572,215	5.57%	1,108.192
1G	2,252.430	19.52%	2,312,075	22.49%	1,026.480
2G1	494.670	4.29%	471,690	4.59%	953.544
2G	3,675.220	31.84%	3,331,005	32.40%	906.341
3G1	841.930	7.29%	739,000	7.19%	877.745
3G	1,764.750	15.29%	1,437,585	13.98%	814.611
4G1	1,635.050	14.17%	1,171,890	11.40%	716.730
4G	361.200	3.13%	245,630	2.39%	680.038
Grass Total	11,541.600	100.00%	10,281,090	100.00%	890.785
<hr/>					
Irrigated Total	16,345.050	11.62%	36,336,090	13.99%	2,223.063
Dry Total	107,927.560	76.72%	208,697,710	80.35%	1,933.683
Grass Total	11,541.600	8.20%	10,281,090	3.96%	890.785
Waste	3,661.980	2.60%	1,098,620	0.42%	300.007
Other	1,203.380	0.86%	3,309,390	1.27%	2,750.078
Exempt	84.030	0.06%			
Market Area Total	140,679.570	100.00%	259,722,900	100.00%	1,846.201

As Related to the County as a Whole

Irrigated Total	16,345.050	32.36%	36,336,090	31.22%	
Dry Total	107,927.560	43.00%	208,697,710	40.41%	
Grass Total	11,541.600	39.30%	10,281,090	39.62%	
Waste	3,661.980	32.04%	1,098,620	32.04%	
Other	1,203.380	24.36%	3,309,390	24.36%	
Exempt	84.030	89.10%			
Market Area Total	140,679.570	40.51%	259,722,900	38.43%	

2008 Agricultural Land Detail

County 20 - Cuming

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,194.520	17.53%	5,947,155	19.07%	2,710.002
1A	3,071.400	24.54%	8,321,505	26.69%	2,709.352
2A1	304.980	2.44%	786,850	2.52%	2,580.005
2A	3,426.240	27.37%	8,839,765	28.35%	2,580.019
3A1	1,164.470	9.30%	2,497,800	8.01%	2,145.010
3A	1,975.190	15.78%	4,236,810	13.59%	2,145.013
4A1	360.530	2.88%	522,390	1.68%	1,448.950
4A	19.750	0.16%	28,640	0.09%	1,450.126
Irrigated Total	12,517.080	100.00%	31,180,915	100.00%	2,491.069

Dry:

1D1	5,996.900	17.02%	15,052,290	18.90%	2,510.011
1D	10,484.480	29.75%	26,316,260	33.04%	2,510.020
2D1	387.200	1.10%	921,525	1.16%	2,379.971
2D	5,992.000	17.00%	14,261,150	17.90%	2,380.031
3D1	3,960.260	11.24%	7,701,995	9.67%	1,944.820
3D	7,100.960	20.15%	13,760,015	17.28%	1,937.768
4D1	1,239.310	3.52%	1,538,095	1.93%	1,241.089
4D	80.450	0.23%	100,575	0.13%	1,250.155
Dry Total	35,241.560	100.00%	79,651,905	100.00%	2,260.169

Grass:

1G1	93.750	1.71%	87,345	1.85%	931.680
1G	605.670	11.05%	633,040	13.42%	1,045.189
2G1	123.170	2.25%	113,935	2.41%	925.022
2G	2,383.130	43.46%	2,186,650	46.34%	917.553
3G1	209.630	3.82%	174,520	3.70%	832.514
3G	664.230	12.11%	538,640	11.42%	810.923
4G1	685.080	12.49%	498,325	10.56%	727.396
4G	718.430	13.10%	485,825	10.30%	676.231
Grass Total	5,483.090	100.00%	4,718,280	100.00%	860.514

Irrigated Total	12,517.080	22.03%	31,180,915	26.30%	2,491.069
Dry Total	35,241.560	62.02%	79,651,905	67.17%	2,260.169
Grass Total	5,483.090	9.65%	4,718,280	3.98%	860.514
Waste	2,783.600	4.90%	835,100	0.70%	300.007
Other	796.810	1.40%	2,191,280	1.85%	2,750.065
Exempt	4.130	0.01%			
Market Area Total	56,822.140	100.00%	118,577,480	100.00%	2,086.818

