

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

40 Hall

Residential Real Property - Current

Number of Sales	1910	COD	15.10
Total Sales Price	\$214,227,163	PRD	103.95
Total Adj. Sales Price	\$212,649,729	COV	32.60
Total Assessed Value	\$197,667,827	STD	31.50
Avg. Adj. Sales Price	\$111,335	Avg. Abs. Dev.	14.06
Avg. Assessed Value	\$103,491	Min	28.76
Median	93.10	Max	685.88
Wgt. Mean	92.95	95% Median C.I.	92.36 to 93.79
Mean	96.63	95% Wgt. Mean C.I.	92.21 to 93.70
		95% Mean C.I.	95.21 to 98.04
% of Value of the Class of all Real Property Value in the County			55.74
% of Records Sold in the Study Period			9.99
% of Value Sold in the Study Period			11.37
Average Assessed Value of the Base			90,940

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	1910	93.10	15.10	103.95
2007	2235	95.99	13.73	103.71
2006	2157	98.49	9.95	102.71
2005	2,035	98.85	8.29	102.02
2004	1986	94.80	14.86	104.12
2003	1,980	92	15.04	101.26
2002	2,051	91	14.79	100.76
2001	2,137	93	14.59	100.78

2008 Commission Summary

40 Hall

Commercial Real Property - Current

Number of Sales	190	COD	15.80
Total Sales Price	\$51,377,100	PRD	103.18
Total Adj. Sales Price	\$51,137,100	COV	31.23
Total Assessed Value	\$46,107,602	STD	29.05
Avg. Adj. Sales Price	\$269,143	Avg. Abs. Dev.	15.50
Avg. Assessed Value	\$242,672	Min	3.45
Median	98.10	Max	326.23
Wgt. Mean	90.16	95% Median C.I.	96.82 to 98.60
Mean	93.03	95% Wgt. Mean C.I.	85.33 to 95.00
		95% Mean C.I.	88.90 to 97.16
% of Value of the Class of all Real Property Value in the County			26.43
% of Records Sold in the Study Period			6.94
% of Value Sold in the Study Period			5.59
Average Assessed Value of the Base			301,328

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	190	98.10	15.80	103.18
2007	244	98.40	11.33	102.04
2006	206	98.82	10.62	101.90
2005	227	94.23	23.92	98.94
2004	224	95.26	25.35	98.16
2003	246	96	25.52	101.79
2002	243	90	28.46	102.11
2001	271	93	27.07	101.34

2008 Commission Summary

40 Hall

Agricultural Land - Current

Number of Sales	77	COD	18.84
Total Sales Price	\$15,981,131	PRD	100.74
Total Adj. Sales Price	\$16,001,131	COV	27.10
Total Assessed Value	\$10,616,480	STD	18.11
Avg. Adj. Sales Price	\$207,807	Avg. Abs. Dev.	13.05
Avg. Assessed Value	\$137,876	Min	17.87
Median	69.25	Max	104.86
Wgt. Mean	66.35	95% Median C.I.	64.06 to 72.48
Mean	66.84	95% Wgt. Mean C.I.	62.32 to 70.38
		95% Mean C.I.	62.79 to 70.88
% of Value of the Class of all Real Property Value in the County			17.83
% of Records Sold in the Study Period			2.19
% of Value Sold in the Study Period			2.48
Average Assessed Value of the Base			157,778

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	77	69.25	18.84	100.74
2007	90	71.66	17.27	104.55
2006	69	75.00	15.63	100.88
2005	96	75.31	19.40	96.97
2004	102	74.10	17.40	97.61
2003	101	74	19.53	96.18
2002	95	74	22.01	98.93
2001	75	73	24.16	100.26

2008 Opinions of the Property Tax Administrator for Hall 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 Hall County is 93% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hall County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Hall County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hall County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Hall County is 69% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hall County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1947	MEDIAN:	91	COV:	23.64	95% Median C.I.:	90.62 to 92.16
TOTAL Sales Price:	218,042,063	WGT. MEAN:	91	STD:	22.08	95% Wgt. Mean C.I.:	90.19 to 91.48
TOTAL Adj.Sales Price:	216,340,704	MEAN:	93	AVG.ABS.DEV:	13.07	95% Mean C.I.:	92.41 to 94.37
TOTAL Assessed Value:	196,516,380						
AVG. Adj. Sales Price:	111,114	COD:	14.31	MAX Sales Ratio:	449.70		
AVG. Assessed Value:	100,932	PRD:	102.81	MIN Sales Ratio:	22.19		

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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	300	94.44	96.88	93.19	13.37	103.96	43.00	247.29	92.36 to 95.69	104,647	97,520
10/01/05 TO 12/31/05	227	93.87	94.85	93.32	12.80	101.63	58.50	196.01	90.95 to 95.26	109,954	102,613
01/01/06 TO 03/31/06	200	93.24	93.91	91.06	13.94	103.13	22.19	228.67	90.99 to 95.45	109,276	99,507
04/01/06 TO 06/30/06	271	90.27	93.51	91.35	14.33	102.37	38.43	263.86	88.27 to 93.23	115,804	105,784
07/01/06 TO 09/30/06	273	89.92	91.58	89.94	14.19	101.82	34.58	181.73	88.03 to 91.89	112,076	100,804
10/01/06 TO 12/31/06	247	89.47	93.28	90.22	16.40	103.39	23.01	449.70	87.44 to 92.25	116,115	104,762
01/01/07 TO 03/31/07	160	89.99	91.37	89.64	13.60	101.93	43.23	194.26	87.41 to 92.47	108,123	96,919
04/01/07 TO 06/30/07	269	87.96	90.88	87.81	14.66	103.49	22.41	232.33	86.09 to 90.14	112,159	98,492
<u>Study Years</u>											
07/01/05 TO 06/30/06	998	93.10	94.91	92.27	13.64	102.86	22.19	263.86	91.97 to 94.11	109,811	101,321
07/01/06 TO 06/30/07	949	89.30	91.79	89.37	14.81	102.71	22.41	449.70	88.35 to 90.38	112,485	100,524
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	991	90.65	93.00	90.62	14.78	102.62	22.19	449.70	89.56 to 91.97	113,537	102,891
<u>ALL</u>											
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	12	93.99	96.99	94.05	17.32	103.13	54.57	140.63	82.94 to 115.44	67,556	63,533
CAIRO	31	98.96	105.18	98.62	16.96	106.65	61.43	197.63	94.22 to 102.80	77,499	76,430
DONIPHAN	24	93.44	96.71	89.22	18.33	108.40	65.08	199.58	80.30 to 102.74	86,718	77,367
GRAND ISLAND	1701	91.16	93.63	90.79	13.96	103.14	29.98	449.70	90.33 to 91.98	109,139	99,083
KUESTER LAKE	7	80.83	84.41	83.37	13.66	101.24	67.98	104.25	67.98 to 104.25	158,414	132,075
RECREATIONAL	5	43.23	45.80	39.13	39.58	117.04	23.01	69.49	N/A	19,300	7,553
RURAL	20	89.78	90.12	87.21	19.65	103.34	34.58	151.57	77.29 to 100.97	142,835	124,562
RURAL SUB	115	93.42	91.15	92.51	13.67	98.54	22.19	183.88	90.09 to 96.63	160,278	148,266
WOOD RIVER	32	82.76	84.49	85.42	13.86	98.91	54.59	123.64	75.48 to 92.28	90,806	77,563
<u>ALL</u>											
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932

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	1800	91.26	93.73	90.80	14.18	103.23	29.98	449.70	90.40 to 92.14	107,692	97,784
2	109	92.35	91.14	91.85	12.95	99.23	22.19	183.88	89.76 to 96.27	166,462	152,897
3	38	86.27	83.44	88.24	25.40	94.55	23.01	151.57	77.29 to 99.33	114,465	101,010
<u>ALL</u>											
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932

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	1882	91.44	93.97	91.08	13.76	103.17	38.43	449.70	90.70 to 92.26	113,370	103,258
2	53	80.00	78.35	68.93	32.87	113.67	22.19	232.33	63.49 to 96.41	33,450	23,057
3	12	71.04	68.32	79.83	26.49	85.58	23.01	104.25	43.23 to 90.85	100,450	80,191
ALL											
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1922	91.38	93.44	90.85	14.09	102.85	22.19	449.70	90.63 to 92.18	111,929	101,689
06	5	43.23	45.80	39.13	39.58	117.04	23.01	69.49	N/A	19,300	7,553
07	20	92.95	99.79	92.40	24.50	108.00	54.57	179.79	81.73 to 118.57	55,819	51,577
ALL											
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0090											
10-0019	2	103.25	103.25	103.34	0.57	99.91	102.66	103.83	N/A	195,000	201,504
40-0002	1741	91.26	93.64	90.92	13.93	102.99	29.98	449.70	90.58 to 92.14	110,202	100,193
40-0082	42	89.03	86.28	88.77	20.47	97.19	23.01	183.88	79.48 to 96.63	144,509	128,286
40-0083	57	86.82	88.41	88.44	16.95	99.96	32.51	140.63	81.38 to 95.21	86,563	76,561
40-0126	67	92.09	91.85	89.60	13.64	102.51	34.58	199.58	85.96 to 95.77	150,699	135,026
41-0504											
47-0100	38	98.81	99.46	96.32	19.76	103.26	22.19	197.63	92.42 to 102.80	78,641	75,751
NonValid School											
ALL											
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932

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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	57	84.88	86.57	71.08	38.22	121.79	22.19	449.70	69.70 to 96.61	32,032	22,767	
Prior TO 1860												
1860 TO 1899	28	98.17	104.86	96.83	19.44	108.30	72.18	212.66	87.61 to 102.03	70,567	68,327	
1900 TO 1919	215	99.89	105.29	98.71	20.15	106.67	38.43	263.86	97.30 to 101.08	65,578	64,734	
1920 TO 1939	253	91.45	94.20	90.34	15.77	104.28	47.82	196.01	88.39 to 93.56	77,036	69,591	
1940 TO 1949	126	85.33	87.14	85.51	15.51	101.90	23.01	184.33	82.33 to 89.30	80,094	68,492	
1950 TO 1959	234	85.99	88.91	86.79	14.57	102.44	50.06	235.32	84.57 to 88.40	84,124	73,014	
1960 TO 1969	220	90.08	92.28	90.39	13.52	102.09	43.23	199.58	87.61 to 92.15	111,902	101,150	
1970 TO 1979	285	89.59	90.62	89.72	10.96	101.00	54.57	179.79	87.63 to 90.93	125,127	112,268	
1980 TO 1989	130	91.40	94.52	91.74	11.64	103.03	68.65	149.65	89.41 to 93.74	116,843	107,190	
1990 TO 1994	67	89.56	91.24	88.30	9.60	103.33	64.61	145.40	87.24 to 95.28	174,911	154,440	
1995 TO 1999	94	92.69	93.38	92.18	8.69	101.30	68.77	146.49	89.30 to 95.21	177,680	163,780	
2000 TO Present	238	94.93	94.08	93.06	5.95	101.10	65.41	126.88	93.80 to 96.10	190,258	177,051	
ALL	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932	

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	3	108.08	148.39	140.01	39.35	105.98	104.75	232.33	N/A	3,752	5,253	
5000 TO 9999	6	119.34	180.88	156.46	73.99	115.60	56.12	449.70	56.12 to 449.70	7,083	11,082	
Total \$												
1 TO 9999	9	116.16	170.05	153.02	63.65	111.13	56.12	449.70	104.75 to 235.32	5,972	9,139	
10000 TO 29999	68	100.05	114.09	114.41	43.76	99.72	23.01	263.86	94.34 to 119.95	21,252	24,313	
30000 TO 59999	254	100.00	104.53	103.35	19.85	101.14	22.19	230.39	99.12 to 101.08	46,389	47,943	
60000 TO 99999	689	90.65	91.48	91.26	12.19	100.24	29.98	187.24	89.39 to 91.89	79,565	72,612	
100000 TO 149999	511	87.26	88.44	88.39	10.85	100.05	31.25	161.51	86.13 to 88.75	122,460	108,247	
150000 TO 249999	352	92.24	91.23	91.25	8.21	99.98	47.82	122.98	90.70 to 93.66	185,746	169,500	
250000 TO 499999	60	90.89	89.12	88.60	9.17	100.58	51.33	111.36	86.94 to 93.80	291,632	258,398	
500000 +	4	74.24	75.29	75.20	5.85	100.12	69.59	83.09	N/A	695,000	522,632	
ALL	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932	

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:	1947	MEDIAN:	91	COV:	23.64	95% Median C.I.:	90.62 to 92.16
TOTAL Sales Price:	218,042,063	WGT. MEAN:	91	STD:	22.08	95% Wgt. Mean C.I.:	90.19 to 91.48
TOTAL Adj.Sales Price:	216,340,704	MEAN:	93	AVG.ABS.DEV:	13.07	95% Mean C.I.:	92.41 to 94.37
TOTAL Assessed Value:	196,516,380						
AVG. Adj. Sales Price:	111,114	COD:	14.31	MAX Sales Ratio:	449.70		
AVG. Assessed Value:	100,932	PRD:	102.81	MIN Sales Ratio:	22.19		