As Related to the County as a Whole

Irrigated Total	12,517.080	24.78%	31,180,915	26.79%	
Dry Total	35,241.560	14.04%	79,651,905	15.42%	
Grass Total	5,483.090	18.67%	4,718,280	18.18%	
Waste	2,783.600	24.35%	835,100	24.35%	
Other	796.810	16.13%	2,191,280	16.13%	
Exempt	4.130	4.38%			
Market Area Total	56,822.140	16.36%	118,577,480	17.55%	

2008 Agricultural Land Detail

County 20 - Cuming

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,311.930	8.13%	3,282,455	9.52%	2,502.004
1A	3,341.990	20.72%	8,375,735	24.30%	2,506.211
2A1	238.450	1.48%	567,505	1.65%	2,379.974
2A	3,140.030	19.47%	7,464,505	21.66%	2,377.208
3A1	1,707.190	10.59%	3,311,865	9.61%	1,939.951
3A	4,849.920	30.07%	9,403,915	27.28%	1,938.983
4A1	1,531.750	9.50%	2,050,910	5.95%	1,338.932
4A	7.000	0.04%	9,380	0.03%	1,340.000
Irrigated Total	16,128.260	100.00%	34,466,270	100.00%	2,137.011

Dry:

1D1	5,374.910	8.92%	12,416,150	10.66%	2,310.020
1D	15,909.070	26.39%	36,750,175	31.55%	2,310.014
2D1	940.030	1.56%	2,049,255	1.76%	2,179.988
2D	6,198.810	10.28%	13,513,465	11.60%	2,180.009
3D1	7,385.030	12.25%	12,831,430	11.01%	1,737.491
3D	19,037.660	31.58%	32,756,295	28.12%	1,720.605
4D1	5,354.500	8.88%	6,079,345	5.22%	1,135.371
4D	86.230	0.14%	98,290	0.08%	1,139.858
Dry Total	60,286.240	100.00%	116,494,405	100.00%	1,932.354

Grass:

1G1	392.570	5.94%	435,225	7.34%	1,108.655
1G	855.940	12.95%	951,820	16.05%	1,112.017
2G1	481.290	7.28%	483,675	8.15%	1,004.955
2G	1,441.200	21.80%	1,331,210	22.44%	923.681
3G1	474.810	7.18%	426,055	7.18%	897.316
3G	1,560.030	23.59%	1,338,090	22.56%	857.733
4G1	944.430	14.28%	696,490	11.74%	737.471
4G	461.600	6.98%	269,040	4.54%	582.842
Grass Total	6,611.870	100.00%	5,931,605	100.00%	897.114

Irrigated Total	16,128.260	18.49%	34,466,270	21.16%	2,137.011
Dry Total	60,286.240	69.13%	116,494,405	71.51%	1,932.354
Grass Total	6,611.870	7.58%	5,931,605	3.64%	897.114
Waste	2,232.090	2.56%	669,635	0.41%	300.003
Other	1,946.980	2.23%	5,354,275	3.29%	2,750.041
Exempt	6.150	0.01%			
Market Area Total	87,205.440	100.00%	162,916,190	100.00%	1,868.188

As Related to the County as a Whole

Irrigated Total	16,128.260	31.93%	34,466,270	29.61%	
Dry Total	60,286.240	24.02%	116,494,405	22.56%	
Grass Total	6,611.870	22.51%	5,931,605	22.86%	
Waste	2,232.090	19.53%	669,635	19.53%	
Other	1,946.980	39.41%	5,354,275	39.41%	
Exempt	6.150	6.52%			
Market Area Total	87,205.440	25.11%	162,916,190	24.11%	

2008 Agricultural Land Detail

County 20 - Cuming

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	957.770	17.33%	2,689,040	18.67%	2,807.605
1A	2,102.480	38.04%	5,893,035	40.91%	2,802.897
2A1	76.420	1.38%	204,345	1.42%	2,673.972
2A	725.110	13.12%	1,941,595	13.48%	2,677.655
3A1	520.920	9.43%	1,166,055	8.09%	2,238.453
3A	1,085.040	19.63%	2,421,605	16.81%	2,231.811
4A1	59.010	1.07%	90,760	0.63%	1,538.044
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	5,526.750	100.00%	14,406,435	100.00%	2,606.673

Dry:

1D1	6,762.450	14.23%	17,650,155	15.82%	2,610.023
1D	16,448.840	34.60%	42,931,895	38.49%	2,610.025
2D1	392.060	0.82%	972,360	0.87%	2,480.130
2D	4,352.160	9.16%	10,793,375	9.68%	2,480.004
3D1	5,367.420	11.29%	10,976,645	9.84%	2,045.050
3D	13,009.950	27.37%	26,605,665	23.85%	2,045.024
4D1	1,175.350	2.47%	1,586,750	1.42%	1,350.023
4D	26.380	0.06%	35,625	0.03%	1,350.454
Dry Total	47,534.610	100.00%	111,552,470	100.00%	2,346.763

Grass:

1G1	124.390	2.17%	156,315	3.11%	1,256.652
1G	1,026.510	17.91%	971,730	19.36%	946.634
2G1	241.410	4.21%	223,320	4.45%	925.065
2G	2,784.360	48.58%	2,501,250	49.83%	898.321
3G1	321.630	5.61%	252,540	5.03%	785.187
3G	567.590	9.90%	450,175	8.97%	793.134
4G1	318.020	5.55%	228,255	4.55%	717.737
4G	347.230	6.06%	236,115	4.70%	679.995
Grass Total	5,731.140	100.00%	5,019,700	100.00%	875.864

Irrigated Total	5,526.750	8.84%	14,406,435	10.71%	2,606.673
Dry Total	47,534.610	76.01%	111,552,470	82.92%	2,346.763
Grass Total	5,731.140	9.16%	5,019,700	3.73%	875.864
Waste	2,752.820	4.40%	825,845	0.61%	299.999
Other	993.350	1.59%	2,731,800	2.03%	2,750.088
Exempt	0.000	0.00%			
Market Area Total	62,538.670	100.00%	134,536,250	100.00%	2,151.248

As Related to the County as a Whole

Irrigated Total	5,526.750	10.94%	14,406,435	12.38%	
Dry Total	47,534.610	18.94%	111,552,470	21.60%	
Grass Total	5,731.140	19.52%	5,019,700	19.34%	
Waste	2,752.820	24.08%	825,845	24.08%	
Other	993.350	20.11%	2,731,800	20.11%	
Exempt	0.000	0.00%			
Market Area Total	62,538.670	18.01%	134,536,250	19.91%	

2008 Agricultural Land Detail

County 20 - Cuming

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	21.000	49,980	50,496.140	116,339,730
Dry	4.000	10,440	948.000	1,761,695	250,037.970	514,624,355
Grass	4.000	2,750	535.240	431,415	28,828.460	25,516,510
Waste	1.990	595	54.130	16,240	11,374.370	3,412,365
Other	0.000	0	0.000	0	4,940.520	13,586,745
Exempt	0.000	0	0.000	0	94.310	0
Total	9.990	13,785	1,558.370	2,259,330	345,677.460	673,479,705

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	50,517.140	116,389,710	50,517.140	14.55%	116,389,710	17.22%	2,303.964
Dry	250,989.970	516,396,490	250,989.970	72.28%	516,396,490	76.42%	2,057.438
Grass	29,367.700	25,950,675	29,367.700	8.46%	25,950,675	3.84%	883.646
Waste	11,430.490	3,429,200	11,430.490	3.29%	3,429,200	0.51%	300.004
Other	4,940.520	13,586,745	4,940.520	1.42%	13,586,745	2.01%	2,750.063
Exempt	94.310	0	94.310	0.03%	0	0.00%	0.000
Total	347,245.820	675,752,820	347,245.820	100.00%	675,752,820	100.00%	1,946.035