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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
<u>Low \$</u>											
1 TO 4999	3	104.75	89.65	80.93	16.53	110.78	56.12	108.08	N/A	5,585	4,520
5000 TO 9999	19	54.57	65.71	45.98	58.71	142.91	22.19	232.33	28.72 to 69.70	16,457	7,567
<u>Total \$</u>											
1 TO 9999	22	57.31	68.97	47.76	56.38	144.42	22.19	232.33	32.51 to 104.75	14,975	7,151
10000 TO 29999	51	91.18	100.02	80.83	38.26	123.73	29.98	449.70	80.11 to 99.72	27,117	21,919
30000 TO 59999	333	90.79	95.60	88.75	21.41	107.72	31.25	263.86	88.22 to 93.93	53,566	47,538
60000 TO 99999	776	89.87	92.82	89.92	13.35	103.22	47.82	230.39	88.63 to 91.16	86,933	78,171
100000 TO 149999	435	91.40	92.85	91.25	10.69	101.76	60.85	187.24	89.92 to 93.09	133,319	121,647
150000 TO 249999	288	94.65	93.98	92.94	7.72	101.12	51.33	161.51	92.98 to 95.85	198,421	184,421
250000 TO 499999	40	93.88	93.27	91.50	8.95	101.93	72.30	122.98	89.03 to 98.36	312,271	285,734
500000 +	2	76.34	76.34	75.87	8.84	100.63	69.59	83.09	N/A	850,000	644,859
<u>ALL</u>											
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	57	84.88	86.57	71.08	38.22	121.79	22.19	449.70	69.70 to 96.61	32,032	22,767
20	57	79.79	81.63	79.57	26.31	102.58	23.01	148.02	71.02 to 93.29	52,422	41,714
25	14	86.56	87.05	86.44	12.51	100.70	66.85	117.62	74.02 to 97.06	80,498	69,585
30	1576	90.60	93.96	90.60	14.26	103.71	47.82	263.86	89.65 to 91.45	100,285	90,856
35	54	96.33	95.42	94.43	5.42	101.04	81.55	122.08	93.15 to 99.18	172,479	162,875
40	164	95.79	94.58	93.97	6.68	100.65	65.41	127.95	93.88 to 97.14	208,872	196,278
45	14	94.33	93.80	93.41	5.63	100.42	78.03	101.45	86.96 to 101.06	258,523	241,487
50	11	85.55	87.50	83.53	11.22	104.75	69.59	103.21	72.30 to 103.20	469,263	391,977
<u>ALL</u>											
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16	111,114	100,932

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:	1947	MEDIAN:	91	COV:	23.64	95% Median C.I.:	90.62 to 92.16
TOTAL Sales Price:	218,042,063	WGT. MEAN:	91	STD:	22.08	95% Wgt. Mean C.I.:	90.19 to 91.48
TOTAL Adj.Sales Price:	216,340,704	MEAN:	93	AVG.ABS.DEV:	13.07	95% Mean C.I.:	92.41 to 94.37
TOTAL Assessed Value:	196,516,380						
AVG. Adj. Sales Price:	111,114	COD:	14.31	MAX Sales Ratio:	449.70		
AVG. Assessed Value:	100,932	PRD:	102.81	MIN Sales Ratio:	22.19		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	57	84.88	86.57	71.08	38.22	121.79	22.19	449.70	69.70 to 96.61		32,032	22,767
100	22	86.99	94.22	90.13	24.64	104.54	54.57	179.79	76.36 to 108.88		55,630	50,140
101	1450	91.06	93.39	90.87	13.71	102.77	23.01	263.86	90.13 to 91.98		108,351	98,459
102	79	97.30	97.61	93.43	13.35	104.47	60.85	194.26	92.85 to 99.78		170,990	159,761
103	90	85.81	86.84	86.41	8.53	100.49	72.23	122.08	82.75 to 88.66		135,262	116,882
104	113	92.96	94.46	90.67	14.34	104.18	65.07	230.39	89.01 to 96.90		124,889	113,243
106	6	95.08	102.05	97.49	15.64	104.67	81.96	153.65	81.96 to 153.65		179,416	174,914
111	35	94.34	93.71	92.31	9.67	101.52	65.08	149.65	90.61 to 97.02		125,537	115,878
301	49	95.71	96.83	92.91	10.92	104.22	65.41	141.11	91.22 to 98.47		137,338	127,600
302	15	89.28	90.15	89.69	10.59	100.51	72.83	110.29	79.82 to 98.30		87,380	78,374
304	21	104.23	106.13	104.19	13.87	101.86	71.23	141.68	91.83 to 118.82		83,267	86,760
305	1	172.77	172.77	172.77			172.77	172.77	N/A		39,900	68,937
307	9	89.92	90.75	90.87	9.50	99.86	70.92	113.56	80.09 to 96.94		120,811	109,785
<u>ALL</u>												
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16		111,114	100,932

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	57	84.88	86.57	71.08	38.22	121.79	22.19	449.70	69.70 to 96.61		32,032	22,767
10	10	100.01	102.36	92.90	22.00	110.18	38.43	190.69	80.11 to 125.30		52,593	48,861
20	48	93.20	103.31	94.63	26.54	109.18	40.30	212.66	83.39 to 105.41		69,460	65,727
30	1357	89.97	93.40	90.38	15.10	103.35	23.01	263.86	89.18 to 91.09		92,471	83,574
35	3	99.96	99.47	100.32	6.44	99.16	89.57	108.88	N/A		136,500	136,933
40	459	93.59	93.01	92.19	7.87	100.89	60.85	146.49	92.37 to 94.60		173,135	159,620
50	13	90.83	89.81	84.82	10.91	105.88	69.59	110.49	76.18 to 103.20		407,038	345,244
<u>ALL</u>												
	1947	91.32	93.39	90.84	14.31	102.81	22.19	449.70	90.62 to 92.16		111,114	100,932

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

Residential

Applied a 15% increase on all homes in Wood River built prior to 1970 as indicated by market review

Applied 10% increase on all homes in Wood River built between 1970 and 1975 as indicated by market review

All Indianhead Subs – removed 10% economic depreciation factor after market review and equalized homes for quality

All Fireside and Westroad Subs – removed 10% economic depreciation factor after market review and equalized homes

Revalued lots in Northview Subs and Hoffman 2nd Sub based on market review

Applied 10% increase on all homes in Grand Island built between 1940 and 1959 after market review

Created Potential Residential site values as indicated by market for rural acreages, then reviewed all non sold acreages for reclassification and revalue

Completed all permit and partial assessment work from 2007 for 1-1-08 assessment date

2008 Assessment Survey for Hall County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by: Office Staff
2.	Valuation done by: Office staff and assessor determine the valuation, with the assessor being responsible for the final value of the property.
3.	Pickup work done by whom: On staff appraisers
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? June 2004 Marshall-Swift
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2005
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? 2006, the sales comparison approach within Terra Scan is used only to verify the market value, not to estimate or set value.
7.	Number of market areas/neighborhoods for this property class: 89
8.	How are these defined? The neighborhoods are defined by similar property characteristics and similar subdivisions.
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?) Yes

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	This area has it's own market influences.
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
584	0	627	1211

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:	1910	MEDIAN:	93	COV:	32.60	95% Median C.I.:	92.36 to 93.79
TOTAL Sales Price:	214,227,163	WGT. MEAN:	93	STD:	31.50	95% Wgt. Mean C.I.:	92.21 to 93.70
TOTAL Adj.Sales Price:	212,649,729	MEAN:	97	AVG.ABS.DEV:	14.06	95% Mean C.I.:	95.21 to 98.04
TOTAL Assessed Value:	197,667,827						
AVG. Adj. Sales Price:	111,334	COD:	15.10	MAX Sales Ratio:	685.88		
AVG. Assessed Value:	103,491	PRD:	103.95	MIN Sales Ratio:	28.76		

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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	297	95.69	98.76	94.65	13.29	104.34	45.72	247.29	94.01 to 97.10	105,040	99,416
10/01/05 TO 12/31/05	221	95.06	97.07	94.72	12.54	102.48	58.50	201.51	93.29 to 96.90	109,745	103,949
01/01/06 TO 03/31/06	200	93.91	96.93	92.39	14.44	104.91	31.25	405.31	91.85 to 95.96	109,276	100,965
04/01/06 TO 06/30/06	270	93.03	94.80	92.45	13.49	102.54	38.43	263.86	89.90 to 95.33	116,808	107,990
07/01/06 TO 09/30/06	271	91.52	93.72	91.50	13.73	102.42	42.78	181.73	89.41 to 94.15	112,073	102,552
10/01/06 TO 12/31/06	238	91.77	94.48	91.66	14.06	103.07	28.76	341.10	89.03 to 93.78	118,103	108,258
01/01/07 TO 03/31/07	154	92.30	94.67	92.79	13.99	102.02	48.36	199.02	88.97 to 93.89	109,765	101,855
04/01/07 TO 06/30/07	259	89.28	101.64	93.50	24.47	108.71	36.66	685.88	87.61 to 92.36	109,733	102,606
<u>Study Years</u>											
07/01/05 TO 06/30/06	988	94.69	96.93	93.57	13.42	103.58	31.25	405.31	93.70 to 95.56	110,166	103,086
07/01/06 TO 06/30/07	922	91.24	96.30	92.31	16.81	104.33	28.76	685.88	89.98 to 92.40	112,587	103,923
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	979	92.60	94.86	91.99	13.90	103.12	28.76	405.31	91.25 to 93.70	114,273	105,115
<u>ALL</u>											
	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	13	95.21	97.09	94.39	16.03	102.86	54.57	140.63	82.94 to 115.44	67,821	64,016
CAIRO	32	99.22	110.83	101.68	22.29	109.00	61.43	259.91	94.22 to 109.43	77,855	79,166
DONIPHAN	23	93.43	96.61	89.98	17.84	107.37	65.08	199.58	80.30 to 102.74	84,836	76,333
GRAND ISLAND	1664	92.97	96.56	92.94	14.79	103.90	31.25	685.88	92.15 to 93.70	109,455	101,724
KUESTER LAKE	6	78.31	82.05	81.62	12.68	100.53	67.98	104.25	67.98 to 104.25	165,666	135,217
RECREATIONAL	5	54.03	57.25	48.92	39.59	117.03	28.76	86.86	N/A	19,300	9,441
RURAL	20	92.82	95.20	88.12	18.20	108.04	67.59	151.57	77.38 to 102.66	142,835	125,863
RURAL SUB	111	95.45	97.26	93.66	14.31	103.85	63.49	405.31	91.85 to 98.36	161,064	150,852
WOOD RIVER	36	92.33	93.58	93.80	14.54	99.76	54.59	140.16	85.11 to 98.51	93,483	87,685
<u>ALL</u>											
	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

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	1768	93.10	96.76	93.04	15.02	104.00	31.25	685.88	92.32 to 93.79	107,932	100,422
2	105	93.42	93.13	92.67	11.73	100.49	63.49	183.88	90.63 to 97.02	167,472	155,201
3	37	92.91	100.01	90.18	28.73	110.90	28.76	405.31	81.08 to 102.66	114,613	103,356
<u>ALL</u>											
	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

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)

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TOTAL Sales Price:	214,227,163	WGT. MEAN:	93	STD:	31.50	95% Wgt. Mean C.I.:	92.21 to 93.70
TOTAL Adj.Sales Price:	212,649,729	MEAN:	97	AVG.ABS.DEV:	14.06	95% Mean C.I.:	95.21 to 98.04
TOTAL Assessed Value:	197,667,827						
AVG. Adj. Sales Price:	111,334	COD:	15.10	MAX Sales Ratio:	685.88		
AVG. Assessed Value:	103,491	PRD:	103.95	MIN Sales Ratio:	28.76		

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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	1841	93.13	96.81	93.16	14.66	103.91	38.43	685.88	92.41 to 93.92	113,153	105,415
2	58	92.22	95.81	84.43	27.26	113.48	31.25	405.31	84.41 to 96.61	55,932	47,221
3	11	75.79	70.78	78.73	22.58	89.90	28.76	104.25	33.88 to 90.85	99,136	78,046
ALL	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1887	93.10	96.69	92.97	14.93	104.00	31.25	685.88	92.37 to 93.80	112,162	104,277
06	5	54.03	57.25	48.92	39.59	117.03	28.76	86.86	N/A	19,300	9,441
07	18	96.63	101.21	93.98	25.39	107.69	54.57	179.79	79.97 to 123.65	50,193	47,173
ALL	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0090											
10-0019	2	103.25	103.25	103.34	0.57	99.91	102.66	103.83	N/A	195,000	201,504
40-0002	1709	92.97	96.50	93.00	14.75	103.76	31.25	685.88	92.17 to 93.74	110,452	102,725
40-0082	39	96.30	91.45	91.12	17.66	100.36	28.76	183.88	82.72 to 101.13	145,397	132,486
40-0083	56	93.12	100.44	94.08	20.73	106.76	54.57	405.31	86.08 to 98.51	86,975	81,823
40-0126	66	92.29	93.25	89.99	13.13	103.62	64.61	199.58	87.18 to 96.90	151,012	135,903
41-0504											
47-0100	38	98.81	107.48	100.02	21.34	107.46	61.43	259.91	92.42 to 104.08	78,641	78,656
NonValid School											
ALL	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