* 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)**

20 Cuming

	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	180,979,235	185,161,923	4,182,688	2.31	2,438,955	0.96
2. Recreational	353,180	353,180	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	58,600,040	62,470,125	3,870,085	6.6	*-----	6.6
4. Total Residential (sum lines 1-3)	239,932,455	247,985,228	8,052,773	3.36	2,438,955	2.34
5. Commercial	53,394,030	53,696,510	302,480	0.57	160,530	0.27
6. Industrial	7,610,610	7,612,710	2,100	0.03	0	0.03
7. Ag-Farmsite Land, Outbuildings	48,453,590	52,195,825	3,742,235	7.72	4,001,910	-0.54
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	109,458,230	113,505,045	4,046,815	3.7	3,542,745	0.46
10. Total Non-Agland Real Property	349,390,685	361,535,858	12,145,173	3.48	6,601,395	1.59
11. Irrigated	94,827,455	116,389,710	21,562,255	22.74		
12. Dryland	445,566,150	516,396,490	70,830,340	15.9		
13. Grassland	22,146,965	25,950,675	3,803,710	17.17		
14. Wasteland	2,701,240	3,429,200	727,960	26.95		
15. Other Agland	45,585	45,585	13,541,160	29705.3		
16. Total Agricultural Land	565,287,395	675,752,820	110,465,425	19.54		
17. Total Value of All Real Property (Locally Assessed)	914,678,080	1,037,288,678	122,610,598	13.4	6,601,395	12.68

*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.

CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
200 S. Lincoln Street, Room 101
West Point, NE 68788
(402) 372-6000 Fax (402) 372-6013
www.co.cuming.ne.us

Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

General Description of Cuming County

Cuming County has a total population of 10,117. We are listing 2,994 parcels of Residential property, 23 parcels of Recreational property, 625 parcels as Commercial property, 10 parcels as Industrial property, 1222 rural residential properties and 4,815 parcels as Agricultural property. Cuming County also has 114 exempt parcels and 7 TIF parcels.

Cuming County has approximately 1400 Personal Property Schedules filed. We also have approximately 550 Homestead Exemption applications filed each year.

The Assessor's Office has 4 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; and 3 clerks, who are the all-around helpers. We all share in the responsibilities of collecting information for the real estate, personal property, homestead exemptions, etc. In 2006 we have also added a part time clerk to enter the information for the reappraisal process.

Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy of this policy is written into the minutes at every County Board of Equalization Protest Hearing. A copy for review is available in the Assessor's Office at all times.

Responsibilities

Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor. The background flight is a 1975 aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current FSA layer on the GIS maps. The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. In September 2005, our office started with the GIS Workshop on updating our Cadastral Maps with the GIS system. We have all the parcels labeled, and have started to label the land use layer. We may start implementing the GIS system for land classes etc. as early as 2009. We are using the GIS for split, transfer, etc. and have been updating the GIS Records as the legal descriptions change. In June 2006 we received our oblique pictures of the rural parcels, and have been using them in the appraisal process.

Property Record Cards

The Property Record Cards were replaced in 1998 and are still in good condition listing 5 or more years of valuation information.

Report Generation

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 20 –Personal Property Abstract – Due June 15

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments –Due July 31 to County Board, October 31 to PA & T

Certificate of Taxes Levied – Due December 1

Generate Tax Roll and Tax Statements – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22

Tax List Corrections – On an as needed basis

Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1

Filling Personal Property

Accept Personal Property Schedules on or before May 1

Apply 10% penalty if filed after May 1 and by July 31

Apply 25% penalty if filed on or after August 1

Personal Property Abstract filed by June 15

Centrally Assessed Value

Review valuations certified by PA & T for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

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, we work with the Clerk's office.