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)

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TOTAL Sales Price:	214,227,163	WGT. MEAN:	93	STD:	31.50	95% Wgt. Mean C.I.:	92.21 to 93.70
TOTAL Adj.Sales Price:	212,649,729	MEAN:	97	AVG.ABS.DEV:	14.06	95% Mean C.I.:	95.21 to 98.04
TOTAL Assessed Value:	197,667,827						
AVG. Adj. Sales Price:	111,334	COD:	15.10	MAX Sales Ratio:	685.88		
AVG. Assessed Value:	103,491	PRD:	103.95	MIN Sales Ratio:	28.76		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	52	93.78	121.38	91.53	55.74	132.60	31.25	685.88	83.20 to 99.72	38,685	35,410
Prior TO 1860											
1860 TO 1899	28	97.31	98.53	94.77	12.59	103.96	72.18	197.63	87.61 to 101.78	70,567	66,877
1900 TO 1919	210	99.87	104.42	98.71	18.78	105.78	38.43	263.86	97.63 to 101.08	64,918	64,082
1920 TO 1939	249	92.37	95.05	91.44	15.39	103.95	60.74	196.01	89.16 to 94.21	77,176	70,568
1940 TO 1949	124	92.83	94.36	92.26	15.81	102.27	28.76	201.51	89.71 to 96.39	80,092	73,892
1950 TO 1959	230	93.26	95.22	93.63	13.18	101.70	53.84	199.71	91.08 to 96.05	84,762	79,360
1960 TO 1969	216	90.20	92.17	90.28	13.17	102.09	51.33	199.58	87.94 to 92.15	111,600	100,752
1970 TO 1979	279	89.76	90.92	90.04	11.17	100.99	54.57	179.79	87.63 to 91.32	125,377	112,884
1980 TO 1989	127	91.62	94.67	91.95	11.71	102.96	68.65	149.65	89.76 to 94.12	117,331	107,886
1990 TO 1994	64	90.49	91.85	90.76	9.11	101.20	64.61	145.40	87.60 to 95.28	163,729	148,602
1995 TO 1999	94	92.81	93.77	92.65	8.58	101.20	68.77	146.49	90.83 to 95.44	177,680	164,625
2000 TO Present	237	95.71	102.51	96.35	13.82	106.40	65.41	513.36	94.60 to 96.92	190,790	183,817
ALL	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	232.33	247.46	252.40	43.12	98.04	104.75	405.31	N/A	3,752	9,470
5000 TO 9999	4	113.98	156.30	135.30	66.25	115.52	56.12	341.10	N/A	7,500	10,147
Total \$											
1 TO 9999	7	122.51	195.37	167.25	83.07	116.81	56.12	405.31	56.12 to 405.31	5,893	9,857
10000 TO 29999	65	107.02	130.98	133.51	44.54	98.10	28.76	685.88	99.72 to 128.87	21,429	28,611
30000 TO 59999	248	101.52	112.87	111.53	24.79	101.20	38.43	594.81	100.03 to 104.79	46,427	51,779
60000 TO 99999	676	92.91	94.22	93.93	11.77	100.31	36.66	232.40	91.97 to 94.21	79,619	74,788
100000 TO 149999	501	88.78	90.04	89.94	11.42	100.11	31.25	199.02	87.26 to 90.27	122,391	110,081
150000 TO 249999	349	93.10	92.19	92.20	8.20	99.98	60.74	162.43	91.78 to 94.72	185,796	171,312
250000 TO 499999	61	90.93	89.39	88.78	9.81	100.69	51.33	111.36	86.94 to 94.12	292,589	259,747
500000 +	3	83.09	83.08	83.27	5.53	99.77	76.18	89.96	N/A	623,333	519,022
ALL	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

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:	1910	MEDIAN:	93	COV:	32.60	95% Median C.I.:	92.36 to 93.79
TOTAL Sales Price:	214,227,163	WGT. MEAN:	93	STD:	31.50	95% Wgt. Mean C.I.:	92.21 to 93.70
TOTAL Adj.Sales Price:	212,649,729	MEAN:	97	AVG.ABS.DEV:	14.06	95% Mean C.I.:	95.21 to 98.04
TOTAL Assessed Value:	197,667,827						
AVG. Adj. Sales Price:	111,334	COD:	15.10	MAX Sales Ratio:	685.88		
AVG. Assessed Value:	103,491	PRD:	103.95	MIN Sales Ratio:	28.76		

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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	2	80.44	80.44	71.68	30.23	112.21	56.12	104.75	N/A	6,250	4,480
5000 TO 9999	9	82.72	89.51	63.58	49.89	140.79	28.76	232.33	33.88 to 122.51	12,555	7,982
Total \$ _____											
1 TO 9999	11	82.72	87.86	64.38	46.17	136.46	28.76	232.33	33.88 to 122.51	11,409	7,345
10000 TO 29999	55	94.22	101.94	84.56	33.59	120.54	36.66	405.31	81.73 to 99.89	25,995	21,981
30000 TO 59999	286	93.78	98.66	91.80	20.75	107.47	31.25	263.86	91.09 to 96.82	51,735	47,494
60000 TO 99999	777	92.12	94.76	91.91	13.12	103.10	53.28	259.91	90.65 to 93.06	85,439	78,525
100000 TO 149999	433	92.40	93.39	91.81	10.65	101.72	60.74	192.96	90.85 to 93.91	132,345	121,505
150000 TO 249999	304	95.69	103.63	95.81	16.83	108.15	51.33	685.88	94.42 to 96.90	192,737	184,666
250000 TO 499999	42	95.16	95.87	93.73	10.25	102.28	74.32	162.43	90.93 to 99.78	301,405	282,503
500000 +	2	86.53	86.53	85.96	3.97	100.66	83.09	89.96	N/A	677,500	582,360
ALL _____											
	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	52	93.78	121.38	91.53	55.74	132.60	31.25	685.88	83.20 to 99.72	38,685	35,410
20	56	82.55	84.19	81.60	23.31	103.17	28.76	148.02	79.07 to 93.29	52,911	43,177
25	14	86.56	99.39	90.71	24.64	109.57	72.49	259.91	74.02 to 97.06	80,498	73,019
30	1548	92.60	95.41	92.17	13.54	103.52	51.33	263.86	91.78 to 93.35	100,388	92,525
35	54	96.62	114.39	102.27	24.36	111.85	81.55	392.44	93.15 to 99.18	173,907	177,856
40	163	95.88	98.77	95.36	10.94	103.57	65.41	513.36	94.15 to 97.14	209,001	199,304
45	13	97.52	96.29	95.68	3.85	100.64	84.02	101.45	93.23 to 101.25	264,319	252,903
50	10	91.41	91.06	88.86	7.88	102.47	76.18	103.21	83.09 to 103.20	425,190	377,828
ALL _____											
	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79	111,334	103,491

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:	1910	MEDIAN:	93	COV:	32.60	95% Median C.I.:	92.36 to 93.79
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TOTAL Adj.Sales Price:	212,649,729	MEAN:	97	AVG.ABS.DEV:	14.06	95% Mean C.I.:	95.21 to 98.04
TOTAL Assessed Value:	197,667,827						
AVG. Adj. Sales Price:	111,334	COD:	15.10	MAX Sales Ratio:	685.88		
AVG. Assessed Value:	103,491	PRD:	103.95	MIN Sales Ratio:	28.76		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	52	93.78	121.38	91.53	55.74	132.60	31.25	685.88	83.20 to 99.72		38,685	35,410
100	21	86.86	96.38	91.05	23.47	105.86	54.57	179.79	81.73 to 108.88		55,756	50,766
101	1427	93.06	96.41	93.37	14.43	103.25	28.76	513.36	92.32 to 93.79		108,086	100,925
102	76	97.57	97.47	94.43	11.50	103.21	60.74	161.51	94.15 to 99.98		172,766	163,146
103	88	86.22	87.15	86.78	8.67	100.42	72.23	122.08	83.06 to 88.66		136,121	118,123
104	111	94.08	94.45	91.35	12.43	103.40	65.66	155.12	89.02 to 98.55		124,789	113,997
106	6	95.08	102.05	97.49	15.64	104.67	81.96	153.65	81.96 to 153.65		179,416	174,914
111	34	94.80	93.70	92.26	9.89	101.56	65.08	149.65	85.64 to 97.10		125,729	116,000
301	49	96.63	97.23	93.10	11.17	104.44	65.41	141.11	91.22 to 98.88		137,338	127,858
302	15	89.28	88.74	88.38	9.01	100.40	72.83	102.68	79.82 to 98.30		87,380	77,225
304	21	104.69	108.06	105.70	13.22	102.23	77.53	141.68	94.99 to 122.81		83,267	88,015
305	1	96.47	96.47	96.47			96.47	96.47	N/A		39,900	38,490
307	9	89.92	90.75	90.87	9.50	99.86	70.92	113.56	80.09 to 96.94		120,811	109,785
ALL												
	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79		111,334	103,491

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	52	93.78	121.38	91.53	55.74	132.60	31.25	685.88	83.20 to 99.72		38,685	35,410
10	10	100.59	102.91	93.19	22.23	110.44	38.43	190.69	80.11 to 125.30		52,593	49,011
20	48	94.77	100.79	95.33	20.52	105.73	42.78	192.96	85.31 to 103.07		69,460	66,214
30	1333	92.37	95.11	92.11	14.33	103.26	28.76	263.86	91.41 to 93.28		92,630	85,320
35	2	104.42	104.42	101.92	4.27	102.46	99.96	108.88	N/A		178,250	181,663
40	453	94.15	97.73	94.33	12.06	103.61	60.74	513.36	93.15 to 95.29		173,428	163,594
50	12	91.84	92.96	90.26	8.16	102.99	76.18	110.49	84.51 to 103.20		365,125	329,559
ALL												
	1910	93.10	96.63	92.95	15.10	103.95	28.76	685.88	92.36 to 93.79		111,334	103,491

2008 Correlation Section for Hall County

Residential Real Property

I. Correlation

RESIDENTIAL: The following tables all offer support of the calculated median as the official level of value for residential property in Hall County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussion throughout the past year between the Hall County Assessor and her state liaison have revealed that even though there is an appraisal staff separate from the assessment staff, as well as some contract appraisal work; the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

Some of the statistics that stood out, as not in line with the others, were the IOLL properties...these 11 sales are made up of 6 sales from the Kuester Lake area and 5 recreational sales at the Grand Island Sporting Club. These two types of properties do not correlate to each other. Kuester Lake subdivision is just east of Grand Island city limits and is made up of 72 properties that range from original lake cabins to nice year-round houses. The Sporting Club is also a diverse grouping with improvements made up of old mobile homes to basic cabins, some having electricity and some without. The assessor plans to continue to monitor these areas as well as any additional sales of recreational or IOLL properties.

Hall County is a county experiencing growth throughout its very diverse community. The large city of Grand Island with the many market neighborhoods poses many challenges as do the smaller communities in the county. The Hall County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the residential valuations for Hall County and statistical evidence follows that lends its support to a level of value for residential property at 93% of the market.

**2008 Correlation Section
for Hall 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	2699	1910	70.77
2007	2827	2235	79.06
2006	2763	2157	78.07
2005	2582	2035	78.81
2004	2505	1986	79.28
2003	2461	1980	80.46
2002	2426	2051	84.54
2001	2438	2137	87.65

RESIDENTIAL: At first glance, it would appear that table two shows a decrease in the percentage of sales used. However, a review of the sales not used for measurement purposes shows that 265 of the sales were taken out due to their being substantially changed since the date of the sale. If the substantially changed parcels were added back to the file, the number of qualified sales would be similar to many of the previous years. Hall County has had in place for many years, established sales review procedures. It does not appear that Hall County has excessively trimmed their sales.

**2008 Correlation Section
for Hall 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 Hall 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	91.32	1.42	92.61	93.10
2007	96.07	-0.21	95.87	95.99
2006	98.54	0.02	98.56	98.49
2005	93.55	15.71	108.25	98.85
2004	89.35	5.74	94.47	94.80
2003	92	-0.29	91.73	92
2002	91	0.14	91.13	91
2001	91	2.59	93.36	93

RESIDENTIAL: Table 3 illustrates that the residential values when trended from the previous year arrive at a ratio very similar to the R & O Ratio. The conclusion may be drawn that the residential population and the residential sales were treated uniformly. The Trended ratio offers strong support for the calculated level of value at 93.10% of market and either the calculated ratio or the trended ratio could be used to call a level of value for residential property in Hall County.

**2008 Correlation Section
for Hall 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 Hall 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)
3.29	2008	1.42
0.59	2007	-0.21
0.05	2006	0.02
9.17	2005	15.71
5.02	2004	5.74
0	2003	-0.29
0.29	2002	0.14
2.76	2001	2.59

RESIDENTIAL: Table 4 illustrates similar movement between the sales file and the base value. This offers support that either the calculated median or the trended median for residential property is an accurate reflection of the level of value in Hall County. It also indicates that the residential class of property has been valued uniformly.

2008 Correlation Section for Hall 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 Hall County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	93.10	92.95	96.63

RESIDENTIAL: A review of Table 5 indicates the median coming in at 93% with the wgt mean just slightly lower but rounding to the same 93% and the mean being more susceptible to outliers at 97%. All three measures of central tendency are within the acceptable range giving credibility to the statistical level of value.

**2008 Correlation Section
for Hall 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	15.10	103.95
Difference	0.1	0.95

RESIDENTIAL: Both qualitative measures reflect good assessment uniformity. The coefficient of dispersion rounds to within the range and the price-related differential is just so slightly above the range. The qualitative measures indicate that the Hall County Assessor has valued residential property in Hall County uniformly.

**2008 Correlation Section
for Hall 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	1947	1910	-37
Median	91.32	93.10	1.78
Wgt. Mean	90.84	92.95	2.11
Mean	93.39	96.63	3.24
COD	14.31	15.10	0.79
PRD	102.81	103.95	1.14
Min Sales Ratio	22.19	28.76	6.57
Max Sales Ratio	449.70	685.88	236.18

RESIDENTIAL: Table 7 accurately reflects 37 sales that were removed after the preliminary statistical run. Following the completion of pickup work and sales verification, these 37 sales were found to have substantially changed since the date of the sale. While this may seem like a large amount, it does not reflect a large percentage of the total residential sales file. The changes in the remaining statistics give mathematical support to 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:	215	MEDIAN:	98	COV:	50.51	95% Median C.I.:	96.58 to 98.55
TOTAL Sales Price:	58,358,132	WGT. MEAN:	90	STD:	48.12	95% Wgt. Mean C.I.:	85.76 to 94.45
TOTAL Adj.Sales Price:	58,039,598	MEAN:	95	AVG.ABS.DEV:	17.91	95% Mean C.I.:	88.83 to 101.70
TOTAL Assessed Value:	52,296,333						
AVG. Adj. Sales Price:	269,951	COD:	18.26	MAX Sales Ratio:	667.76		
AVG. Assessed Value:	243,238	PRD:	105.73	MIN Sales Ratio:	3.45		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	13	99.27	103.57	115.73	6.82	89.50	92.74	146.45	96.11 to 102.13	192,607	222,900
10/01/04 TO 12/31/04	25	98.22	98.14	95.89	9.24	102.35	35.02	173.15	96.19 to 99.31	131,450	126,048
01/01/05 TO 03/31/05	10	99.02	89.69	91.20	12.14	98.34	3.45	106.04	89.10 to 102.37	351,263	320,355
04/01/05 TO 06/30/05	19	98.39	99.62	98.67	4.53	100.96	84.24	117.23	95.17 to 102.17	349,618	344,958
07/01/05 TO 09/30/05	18	96.16	82.27	72.69	17.90	113.17	22.13	104.73	65.59 to 99.15	265,833	193,247
10/01/05 TO 12/31/05	20	98.28	97.56	95.50	6.29	102.16	73.51	144.65	96.58 to 98.83	314,935	300,760
01/01/06 TO 03/31/06	24	91.10	86.33	81.65	12.77	105.73	50.10	106.00	78.50 to 97.38	459,038	374,818
04/01/06 TO 06/30/06	15	83.71	82.11	82.62	17.69	99.38	53.04	105.41	65.90 to 100.06	207,566	171,497
07/01/06 TO 09/30/06	16	71.93	71.25	67.49	35.46	105.58	11.52	134.72	47.58 to 95.77	225,382	152,108
10/01/06 TO 12/31/06	16	98.66	91.60	96.06	12.56	95.35	60.07	112.14	78.26 to 102.72	304,700	292,693
01/01/07 TO 03/31/07	15	87.68	80.12	80.93	28.16	99.00	30.33	136.79	56.18 to 99.71	138,973	112,475
04/01/07 TO 06/30/07	24	103.57	139.55	104.91	46.30	133.03	62.78	667.76	98.55 to 113.05	263,084	275,997
<u>Study Years</u>											
07/01/04 TO 06/30/05	67	98.76	98.35	99.13	7.89	99.22	3.45	173.15	98.11 to 99.29	237,993	235,920
07/01/05 TO 06/30/06	77	95.61	87.47	83.53	13.68	104.72	22.13	144.65	87.54 to 97.69	327,456	273,529
07/01/06 TO 06/30/07	71	97.98	100.80	91.40	32.95	110.29	11.52	667.76	85.58 to 100.00	237,745	217,294
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	67	98.39	92.86	90.64	9.79	102.45	3.45	144.65	97.07 to 98.83	317,001	287,334
01/01/06 TO 12/31/06	71	85.58	83.23	82.63	19.37	100.72	11.52	134.72	79.88 to 95.77	318,474	263,168
<u>ALL</u>											
	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	3	97.67	97.71	97.94	1.74	99.76	95.17	100.28	N/A	60,750	59,498
CAIRO	3	96.19	85.70	92.44	13.55	92.70	60.90	100.00	N/A	19,400	17,934
DONIPHAN	3	99.27	82.46	73.31	19.01	112.48	45.75	102.37	N/A	165,833	121,576
GRAND ISLAND	193	98.14	93.48	91.06	15.13	102.66	3.45	326.23	96.82 to 98.71	286,342	260,730
RURAL	5	95.77	200.81	103.64	136.40	193.75	34.85	667.76	N/A	96,000	99,499
RURAL SUB	4	76.69	78.07	48.80	48.21	160.00	22.13	136.79	N/A	319,500	155,901
WOOD RIVER	4	91.16	81.65	92.06	16.72	88.69	45.38	98.89	N/A	69,875	64,325
<u>ALL</u>											
	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

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)

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AVG. Assessed Value:	243,238	PRD:	105.73	MIN Sales Ratio:	3.45		

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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	203	98.11	93.48	91.22	15.05	102.48	3.45	326.23	96.82 to 98.60	270,633	246,867
2	4	71.70	66.94	39.87	43.00	167.89	22.13	102.24	N/A	346,500	138,156
3	8	94.24	154.77	95.02	94.84	162.88	34.85	667.76	34.85 to 667.76	214,375	203,698
____ALL____											
	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

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	188	98.15	95.00	92.37	13.39	102.84	22.13	326.23	97.19 to 98.71	273,695	252,818
2	27	77.62	97.14	72.38	61.87	134.20	3.45	667.76	53.32 to 100.00	243,885	176,533
____ALL____											
	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	45	98.79	95.86	98.29	8.02	97.52	47.58	146.45	97.07 to 99.31	212,360	208,726
03	169	97.56	95.05	87.75	21.13	108.32	3.45	667.76	95.42 to 98.39	274,457	240,825
04	1	104.96	104.96	104.96			104.96	104.96	N/A	2,100,000	2,204,083
____ALL____											
	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0090											
10-0019	1	104.85	104.85	104.85			104.85	104.85	N/A	134,000	140,505
40-0002	194	98.10	93.25	90.01	15.63	103.60	3.45	326.23	96.72 to 98.60	285,593	257,061
40-0082	5	100.09	201.67	102.61	130.52	196.54	34.85	667.76	N/A	228,000	233,948
40-0083	9	94.89	85.90	86.69	12.39	99.08	45.38	100.28	60.07 to 98.89	89,416	77,518
40-0126	3	99.27	82.46	73.31	19.01	112.48	45.75	102.37	N/A	165,833	121,576
41-0504											
47-0100	3	96.19	85.70	92.44	13.55	92.70	60.90	100.00	N/A	19,400	17,934
NonValid School											
____ALL____											
	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

(!: Derived)

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TOTAL Assessed Value:	52,296,333						
AVG. Adj. Sales Price:	269,951	COD:	18.26	MAX Sales Ratio:	667.76		
AVG. Assessed Value:	243,238	PRD:	105.73	MIN Sales Ratio:	3.45		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	31	84.24	97.04	73.66	53.91	131.75	3.45	667.76	63.25 to 100.00	230,739	169,956
Prior TO 1860											
1860 TO 1899	3	85.33	159.44	86.15	101.36	185.08	66.77	326.23	N/A	88,830	76,527
1900 TO 1919	22	98.03	92.57	89.91	13.93	102.96	45.38	158.57	87.68 to 98.83	88,581	79,646
1920 TO 1939	17	98.76	94.35	86.51	10.85	109.06	60.35	117.23	78.26 to 104.13	93,875	81,212
1940 TO 1949	14	96.38	91.21	90.99	7.50	100.24	53.34	100.51	87.54 to 99.09	92,970	84,596
1950 TO 1959	18	98.18	97.88	100.30	9.01	97.59	57.25	144.65	92.70 to 102.17	107,100	107,419
1960 TO 1969	16	99.30	102.47	107.22	22.17	95.57	30.33	156.91	81.79 to 134.72	235,437	252,442
1970 TO 1979	45	96.82	89.91	91.31	11.83	98.46	47.58	121.04	92.18 to 98.86	335,393	306,255
1980 TO 1989	20	98.25	94.25	96.80	11.62	97.37	40.93	136.79	91.42 to 101.37	418,425	405,032
1990 TO 1994	8	102.14	103.45	101.92	3.72	101.50	98.47	111.35	98.47 to 111.35	424,618	432,753
1995 TO 1999	13	98.60	91.59	86.88	10.96	105.42	22.13	114.75	86.31 to 101.26	399,609	347,185
2000 TO Present	8	91.44	90.88	82.86	11.69	109.68	75.43	110.84	75.43 to 110.84	1,003,256	831,336
ALL	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	4	102.37	241.85	206.79	141.06	116.95	94.89	667.76	N/A	6,616	13,682
Total \$											
1 TO 9999	4	102.37	241.85	206.79	141.06	116.95	94.89	667.76	N/A	6,616	13,682
10000 TO 29999	9	102.13	116.35	117.67	51.17	98.88	34.85	326.23	45.38 to 173.15	15,355	18,068
30000 TO 59999	24	85.83	86.15	85.29	24.40	101.01	35.02	158.57	76.18 to 99.49	46,124	39,339
60000 TO 99999	44	97.68	94.68	94.70	7.03	99.98	53.04	117.23	95.61 to 98.76	79,914	75,680
100000 TO 149999	50	98.43	96.62	96.26	14.24	100.37	41.67	156.91	96.11 to 99.74	121,869	117,316
150000 TO 249999	29	99.09	93.07	93.61	11.35	99.42	30.33	126.90	90.62 to 99.84	187,576	175,589
250000 TO 499999	26	97.24	81.38	81.37	20.59	100.01	3.45	111.15	65.18 to 99.31	327,684	266,628
500000 +	29	98.06	89.24	90.11	14.16	99.04	11.52	146.45	86.31 to 98.78	1,144,783	1,031,538
ALL	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

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)

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AVG. Assessed Value:	243,238	PRD:	105.73	MIN Sales Ratio:	3.45		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	34.85	34.85	34.85			34.85	34.85	N/A	10,000	3,485
5000 TO 9999	5	94.89	72.79	12.19	29.59	597.09	3.45	104.73	N/A	60,293	7,350
Total \$ _____											
1 TO 9999	6	77.90	66.47	12.92	42.88	514.52	3.45	104.73	3.45 to 104.73	51,911	6,706
10000 TO 29999	11	64.29	71.93	60.46	38.83	118.96	35.02	106.04	40.93 to 102.24	31,240	18,889
30000 TO 59999	26	86.38	116.22	78.47	56.39	148.11	30.33	667.76	78.26 to 98.76	56,093	44,016
60000 TO 99999	53	97.56	93.50	81.27	12.08	115.05	11.52	158.57	93.90 to 98.32	98,487	80,038
100000 TO 149999	43	98.39	93.07	90.05	9.35	103.36	45.75	115.37	96.11 to 99.51	136,620	123,025
150000 TO 249999	30	99.29	96.89	84.10	19.28	115.21	22.13	156.91	94.33 to 102.17	227,433	191,261
250000 TO 499999	23	98.79	95.46	92.68	10.06	103.00	63.25	126.90	93.17 to 100.64	361,461	334,992
500000 +	23	98.11	96.10	94.05	8.44	102.17	65.59	146.45	95.38 to 100.06	1,291,082	1,214,306
ALL _____											
	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	84.24	97.04	73.66	53.91	131.75	3.45	667.76	63.25 to 100.00	230,739	169,956
10	7	76.25	73.75	64.08	26.80	115.09	30.33	100.00	30.33 to 100.00	79,397	50,876
15	12	97.32	92.50	96.52	8.33	95.83	60.90	104.13	87.42 to 101.56	94,562	91,273
20	149	98.24	96.94	96.04	12.85	100.94	40.93	326.23	97.38 to 98.78	232,843	223,616
25	8	96.75	92.02	86.14	9.69	106.82	75.43	105.41	75.43 to 105.41	1,168,381	1,006,478
30	8	97.84	83.44	81.58	21.08	102.29	22.13	113.05	22.13 to 113.05	644,430	525,703
ALL _____											
	215	98.07	95.26	90.10	18.26	105.73	3.45	667.76	96.58 to 98.55	269,951	243,238

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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OCCUPANCY CODE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	84.24	97.04	73.66	53.91	131.75	3.45	667.76	63.25 to 100.00	230,739	169,956
309	1	102.17	102.17	102.17			102.17	102.17	N/A	150,000	153,250
319	1	101.56	101.56	101.56			101.56	101.56	N/A	77,500	78,711
323	1	100.00	100.00	100.00			100.00	100.00	N/A	35,400	35,400
326	9	102.61	106.54	104.61	7.54	101.85	96.11	134.72	98.26 to 112.14	80,222	83,922
330	2	92.46	92.46	95.51	6.65	96.80	86.31	98.60	N/A	1,010,479	965,110
341	6	82.74	85.58	83.07	8.68	103.02	75.43	96.72	75.43 to 96.72	1,405,008	1,167,161
343	1	100.09	100.09	100.09			100.09	100.09	N/A	930,000	930,826
344	28	98.13	88.46	81.85	14.66	108.08	22.13	114.75	86.29 to 99.52	246,328	201,622
349	1	105.41	105.41	105.41			105.41	105.41	N/A	250,000	263,524
350	3	99.31	98.74	101.15	2.87	97.62	94.18	102.72	N/A	451,666	456,845
352	44	98.80	101.47	99.59	12.86	101.88	47.58	326.23	97.07 to 99.31	205,738	204,902
353	27	97.67	92.98	95.42	10.91	97.44	53.34	144.65	89.10 to 98.71	181,743	173,423
379	1	158.57	158.57	158.57			158.57	158.57	N/A	40,000	63,426
384	1	62.78	62.78	62.78			62.78	62.78	N/A	95,900	60,210
386	2	100.87	100.87	100.94	2.10	99.93	98.75	102.99	N/A	367,500	370,971
391	1	40.93	40.93	40.93			40.93	40.93	N/A	50,000	20,464
406	13	94.89	86.44	92.78	12.91	93.17	45.38	102.24	73.96 to 99.73	96,058	89,119
407	5	106.97	123.49	113.83	21.91	108.48	96.58	156.91	N/A	188,067	214,073
412	3	90.62	84.77	90.52	11.95	93.64	65.59	98.09	N/A	1,875,000	1,697,342
419	2	95.94	95.94	94.76	3.07	101.25	93.00	98.89	N/A	342,500	324,557
426	1	121.04	121.04	121.04			121.04	121.04	N/A	135,000	163,408
428	1	98.39	98.39	98.39			98.39	98.39	N/A	105,000	103,308
442	5	66.77	70.71	60.80	31.57	116.29	30.33	98.76	N/A	107,994	65,661
472	1	104.96	104.96	104.96			104.96	104.96	N/A	2,100,000	2,204,083
494	2	85.20	85.20	93.36	15.50	91.26	71.99	98.41	N/A	340,000	317,411
528	22	95.47	93.60	93.32	11.20	100.31	53.04	136.79	91.42 to 101.26	139,956	130,606
<u>ALL</u>	<u>215</u>	<u>98.07</u>	<u>95.26</u>	<u>90.10</u>	<u>18.26</u>	<u>105.73</u>	<u>3.45</u>	<u>667.76</u>	<u>96.58 to 98.55</u>	<u>269,951</u>	<u>243,238</u>

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

Commercial

Reviewed and revalued all grain handling and fertilizer facilities

Reviewed and equalized all golf course properties

Revalued all Platte Valley Industrial Park Subs and subsequently all other properties in
neighborhood 615

Completed all permit and partial assessment work from 2007 for 1-1-08 assessment date

2008 Assessment Survey for Hall County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contract and staff appraisers
2.	Valuation done by:
	The contract and staff appraisers along with the assessor determine the value with the assessor being responsible for the final value of the property.
3.	Pickup work done by whom:
	Contract and staff appraisers
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2005 Marshall-Swift
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2002
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 data was collected in 2004 and 2005 for use in 2006.
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?
	Sales are used to establish depreciation as part of the cost approach to value. The sales comparison approach as it pertains to the use of plus or minus adjustments to comparable properties to arrive at a value for a subject property is not utilized.
8.	Number of market areas/neighborhoods for this property class?
	50
9.	How are these defined?
	The neighborhoods are defined by similar property characteristics and similar subdivisions.
10.	Is "Assessor Location" a usable valuation identity?
	Yes

11.	Does the assessor location “suburban” mean something other than rural commercial? <i>(that is, does the “suburban” location have its own market?)</i>
	No

12.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? <i>(Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</i>
	Not recognized for commercial

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
213	0	118	331

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:	190	MEDIAN:	98	COV:	31.23	95% Median C.I.:	96.82 to 98.60
TOTAL Sales Price:	51,377,100	WGT. MEAN:	90	STD:	29.05	95% Wgt. Mean C.I.:	85.33 to 95.00
TOTAL Adj.Sales Price:	51,137,100	MEAN:	93	AVG.ABS.DEV:	15.50	95% Mean C.I.:	88.90 to 97.16
TOTAL Assessed Value:	46,107,602						
AVG. Adj. Sales Price:	269,142	COD:	15.80	MAX Sales Ratio:	326.23		
AVG. Assessed Value:	242,671	PRD:	103.18	MIN Sales Ratio:	3.45		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	10	101.03	105.61	121.82	7.70	86.69	95.83	146.45	96.11 to 115.37	186,290	226,929
10/01/04 TO 12/31/04	23	98.76	98.76	96.42	9.33	102.43	35.02	173.15	97.53 to 99.68	128,722	124,115
01/01/05 TO 03/31/05	10	99.02	89.69	91.20	12.14	98.34	3.45	106.04	89.10 to 102.37	351,263	320,355
04/01/05 TO 06/30/05	17	98.39	99.80	98.64	4.57	101.18	84.24	117.23	95.17 to 102.61	377,220	372,108
07/01/05 TO 09/30/05	18	96.16	82.27	72.69	17.90	113.17	22.13	104.73	65.59 to 99.15	265,833	193,247
10/01/05 TO 12/31/05	18	98.28	98.13	97.87	6.73	100.26	73.51	150.00	96.58 to 98.83	243,261	238,089
01/01/06 TO 03/31/06	22	93.38	88.04	82.81	11.71	106.33	50.10	106.00	79.88 to 98.26	461,773	382,373
04/01/06 TO 06/30/06	11	81.71	80.55	78.88	17.82	102.11	53.04	105.41	64.37 to 104.13	165,771	130,767
07/01/06 TO 09/30/06	15	78.50	72.14	70.50	31.14	102.32	11.52	134.65	51.53 to 94.93	239,910	169,143
10/01/06 TO 12/31/06	12	98.66	92.86	96.55	11.04	96.18	60.35	112.14	78.26 to 100.08	303,350	292,874
01/01/07 TO 03/31/07	12	94.44	84.26	81.20	26.95	103.77	30.33	136.79	56.18 to 107.15	158,674	128,843
04/01/07 TO 06/30/07	22	101.59	112.57	102.34	27.70	110.00	33.67	326.23	94.18 to 111.35	277,228	283,715
<u>Study Years</u>											
07/01/04 TO 06/30/05	60	98.79	98.69	99.35	8.30	99.33	3.45	173.15	98.14 to 99.49	245,815	244,222
07/01/05 TO 06/30/06	69	96.58	87.97	83.30	13.48	105.61	22.13	150.00	87.54 to 98.24	306,466	255,285
07/01/06 TO 06/30/07	61	97.33	93.18	90.80	25.82	102.62	11.52	326.23	85.58 to 99.52	249,868	226,877
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	63	98.39	92.71	90.59	10.21	102.34	3.45	150.00	97.19 to 98.81	303,001	274,499
01/01/06 TO 12/31/06	60	87.38	83.66	82.73	18.68	101.12	11.52	134.65	79.88 to 95.99	320,355	265,038
<u>ALL</u>											
	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	3	97.67	97.71	97.94	1.74	99.76	95.17	100.28	N/A	60,750	59,498
CAIRO	3	96.19	85.70	92.44	13.55	92.70	60.90	100.00	N/A	19,400	17,934
DONIPHAN	3	99.27	82.46	73.31	19.01	112.48	45.75	102.37	N/A	165,833	121,576
GRAND ISLAND	170	98.19	94.28	91.56	15.12	102.97	3.45	326.23	97.19 to 98.76	279,959	256,328
RURAL	4	63.78	64.25	80.18	47.02	80.13	33.67	95.77	N/A	118,750	95,211
RURAL SUB	5	100.09	82.27	66.20	33.33	124.27	22.13	136.79	N/A	456,600	302,275
WOOD RIVER	2	91.16	91.16	88.66	4.10	102.81	87.42	94.89	N/A	24,000	21,279
<u>ALL</u>											
	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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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	181	98.14	93.96	91.39	14.87	102.81	3.45	326.23	97.07 to 98.71	267,287	244,283
2	4	76.17	77.82	42.91	54.75	181.35	22.13	136.79	N/A	338,250	145,138
3	5	92.70	71.42	93.36	27.47	76.50	33.67	100.09	N/A	281,000	262,334
____ALL____	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

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	166	98.15	95.31	91.67	13.05	103.97	22.13	326.23	97.07 to 98.71	270,760	248,218
2	24	80.93	77.22	79.20	40.74	97.49	3.45	173.15	51.50 to 100.00	257,954	204,304
____ALL____	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	44	98.80	98.54	101.41	7.72	97.17	72.75	150.00	97.07 to 99.31	208,663	211,599
03	146	97.83	91.37	87.70	18.25	104.18	3.45	326.23	95.77 to 98.41	287,369	252,035
04											
____ALL____	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0090											
10-0019	1	104.85	104.85	104.85			104.85	104.85	N/A	134,000	140,505
40-0002	174	98.15	93.85	90.20	15.73	104.04	3.45	326.23	97.07 to 98.71	282,081	254,450
40-0082	4	63.78	65.33	92.78	48.71	70.41	33.67	100.09	N/A	283,750	263,273
40-0083	5	95.17	95.09	96.01	3.29	99.04	87.42	100.28	N/A	46,050	44,210
40-0126	3	99.27	82.46	73.31	19.01	112.48	45.75	102.37	N/A	165,833	121,576
41-0504											
47-0100	3	96.19	85.70	92.44	13.55	92.70	60.90	100.00	N/A	19,400	17,934
NonValid School											
____ALL____	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

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TOTAL Assessed Value:	46,107,602						
AVG. Adj. Sales Price:	269,142	COD:	15.80	MAX Sales Ratio:	326.23		
AVG. Assessed Value:	242,671	PRD:	103.18	MIN Sales Ratio:	3.45		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	24	75.57	75.16	63.01	43.28	119.28	3.45	173.15	51.50 to 100.00	171,871	108,301
Prior TO 1860											
1860 TO 1899	3	85.33	159.44	86.15	101.36	185.08	66.77	326.23	N/A	88,830	76,527
1900 TO 1919	17	98.24	95.92	90.66	12.90	105.80	45.75	158.57	97.07 to 99.84	92,782	84,117
1920 TO 1939	16	98.22	94.02	85.91	11.53	109.44	60.35	117.23	78.26 to 104.13	95,367	81,925
1940 TO 1949	14	96.38	91.21	90.99	7.50	100.24	53.34	100.51	87.54 to 99.09	92,970	84,596
1950 TO 1959	15	96.72	93.87	95.67	6.79	98.12	57.25	106.04	89.18 to 99.68	100,520	96,166
1960 TO 1969	14	99.30	104.12	109.60	24.01	95.00	30.33	156.91	81.34 to 146.45	221,928	243,222
1970 TO 1979	41	96.88	92.08	93.10	9.78	98.90	50.10	121.04	94.56 to 98.86	342,383	318,770
1980 TO 1989	19	98.71	94.54	97.02	11.78	97.45	40.93	136.79	85.58 to 101.42	431,605	418,734
1990 TO 1994	7	102.99	104.17	102.32	3.67	101.81	98.47	111.50	98.47 to 111.50	434,563	444,629
1995 TO 1999	12	98.08	90.67	84.10	11.58	107.80	22.13	114.75	86.31 to 99.49	368,326	309,777
2000 TO Present	8	91.44	90.88	82.86	11.69	109.68	75.43	110.84	75.43 to 110.84	1,003,256	831,336
ALL	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	99.81	99.81	99.11	4.93	100.71	94.89	104.73	N/A	7,000	6,937
Total \$											
1 TO 9999	2	99.81	99.81	99.11	4.93	100.71	94.89	104.73	N/A	7,000	6,937
10000 TO 29999	8	102.19	125.22	134.82	50.59	92.88	34.85	326.23	34.85 to 326.23	13,962	18,823
30000 TO 59999	24	90.80	87.93	86.67	22.91	101.46	35.02	158.57	78.26 to 100.00	46,124	39,974
60000 TO 99999	40	97.91	94.83	94.88	7.22	99.95	53.04	117.23	96.58 to 98.76	80,030	75,930
100000 TO 149999	46	98.36	95.25	95.20	15.88	100.04	33.67	156.91	92.18 to 99.51	121,271	115,453
150000 TO 249999	23	99.26	92.79	93.29	10.32	99.46	30.33	114.75	90.62 to 99.84	190,177	177,426
250000 TO 499999	21	98.71	83.80	83.91	17.87	99.88	3.45	111.50	65.35 to 99.42	315,804	264,977
500000 +	26	97.47	88.28	89.61	15.31	98.51	11.52	146.45	85.58 to 98.60	1,158,412	1,038,090
ALL	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	242,671	PRD:	103.18	MIN Sales Ratio:	3.45		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	34.85	34.85	34.85			34.85	34.85	N/A	10,000	3,485
5000 TO 9999	4	77.90	65.99	9.96	43.41	662.47	3.45	104.73	N/A	73,500	7,321
Total \$ _____											
1 TO 9999	5	60.90	59.76	10.78	52.98	554.38	3.45	104.73	N/A	60,800	6,554
10000 TO 29999	9	94.18	75.73	61.40	26.64	123.34	35.02	106.04	40.93 to 102.24	31,283	19,208
30000 TO 59999	27	85.33	92.40	74.31	32.87	124.35	30.33	326.23	76.18 to 98.76	59,038	43,871
60000 TO 99999	48	97.68	93.65	80.38	12.67	116.51	11.52	158.57	95.42 to 98.52	100,100	80,462
100000 TO 149999	36	98.43	94.56	92.56	7.20	102.16	45.75	115.37	96.72 to 99.51	131,624	121,837
150000 TO 249999	26	99.33	98.61	84.82	20.35	116.26	22.13	156.91	94.58 to 103.48	229,369	194,548
250000 TO 499999	19	98.79	95.75	93.71	7.51	102.18	63.25	113.05	93.17 to 100.64	359,774	337,160
500000 +	20	98.10	95.87	93.95	8.96	102.04	65.59	146.45	95.38 to 99.31	1,330,744	1,250,239
ALL _____											
	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	75.57	75.16	63.01	43.28	119.28	3.45	173.15	51.50 to 100.00	171,871	108,301
10	6	85.22	78.47	65.01	21.94	120.70	30.33	100.00	30.33 to 100.00	88,213	57,351
15	11	97.07	91.62	95.66	8.63	95.77	60.90	104.13	78.26 to 101.56	89,522	85,638
20	134	98.29	97.33	96.32	12.79	101.04	40.93	326.23	97.67 to 98.79	235,154	226,509
25	7	95.38	90.87	85.33	10.53	106.49	75.43	105.41	75.43 to 105.41	1,261,721	1,076,642
30	8	97.84	89.36	84.06	15.03	106.31	22.13	113.05	22.13 to 113.05	644,430	541,684
ALL _____											
	190	98.10	93.03	90.16	15.80	103.18	3.45	326.23	96.82 to 98.60	269,142	242,671

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Base Stat

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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)	24	75.57	75.16	63.01	43.28	119.28	3.45	173.15	51.50 to 100.00	171,871	108,301
319	1	101.56	101.56	101.56			101.56	101.56	N/A	77,500	78,711
323	1	100.00	100.00	100.00			100.00	100.00	N/A	35,400	35,400
326	9	102.61	106.54	104.61	7.53	101.84	96.11	134.65	98.26 to 112.14	80,222	83,918
330	2	92.46	92.46	95.51	6.65	96.80	86.31	98.60	N/A	1,010,479	965,110
341	6	82.74	85.58	83.07	8.68	103.02	75.43	96.72	75.43 to 96.72	1,405,008	1,167,161
343	1	100.09	100.09	100.09			100.09	100.09	N/A	930,000	930,826
344	24	98.20	89.56	82.20	14.23	108.96	22.13	114.75	87.42 to 100.08	266,966	219,440
349	1	105.41	105.41	105.41			105.41	105.41	N/A	250,000	263,524
350	2	96.75	96.75	99.04	2.65	97.68	94.18	99.31	N/A	290,000	287,227
352	44	98.80	102.54	101.01	11.77	101.52	72.75	326.23	97.07 to 99.31	205,738	207,808
353	23	98.07	90.94	94.24	9.83	96.50	53.34	115.37	89.10 to 98.71	197,046	185,694
379	1	158.57	158.57	158.57			158.57	158.57	N/A	40,000	63,426
384	1	62.78	62.78	62.78			62.78	62.78	N/A	95,900	60,210
386	1	102.99	102.99	102.99			102.99	102.99	N/A	380,000	391,375
391	1	40.93	40.93	40.93			40.93	40.93	N/A	50,000	20,464
406	11	94.89	88.93	91.52	10.01	97.16	60.90	102.24	73.96 to 99.73	81,569	74,654
407	3	156.91	136.80	142.04	12.82	96.31	96.58	156.91	N/A	95,112	135,092
412	3	90.62	84.77	90.52	11.95	93.64	65.59	98.09	N/A	1,875,000	1,697,342
419	1	93.00	93.00	93.00			93.00	93.00	N/A	480,000	446,397
426	1	121.04	121.04	121.04			121.04	121.04	N/A	135,000	163,408
428	1	98.39	98.39	98.39			98.39	98.39	N/A	105,000	103,308
442	5	66.77	70.71	60.80	31.57	116.29	30.33	98.76	N/A	107,994	65,661
472	1	104.96	104.96	104.96			104.96	104.96	N/A	2,100,000	2,204,083
494	2	85.20	85.20	93.36	15.50	91.26	71.99	98.41	N/A	340,000	317,411
528	20	96.51	95.57	98.46	10.29	97.07	53.04	136.79	92.70 to 101.26	128,052	126,079
<u>ALL</u>	<u>190</u>	<u>98.10</u>	<u>93.03</u>	<u>90.16</u>	<u>15.80</u>	<u>103.18</u>	<u>3.45</u>	<u>326.23</u>	<u>96.82 to 98.60</u>	<u>269,142</u>	<u>242,671</u>

**2008 Correlation Section
for Hall County**

Commerical Real Property

I. Correlation

COMMERCIAL: The following tables all offer support of the calculated median as the official level of value for commercial property in Hall County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussion throughout the past year between the Hall County Assessor and her state liaison have revealed that even though there is an appraisal staff separate from the assessment staff, as well as some contract appraisal work; the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

Hall County is a county experiencing growth throughout its very diverse community. The large city of Grand Island with the many market neighborhoods poses many challenges as do the smaller communities in the county. The Hall County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the commercial valuations for Hall County and statistical evidence follows that lends its support to a level of value for commercial property at 98% of the market.

**2008 Correlation Section
for Hall 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	388	190	48.97
2007	402	244	60.7
2006	362	206	56.91
2005	330	227	68.79
2004	333	224	67.27
2003	356	246	69.1
2002	361	243	67.31
2001	364	271	74.45

COMMERCIAL: At first glance, it would appear that table two shows a decrease in the percentage of sales used. However, a review of the sales not used for measurement purposes shows that 75 of the sales were taken out due to their being substantially changed since the date of the sale. If the substantially changed parcels were added back to the file, the number of qualified sales would be similar many of the previous years. Hall County has had in place for many years, established sales review procedures. It does not appear that Hall County has excessively trimmed their sales.

**2008 Correlation Section
for Hall 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 Hall 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	98.07	0.17	98.23	98.10
2007	98.39	1.16	99.53	98.40
2006	89.77	6.91	95.97	98.82
2005	93.97	0.72	94.65	94.23
2004	94.89	0.69	95.55	95.26
2003	94	1.82	95.71	96
2002	90	0.1	90.09	90
2001	91	0.87	91.79	93

COMMERCIAL: Table 3 illustrates that the commercial values when trended from the previous year arrive at a ratio nearly identical to the R & O Ratio. The conclusion may be drawn that the commercial population and the commercial sales were treated uniformly. The Trended ratio offers strong support for the calculated level of value at 98.10% of market and either the calculated ratio or the trended ratio could be used to call a level of value for commercial property in Hall County.

**2008 Correlation Section
for Hall 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 Hall 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)
-0.66	2008	0.17
1.22	2007	1.16
18.1	2006	6.91
1.27	2005	0.72
1.43	2004	0.69
2.41	2003	1.82
0	2002	0.1
4.59	2001	0.87

COMMERCIAL: Table 4 illustrates nearly identical movement between the sales file and the base value. This offers support that either the calculated median or the trended median for commercial property is an accurate reflection of the level of value in Hall County. It also indicates that the commercial class of property has been valued uniformly.

2008 Correlation Section for Hall 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 Hall County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.10	90.16	93.03

COMMERCIAL: A review of Table 5 indicates the median coming in at 98% with the wgt mean lower at 90% and the mean at 93%. All three measures of central tendency are within or close to within the acceptable range giving credibility to the statistical level of value for commercial property in Hall County.

**2008 Correlation Section
for Hall 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	15.80	103.18
Difference	0	0.18

COMMERCIAL: Both qualitative measures reflect good assessment uniformity. The COD and PRD are within or round to within the prescribed parameters for the 2008 assessment year and indicate the Hall County Assessor has valued commercial property uniformly.

**2008 Correlation Section
for Hall 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	215	190	-25
Median	98.07	98.10	0.03
Wgt. Mean	90.10	90.16	0.06
Mean	95.26	93.03	-2.23
COD	18.26	15.80	-2.46
PRD	105.73	103.18	-2.55
Min Sales Ratio	3.45	3.45	0
Max Sales Ratio	667.76	326.23	-341.53

COMMERCIAL: Table 7 accurately reflects 25 sales that were removed after the preliminary statistical run. Following the completion of pickup work and sales verification, these 25 sales were found to have substantially changed since the date of the sale. While this may seem like a large amount, it does not reflect a large percentage of the total commercial sales file and it is indicative of the class of property. The changes in the remaining statistics give mathematical support to 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

NUMBER of Sales:	80	MEDIAN:	68	COV:	27.52	95% Median C.I.:	61.98 to 71.24	(!: Derived)
(AgLand) TOTAL Sales Price:	16,521,061	WGT. MEAN:	65	STD:	17.89	95% Wgt. Mean C.I.:	61.26 to 69.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,554,961	MEAN:	65	AVG.ABS.DEV:	12.78	95% Mean C.I.:	61.07 to 68.91	
(AgLand) TOTAL Assessed Value:	10,790,867							
AVG. Adj. Sales Price:	206,937	COD:	18.70	MAX Sales Ratio:	104.86			
AVG. Assessed Value:	134,885	PRD:	99.70	MIN Sales Ratio:	16.24			

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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	81.06	81.06	81.05			81.06	81.06	N/A	140,000	113,477
10/01/04 TO 12/31/04	2	98.18	98.18	96.14	6.81	102.12	91.49	104.86	N/A	222,250	213,664
01/01/05 TO 03/31/05	7	74.46	70.64	70.18	7.18	100.65	51.43	77.82	51.43 to 77.82	241,136	169,239
04/01/05 TO 06/30/05	6	67.37	66.23	65.34	12.30	101.37	45.69	85.94	45.69 to 85.94	268,000	175,108
07/01/05 TO 09/30/05	4	72.77	70.91	70.82	11.84	100.13	55.56	82.55	N/A	217,079	153,741
10/01/05 TO 12/31/05	12	69.59	63.24	63.29	19.22	99.92	19.40	86.37	53.89 to 73.51	189,090	119,684
01/01/06 TO 03/31/06	24	68.56	68.04	63.33	15.86	107.43	34.45	99.95	60.12 to 72.35	217,992	138,059
04/01/06 TO 06/30/06	2	54.89	54.89	49.46	40.24	110.96	32.80	76.97	N/A	36,132	17,872
07/01/06 TO 09/30/06	4	65.21	58.29	63.39	29.70	91.94	16.24	86.48	N/A	284,125	180,111
10/01/06 TO 12/31/06	3	64.04	69.49	67.33	9.06	103.20	63.51	80.92	N/A	288,750	194,426
01/01/07 TO 03/31/07	9	60.04	61.81	62.12	9.88	99.51	48.90	72.69	55.58 to 72.25	180,919	112,379
04/01/07 TO 06/30/07	6	36.29	41.09	49.71	44.35	82.66	19.10	72.48	19.10 to 72.48	100,333	49,876
<u>Study Years</u>											
07/01/04 TO 06/30/05	16	73.26	73.08	71.54	13.97	102.15	45.69	104.86	66.59 to 81.06	242,528	173,508
07/01/05 TO 06/30/06	42	68.81	66.32	63.97	17.33	103.66	19.40	99.95	61.98 to 72.35	200,987	128,579
07/01/06 TO 06/30/07	22	61.30	56.57	61.76	22.41	91.59	16.24	86.48	48.90 to 68.89	192,410	118,836
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	29	69.46	66.70	66.63	14.64	100.11	19.40	86.37	61.98 to 74.46	221,840	147,810
01/01/06 TO 12/31/06	33	68.53	66.19	63.68	17.88	103.95	16.24	99.95	61.60 to 71.43	221,418	140,996
<u>ALL</u>											
	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	10,790,867							
AVG. Adj. Sales Price:	206,937	COD:	18.70	MAX Sales Ratio:	104.86			
AVG. Assessed Value:	134,885	PRD:	99.70	MIN Sales Ratio:	16.24			

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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	
3209	3	70.73	73.81	69.78	6.79	105.78	68.15	82.55	N/A	244,666	170,717	
3211	7	68.53	67.25	67.70	21.97	99.33	37.47	95.37	37.47 to 95.37	174,999	118,474	
3213	2	72.08	72.08	81.54	26.92	88.40	52.68	91.49	N/A	195,000	159,002	
3215	7	76.51	68.00	71.56	24.45	95.03	19.10	96.07	19.10 to 96.07	190,079	136,011	
3309	4	64.10	58.06	65.78	16.93	88.27	32.80	71.24	N/A	264,000	173,653	
3313	4	64.51	65.15	65.69	8.24	99.18	59.55	72.05	N/A	257,073	168,878	
3315	4	56.71	58.44	55.49	14.58	105.31	48.90	71.43	N/A	174,899	97,048	
3433	6	54.03	49.28	53.87	24.29	91.48	16.24	67.82	16.24 to 67.82	234,490	126,311	
3435	7	70.13	59.88	61.51	26.78	97.35	19.40	85.94	19.40 to 85.94	102,292	62,922	
3437	6	70.26	73.57	73.79	14.24	99.70	60.99	104.86	60.99 to 104.86	145,250	107,183	
3439	4	70.27	68.60	68.13	6.48	100.69	60.04	73.82	N/A	243,640	165,991	
3533	8	66.61	65.06	66.24	25.05	98.21	35.11	99.95	35.11 to 99.95	134,973	89,411	
3535	5	68.06	65.30	63.86	9.56	102.26	55.58	72.80	N/A	152,108	97,141	
3537	4	71.84	64.76	54.24	18.78	119.40	34.45	80.92	N/A	386,486	209,633	
3539	9	69.03	69.27	68.56	9.28	101.03	53.89	86.48	61.60 to 75.31	304,022	208,451	
ALL	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	57	68.58	65.82	67.49	19.76	97.52	19.10	104.86	61.56 to 72.25	179,391	121,080	
2	23	68.06	62.92	61.45	15.89	102.41	16.24	86.48	55.87 to 72.69	275,201	169,100	
ALL	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885	

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	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885	
ALL	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	134,885	PRD:	99.70	MIN Sales Ratio:	16.24			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	53.89	55.88	55.89	13.84	99.99	45.69	68.06	N/A	187,533	104,803
DRY-N/A	8	55.72	60.65	58.77	18.53	103.21	37.47	82.55	37.47 to 82.55	95,610	56,186
GRASS	4	19.95	22.23	20.71	22.88	107.36	16.24	32.80	N/A	69,125	14,315
GRASS-N/A	3	35.11	30.96	27.14	18.00	114.05	19.40	38.36	N/A	83,973	22,793
IRRGTD	39	68.89	70.30	68.65	11.66	102.40	48.90	104.86	64.04 to 73.13	233,151	160,061
IRRGTD-N/A	23	70.73	70.55	65.27	15.93	108.09	34.45	99.95	68.16 to 76.97	243,745	159,084
ALL	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885

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	4	60.98	60.11	56.82	16.92	105.79	45.69	72.80	N/A	148,885	84,597
DRY-N/A	7	55.58	58.91	58.13	16.81	101.34	37.47	82.55	37.47 to 82.55	104,562	60,786
GRASS	5	19.40	21.67	20.27	18.81	106.89	16.24	32.80	N/A	83,084	16,841
GRASS-N/A	2	36.74	36.74	36.67	4.42	100.18	35.11	38.36	N/A	56,500	20,717
IRRGTD	55	70.13	70.45	69.01	11.39	102.08	48.90	104.86	68.05 to 72.48	230,095	158,785
IRRGTD-N/A	7	69.46	69.98	57.15	27.64	122.44	34.45	99.95	34.45 to 99.95	291,975	166,874
ALL	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885

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	11	55.58	59.35	57.55	17.45	103.14	37.47	82.55	45.69 to 72.80	120,680	69,445
GRASS	7	20.79	25.97	23.78	35.41	109.23	16.24	38.36	16.24 to 38.36	75,488	17,948
IRRGTD	61	70.13	70.89	68.09	12.72	104.11	34.45	104.86	68.15 to 72.48	234,709	159,811
IRRGTD-N/A	1	40.03	40.03	40.03			40.03	40.03	N/A	381,784	152,830
ALL	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	80	MEDIAN:	68	COV:	27.52	95% Median C.I.:	61.98 to 71.24	(! : Derived)
(AgLand) TOTAL Sales Price:	16,521,061	WGT. MEAN:	65	STD:	17.89	95% Wgt. Mean C.I.:	61.26 to 69.10	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,554,961	MEAN:	65	AVG.ABS.DEV:	12.78	95% Mean C.I.:	61.07 to 68.91	
(AgLand) TOTAL Assessed Value:	10,790,867							
AVG. Adj. Sales Price:	206,937	COD:	18.70	MAX Sales Ratio:	104.86			
AVG. Assessed Value:	134,885	PRD:	99.70	MIN Sales Ratio:	16.24			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
01-0003												
01-0090												
10-0019	7	68.05	60.47	64.64	18.51	93.55	35.11	76.97	35.11 to 76.97	154,613	99,938	
40-0002	2	66.71	66.71	64.26	7.08	103.80	61.98	71.43	N/A	134,799	86,624	
40-0082	21	68.15	62.26	64.88	22.58	95.97	16.24	95.37	52.68 to 73.26	192,231	124,723	
40-0083	21	68.58	67.99	68.53	18.20	99.20	19.40	104.86	60.99 to 73.82	171,929	117,830	
40-0126	22	68.08	65.05	62.20	13.15	104.57	34.45	86.48	55.87 to 72.80	282,960	176,014	
41-0504												
47-0100	7	76.51	68.00	71.56	24.45	95.03	19.10	96.07	19.10 to 96.07	190,079	136,011	
NonValid School												
ALL	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	12	69.35	58.39	56.53	23.27	103.29	19.10	82.55	35.11 to 73.26	48,103	27,191	
30.01 TO 50.00	12	56.63	55.61	56.44	28.60	98.52	16.24	95.37	37.47 to 72.35	94,974	53,605	
50.01 TO 100.00	26	68.81	67.69	66.89	17.35	101.20	19.40	99.95	60.96 to 75.31	181,714	121,545	
100.01 TO 180.00	28	68.85	70.31	68.39	13.04	102.82	40.03	104.86	68.05 to 72.69	316,332	216,327	
180.01 TO 330.00	2	51.14	51.14	48.08	32.63	106.36	34.45	67.82	N/A	628,079	301,977	
ALL	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	2	79.76	79.76	79.69	3.50	100.08	76.97	82.55	N/A	26,632	21,224	
30000 TO 59999	8	48.96	50.14	48.59	38.39	103.18	19.10	73.26	19.10 to 73.26	48,375	23,507	
60000 TO 99999	11	68.16	64.08	64.77	23.83	98.92	20.79	99.95	37.47 to 95.37	75,599	48,968	
100000 TO 149999	9	55.56	55.90	56.99	33.30	98.08	16.24	96.07	19.40 to 81.06	119,560	68,136	
150000 TO 249999	30	72.47	71.42	70.48	12.54	101.33	48.90	104.86	63.51 to 75.31	202,527	142,744	
250000 TO 499999	18	68.12	65.86	65.78	10.31	100.13	40.03	91.49	61.60 to 70.73	381,948	251,232	
500000 +	2	51.14	51.14	48.08	32.63	106.36	34.45	67.82	N/A	628,079	301,977	
ALL	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	206,937	COD:	18.70	MAX Sales Ratio:	104.86			
AVG. Assessed Value:	134,885	PRD:	99.70	MIN Sales Ratio:	16.24			

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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	19.10	19.10	19.10			19.10	19.10	N/A	52,000	9,934	
Total \$ _____												
1 TO 9999	1	19.10	19.10	19.10			19.10	19.10	N/A	52,000	9,934	
10000 TO 29999	11	37.47	44.73	34.64	49.95	129.13	16.24	82.55	19.40 to 76.97	60,957	21,115	
30000 TO 59999	11	68.58	66.37	64.89	13.73	102.29	52.68	95.37	53.89 to 73.26	73,071	47,413	
60000 TO 99999	6	62.78	66.93	64.10	21.13	104.42	51.43	99.95	51.43 to 99.95	121,066	77,606	
100000 TO 149999	19	68.53	68.36	66.17	14.93	103.30	45.69	96.07	60.04 to 77.82	195,776	129,548	
150000 TO 249999	18	73.32	72.67	69.53	13.18	104.52	40.03	104.86	66.59 to 82.77	251,944	175,166	
250000 TO 499999	14	68.49	67.81	65.27	8.85	103.89	34.45	91.49	64.04 to 71.24	431,964	281,933	
ALL _____	80	68.35	64.99	65.18	18.70	99.70	16.24	104.86	61.98 to 71.24	206,937	134,885	

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

Agricultural

Applied 10% increase on all dry and grass LCGs countywide

Reviewed aerial base maps flown in 2006 and updated land use for new pivots

2008 Assessment Survey for Hall County

Agricultural Appraisal Information

1.	Data collection done by:
	Office Staff
2.	Valuation done by:
	The staff appraisers along with the assessor determines the value with the assessor being responsible for the final value of the property.
3.	Pickup work done by whom:
	Staff Appraisers
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income approach has never been utilized.
6.	What is the date of the soil survey currently used?
	1959; however a new survey was completed in 2005 for future implementation. It will be in place for the 2009 assessment year.
7.	What date was the last countywide land use study completed?
	1995
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA biennial slides and physical inspection when needed.
b.	By whom?
	Office staff
c.	What proportion is complete / implemented at this time?
	100%
8.	Number of market areas/neighborhoods in the agricultural property class:
	3

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9.	How are market areas/neighborhoods defined in this property class?
	These market areas are defined by location using geographical boundaries.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
108	2	68	178

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	77	MEDIAN:	69	COV:	27.10	95% Median C.I.:	64.06 to 72.48	(!: Derived)
(AgLand) TOTAL Sales Price:	15,981,131	WGT. MEAN:	66	STD:	18.11	95% Wgt. Mean C.I.:	62.32 to 70.38	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,001,131	MEAN:	67	AVG.ABS.DEV:	13.05	95% Mean C.I.:	62.79 to 70.88	
(AgLand) TOTAL Assessed Value:	10,616,480							
AVG. Adj. Sales Price:	207,806	COD:	18.84	MAX Sales Ratio:	104.86			
AVG. Assessed Value:	137,876	PRD:	100.74	MIN Sales Ratio:	17.87			

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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	81.06	81.06	81.05			81.06	81.06	N/A	140,000	113,477
10/01/04 TO 12/31/04	2	98.21	98.21	96.17	6.78	102.11	91.55	104.86	N/A	222,250	213,742
01/01/05 TO 03/31/05	7	74.46	70.71	70.25	7.22	100.65	51.49	77.82	51.49 to 77.82	241,136	169,400
04/01/05 TO 06/30/05	5	68.15	72.33	70.45	10.92	102.68	61.56	86.83	N/A	268,200	188,935
07/01/05 TO 09/30/05	3	76.90	79.06	73.49	9.27	107.58	69.44	90.83	N/A	255,959	188,094
10/01/05 TO 12/31/05	11	73.13	66.07	64.95	17.79	101.73	21.32	86.70	41.02 to 83.21	200,144	129,988
01/01/06 TO 03/31/06	23	68.71	68.42	63.33	16.15	108.04	34.84	102.54	60.26 to 72.69	218,317	138,268
04/01/06 TO 06/30/06	2	56.53	56.53	51.51	36.16	109.74	36.09	76.97	N/A	36,132	18,612
07/01/06 TO 09/30/06	4	65.43	58.88	63.74	29.27	92.38	17.87	86.81	N/A	284,125	181,107
10/01/06 TO 12/31/06	3	64.06	69.50	67.35	9.06	103.19	63.51	80.92	N/A	288,750	194,459
01/01/07 TO 03/31/07	10	61.19	66.26	65.18	14.31	101.66	48.90	92.75	57.39 to 79.97	171,988	112,103
04/01/07 TO 06/30/07	6	38.54	42.51	50.60	41.33	84.00	21.02	72.48	21.02 to 72.48	100,333	50,773
<u>Study Years</u>											
07/01/04 TO 06/30/05	15	75.31	75.61	73.93	11.90	102.27	51.49	104.86	67.90 to 81.06	240,897	178,096
07/01/05 TO 06/30/06	39	71.01	67.97	64.64	17.11	105.16	21.32	102.54	62.06 to 73.26	206,744	133,629
07/01/06 TO 06/30/07	23	61.60	59.20	63.21	22.93	93.66	17.87	92.75	57.39 to 69.25	188,027	118,847
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	26	73.32	70.02	68.76	13.08	101.83	21.32	90.83	67.90 to 76.90	230,708	158,639
01/01/06 TO 12/31/06	32	68.65	66.59	63.77	17.97	104.42	17.87	102.54	60.96 to 72.69	221,760	141,412
<u>ALL</u>											
	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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NUMBER of Sales:	77	MEDIAN:	69	COV:	27.10	95% Median C.I.:	64.06 to 72.48	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	16,001,131	MEAN:	67	AVG.ABS.DEV:	13.05	95% Mean C.I.:	62.79 to 70.88	
(AgLand) TOTAL Assessed Value:	10,616,480							
AVG. Adj. Sales Price:	207,806	COD:	18.84	MAX Sales Ratio:	104.86			
AVG. Assessed Value:	137,876	PRD:	100.74	MIN Sales Ratio:	17.87			

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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	
3209	3	71.01	76.66	70.19	10.65	109.22	68.15	90.83	N/A	244,666	171,737	
3211	7	74.46	73.77	71.55	19.72	103.10	41.22	95.53	41.22 to 95.53	173,737	124,312	
3213	2	74.76	74.76	82.93	22.47	90.14	57.96	91.55	N/A	195,000	161,720	
3215	6	80.87	73.62	79.65	18.30	92.42	21.02	95.34	21.02 to 95.34	177,259	141,188	
3309	4	64.10	58.88	65.92	15.65	89.33	36.09	71.24	N/A	264,000	174,023	
3313	4	64.58	65.19	65.75	8.18	99.15	59.55	72.05	N/A	257,073	169,016	
3315	4	56.78	58.49	55.53	14.61	105.32	48.90	71.51	N/A	174,899	97,127	
3433	5	52.19	48.50	54.21	27.79	89.47	17.87	67.90	N/A	267,888	145,213	
3435	7	70.13	60.58	62.34	26.15	97.17	21.32	86.83	21.32 to 86.83	102,292	63,769	
3437	6	70.73	73.77	73.92	14.05	99.80	61.23	104.86	61.23 to 104.86	145,250	107,366	
3439	3	68.16	67.05	66.75	5.85	100.45	60.52	72.48	N/A	254,686	170,015	
3533	8	66.61	65.58	66.54	25.25	98.55	35.85	102.54	35.85 to 102.54	134,973	89,812	
3535	5	74.89	70.70	69.36	11.09	101.93	57.39	80.09	N/A	152,108	105,496	
3537	4	72.01	64.95	54.47	18.72	119.23	34.84	80.92	N/A	386,486	210,519	
3539	9	69.44	70.05	68.89	8.42	101.68	59.28	86.81	61.60 to 75.31	304,022	209,454	
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	55	70.13	67.59	68.84	19.65	98.19	21.02	104.86	61.61 to 72.75	177,072	121,902	
2	22	68.67	64.95	62.47	16.27	103.97	17.87	86.81	61.15 to 75.31	284,642	177,811	
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876	

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	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876	
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	10,616,480							
AVG. Adj. Sales Price:	207,806	COD:	18.84	MAX Sales Ratio:	104.86			
AVG. Assessed Value:	137,876	PRD:	100.74	MIN Sales Ratio:	17.87			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	67.09	67.09	71.61	11.63	93.68	59.28	74.89	N/A	147,800	105,844
DRY-N/A	6	70.56	68.54	65.61	21.39	104.47	41.22	90.83	41.22 to 90.83	99,490	65,272
GRASS	4	21.95	24.46	22.78	22.86	107.38	17.87	36.09	N/A	69,125	15,747
GRASS-N/A	3	35.85	32.11	28.55	16.60	112.48	21.32	39.17	N/A	83,973	23,974
IRRGTD	39	68.89	70.79	68.79	12.34	102.91	48.90	104.86	64.06 to 73.13	230,103	158,284
IRRGTD-N/A	23	72.69	71.57	66.09	15.79	108.29	34.84	102.54	68.71 to 78.53	243,745	161,093
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876

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	3	74.89	71.42	72.46	9.26	98.56	59.28	80.09	N/A	109,513	79,357
DRY-N/A	5	61.15	66.23	64.76	23.42	102.26	41.22	90.83	N/A	112,800	73,050
GRASS	5	21.32	23.83	22.29	18.83	106.91	17.87	36.09	N/A	83,084	18,522
GRASS-N/A	2	37.51	37.51	37.43	4.43	100.20	35.85	39.17	N/A	56,500	21,150
IRRGTD	55	70.13	70.89	69.21	11.88	102.42	48.90	104.86	68.09 to 72.75	227,933	157,762
IRRGTD-N/A	7	78.53	72.57	58.78	24.08	123.47	34.84	102.54	34.84 to 102.54	291,975	171,617
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876

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	8	68.02	68.17	67.60	19.51	100.85	41.22	90.83	41.22 to 90.83	111,567	75,415
GRASS	7	22.87	27.74	25.53	31.79	108.66	17.87	39.17	17.87 to 39.17	75,488	19,273
IRRGTD	61	71.24	71.57	68.47	13.16	104.53	34.84	104.86	68.16 to 73.13	232,760	159,370
IRRGTD-N/A	1	41.02	41.02	41.02			41.02	41.02	N/A	381,784	156,625
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876

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Base Stat

State Stat Run

Type: Qualified

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
01-0003												
01-0090												
10-0019	7	68.16	60.77	64.85	18.06	93.71	35.85	76.97	35.85 to 76.97	154,613	100,271	
40-0002	2	66.79	66.79	64.34	7.07	103.81	62.06	71.51	N/A	134,799	86,724	
40-0082	21	68.89	65.29	66.35	23.11	98.40	17.87	95.53	55.66 to 74.46	191,811	127,260	
40-0083	20	68.65	68.19	68.48	18.58	99.58	21.32	104.86	61.23 to 73.51	170,001	116,417	
40-0126	21	69.25	67.19	63.23	13.37	106.27	34.84	86.81	61.60 to 75.31	293,220	185,389	
41-0504												
47-0100	6	80.87	73.62	79.65	18.30	92.42	21.02	95.34	21.02 to 95.34	177,259	141,188	
NonValid School												
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	12	69.35	60.25	57.90	24.33	104.06	21.02	90.83	36.09 to 76.97	48,103	27,854	
30.01 TO 50.00	11	59.28	56.82	57.38	28.02	99.04	17.87	95.53	22.87 to 72.75	97,471	55,926	
50.01 TO 100.00	25	72.05	69.73	67.93	17.54	102.65	21.32	102.54	61.56 to 77.82	180,209	122,417	
100.01 TO 180.00	27	71.01	72.31	69.84	12.34	103.54	41.02	104.86	68.09 to 76.90	318,159	222,195	
180.01 TO 330.00	2	51.37	51.37	48.35	32.18	106.25	34.84	67.90	N/A	628,079	303,661	
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	2	83.90	83.90	83.74	8.26	100.20	76.97	90.83	N/A	26,632	22,301	
30000 TO 59999	8	49.36	51.90	50.08	38.21	103.63	21.02	80.09	21.02 to 80.09	48,375	24,226	
60000 TO 99999	11	68.71	68.82	69.74	24.07	98.67	22.87	102.54	41.22 to 95.53	77,790	54,254	
100000 TO 149999	8	57.68	56.95	58.02	34.26	98.16	17.87	95.34	17.87 to 95.34	121,950	70,756	
150000 TO 249999	29	73.51	72.58	71.51	12.64	101.49	48.90	104.86	62.06 to 78.53	202,253	144,631	
250000 TO 499999	17	68.16	67.26	66.79	9.01	100.71	41.02	91.55	61.60 to 71.24	388,709	259,621	
500000 +	2	51.37	51.37	48.35	32.18	106.25	34.84	67.90	N/A	628,079	303,661	
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	77	MEDIAN:	69	COV:	27.10	95% Median C.I.:	64.06 to 72.48	(!: Derived)
(AgLand) TOTAL Sales Price:	15,981,131	WGT. MEAN:	66	STD:	18.11	95% Wgt. Mean C.I.:	62.32 to 70.38	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,001,131	MEAN:	67	AVG.ABS.DEV:	13.05	95% Mean C.I.:	62.79 to 70.88	
(AgLand) TOTAL Assessed Value:	10,616,480							
AVG. Adj. Sales Price:	207,806	COD:	18.84	MAX Sales Ratio:	104.86			
AVG. Assessed Value:	137,876	PRD:	100.74	MIN Sales Ratio:	17.87			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	12	37.63	45.24	35.77	51.56	126.48	17.87	90.83	21.32 to 76.97	60,211	21,535
30000 TO 59999	9	70.13	70.03	68.78	10.46	101.81	57.96	95.53	59.28 to 73.26	70,649	48,594
60000 TO 99999	7	68.71	71.08	67.68	22.18	105.02	51.49	102.54	51.49 to 102.54	116,858	79,088
100000 TO 149999	18	72.47	71.09	69.11	13.68	102.87	48.90	95.34	61.56 to 79.97	191,819	132,572
150000 TO 249999	17	73.51	73.21	69.91	13.58	104.72	41.02	104.86	60.96 to 84.08	254,381	177,834
250000 TO 499999	14	68.53	67.97	65.44	8.97	103.87	34.84	91.55	64.06 to 71.58	431,964	282,685
ALL	77	69.25	66.84	66.35	18.84	100.74	17.87	104.86	64.06 to 72.48	207,806	137,876

**2008 Correlation Section
for Hall County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The following tables all offer support of the calculated median as the official level of value for agricultural property in Hall County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussion throughout the past year between the Hall County Assessor and her state liaison have revealed that even though there is an appraisal staff separate from the assessment staff, as well as some contract appraisal work; the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

Hall County is a county experiencing growth throughout its very diverse community. The large city of Grand Island with the many market neighborhoods poses many challenges as do the smaller communities in the county. The Hall County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the agricultural valuations for Hall County and the statistical evidence that follows lends its support to a level of value for agricultural property at 69% of the market.

**2008 Correlation Section
for Hall 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	181	77	42.54
2007	203	90	44.33
2006	189	69	36.51
2005	211	96	45.5
2004	195	102	52.31
2003	173	101	58.38
2002	152	95	62.5
2001	146	73	50

AGRICULTURAL UNIMPROVED: Table two represents evidence that the sales verification in Hall County is established and part of their normal procedures. The past 4 years the fluctuation in the percentage of sales used is minimal. A review of the total unimproved agricultural sales in Hall County shows 15 sales that were coded out for having substantially changed since the date of the sale. It does not appear that Hall County has excessively trimmed their sales.

**2008 Correlation Section
for Hall 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 Hall County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	68.35	1.61	69.45	69.25
2007	69.93	2.08	71.39	71.66
2006	74.98	0.31	75.21	75.00
2005	71.87	7.29	77.11	75.31
2004	72.33	3.35	74.76	74.10
2003	74	0.77	74.57	74
2002	72	3.22	74.32	74
2001	72	0.57	72.41	73

AGRICULTURAL UNIMPROVED: Table 3 illustrates that the agricultural values when trended from the previous year arrive at a ratio nearly identical to the R & O Ratio. The conclusion may be drawn that the agricultural population and the agricultural sales were treated uniformly. The Trended ratio offers strong support for the calculated level of value at 69.25% of market and either the calculated ratio or the trended ratio could be used to call a level of value for agricultural property in Hall County.

2008 Correlation Section for Hall 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 Hall County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
2.35	2008	1.61
2.22	2007	2.08
0	2006	0.31
7.35	2005	7.29
3.65	2004	3.35
0	2003	0.77
7.25	2002	3.22
11.11	2001	0.57

AGRICULTURAL UNIMPROVED: Table 4 illustrates very similar movement between the sales file and the base value. This offers support that either the calculated median or the trended median for agricultural property is an accurate reflection of the level of value in Hall County. It also indicates that the agricultural class of property has been valued uniformly.

2008 Correlation Section for Hall 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 Hall County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	69.25	66.35	66.84

AGRICULTURAL UNIMPROVED: Of the three measures of central tendency shown in Table V, only the median is within acceptable range. The weighted mean and the mean are outside of the acceptable range, and trimming the sample of extreme outliers would fail to bring either the weighted mean or the mean within acceptable range. A review of the sales indicates that the grass is undervalued however, the sales have such diverse characteristics such as size, location, and market area that the combined 7 sales of grass and sales that contain at least 50% grass are not enough to cause a increase in valuation at this point in time. However, it would be recommended that this class is watched closely and in the event that more recent sales continue at this level, the class be revalued.

**2008 Correlation Section
for Hall County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	18.84	100.74
Difference	0	0

AGRICULTURAL UNIMPROVED: Both qualitative measures reflect good assessment uniformity and they meet performance standards as outlined in the IAAO standards. The COD and PRD are within the prescribed parameters for the 2008 assessment year and indicate the Hall County Assessor has valued agricultural property uniformly.

**2008 Correlation Section
for Hall 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	80	77	-3
Median	68.35	69.25	0.