Real Property

The Assessor's Office started a county/wide inspection-reappraisal project in 1997. We started in the city of West Point with the residential properties and placed the values on the tax rolls in 1998. We continued reviewing residential properties in Wisner, Beemer and Bancroft. The final city values were added to the tax rolls in the year 2000. We then proceeded to do the rural homes and buildings; this is still an ongoing project. In 2006 – 2008 we plan on updating our Marshall & Swift pricing and starting another reappraisal on all properties using the June 2005 pricing in CAMA 2000.

Our review process consists of physical inspections, aerial flights and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/remeasuring, collecting data, taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire for the property owner to fill out and return to our office / call our office with the information. If there continues to be questions we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

The assessor's office uses a CAMA 2000 computerized program, which implements the Marshall & Swift pricing system. We use this program to develop the cost approach and sales comparison approach for all residential properties. The program was obtained in July of 2003 with several bugs. It continues to have several glitches which we can usually solve, but it takes time away from important projects. In addition to the cleanup of the program, we also encountered unforeseen delays. These delays included, but are not limited to, data not transferring to the new program, more required data, and more data input. In 2006-2007 we have had a part time clerk finish sketching the residential properties using APEX sketching, which links the sketches to the file. The digital photos are taken during inspections, reviews, and pickup. These photos are then labeled by parcel and attached to the property record card file in CAMA. The linking of these digital photos allows us to print digital photos on our sales files and with the property record card.

Our pick-up work is started in the late summer and continues until the March deadline for the abstract filing. We use building permits, taxpayer information sheets, and in-field sightings for adding properties to the tax rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or town. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the taxpayer to schedule the appointments around their schedules. The properties, where the owner doesn't schedule an appointment, are inspected as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

Sales Review

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

County Board of Equalization

The Assessor and Appraiser attend county board of equalization meetings for valuation protest, We review the properties in question a second time and spend lots of valuable time on these extra issues.

TERC

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2007 – 2009

Rural Residential

We are currently in the process of inspecting and reappraising all rural residences and rural buildings using the oblique photos. This is one of our primary goals at this time. For the rural residential this includes, but is not limited to, data collection, data input, sketching of the home, attaching the photos in the CAMA 2000 system, and printing the oblique photos. We are also revaluing the rural buildings using an Excel spreadsheet that we have developed. This allows us to do a complete reappraisal on each property. (Cost approach and Comparable sales approach for every rural residential property) We took aerial photos (oblique photos) in the year 2006 to assist us in this process. We started using our oblique (aerial) photos from GIS Workshop in 2007. We are adding these new values on the tax rolls as we complete them. Our goal is to do one range a year, time permitting.

Residential

We are currently in the process of inspecting all residential properties. We completed a reappraisal in 2006 in West Point. In 2007 we inspected and did a complete reappraisal for Beemer residential and revalued the lots. For the 2007 tax year we inspected and took digital photos of all Wisner properties. We will reappraise the Wisner properties for the 2008 tax year. For the 2008 tax year we are also inspecting and taking digital photos of all properties in West Point and Bancroft. The town and village residential properties are monitored on a yearly basis. Using the GIS for the reappraisal of Beemer we were able to locate land owned by the village that was used for non public use. Our goal in the upcoming years will be to maintain a schedule for revaluing all residential properties in Cuming County.

Commercial Property

We are currently in the process of inspecting all commercial properties. In 2006 we inspected, took digital photos, and revalued the properties in Beemer for the 2007 tax year. In 2006 we will inspect and take digital photos of Wisner. In 2007 we will inspect and take digital photos of West Point and Bancroft commercial properties. We plan to complete the West Point, Wisner and Beemer commercial properties in the upcoming years. The commercial properties are reappraised using cost , comparable sales (if available), and income approach (if applicable and if we receive adequate income and expense information).

Agricultural Property

In 2007 we reviewed the Greenbelt boundaries with GIS. Using the information from this review, we were able to create a new GIS layer for the Greenbelt.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e. irrigated, dryland, pasture, etc) using FSA aerial photography layer, inspections, and taxpayer provided information. We are developing a sales file on feedlots and recreation land. This will provide significant insight into these properties, and provide us with data, which should be quite useful in our continued monitoring of the valuations. We hope to use the feedlot sales data to revalue the feedlots in 2008 and 2009. We plan to use the GIS land calculator and DEQ information in determining the intensive use area. Recreational land complete reappraisal will in later as the GIS has a few more steps completed before we can use it to its full potential.

Each year we have a significant amount of pickup work. (nearly 600 parcels / year) As we inspect a property for new improvements or removal of any improvements, we complete a reappraisal of that parcel. We would rather revalue the property at the same time, instead of returning to the property and irritating the tax payer again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to increase our efficiency in the continuing reappraisal process.

The Cuming County Assessor's Office is in the process of updating the cadastral maps to a Geographic Information System (GIS). This is a large project (this is what other counties implementing the system have said) and is quite expensive. The added costs include, but are not limited to, adding a full time employee, computer hardware, license fees and training. The full time employee is converting the data from the current cadastral maps and the irregular tract book to the GIS program. This is a very time consuming project, but we believe this will be very beneficial for not only our office, but other county offices as well (i.e. zoning, roads dept, E911, and the sheriff's dept). It is expected to be a couple of years of inputting before it will be used to its full capacity.

Cuming County is a very progressive and prosperous county. We are seeing a significant amount of improvements each year within the county. Along with those improvements, we have seen the sale of properties, within the county, continue to be very strong and agricultural values have increased significantly over the past few years. This indicates a continual need to monitor the assessed values on an annual basis, as they will also be increasing dramatically. There is also, a significant increase in the number of irrigated acres added each year. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. We have developed sales files, depreciation studies, etc. for each town, village, and township. This is a never-ending task, and some are quite time-consuming to develop, but well worth the effort in the long term. Along with these processes, the assessor's staff attends education classes to further their knowledge of the appraisal process. We work very hard to implement any process that might improve our ability to value properties fairly and equitably. We would like to stress that this is a plan and may be changed to address priority issues.

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies to keep current in our assessment process. We are quite grateful for that. We don't need to be constantly going to battle with the Board, as some counties do. Their support is much appreciated and we hope it will continue in the future. We are very appreciative for the approving of the GIS mapping program. I feel this is a definite step forward. The biggest portion of the Assessor's budget is the salaries, and I feel this will continue as it takes good quality employees to get the work done in our office. We are still in the training process for many things and it seems things continue to change, but I feel we are moving forward in every aspect of the office. The staff is doing a very good job and we hope someday to be caught up (actually unobtainable since the market changes constantly). In order to get some of the projects completed I will have some part time help during the year.

Respectfully submitted

Assessor signature: _____ Date: _____

2008 Assessment Survey for Cuming County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	1
3.	Other full-time employees
	3
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$185,650
7.	Part of the budget that is dedicated to the computer system
	\$1,200
8.	Adopted budget, or granted budget if different from above
	\$185,650 Insurance is paid by county general
9.	Amount of the total budget set aside for appraisal work
	\$53,650 Mostly county appraiser's salary, plus GIS
10.	Amount of the total budget set aside for education/workshops
	\$2,100
11.	Appraisal/Reappraisal budget, if not part of the total budget
	None Currently the county relies on their in-house appraiser and staff for most work, rather than hiring a private contractor.

12.	Other miscellaneous funds
	None in the assessor's budget. There are some misc. funds in the county general that may be used if justified.
13.	Total budget
	\$185,650
a.	Was any of last year's budget not used:
	Yes -\$10,149

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS Inc.
2.	CAMA software
	MIPS Inc.
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Assessor's office clerk
7.	Personal Property software:
	MIPS Inc.

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	yes

3.	What municipalities in the county are zoned?
	West Point, Wisner, Beemer
4.	When was zoning implemented?
	2000

D. Contracted Services

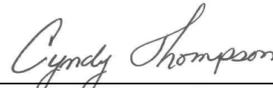
1.	Appraisal Services
	Presently, all appraisal is done in house. The county may occasionally contract with an outside firm if needed for a specific or specialty project.
2.	Other services
	N/A

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 Cuming County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5524.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts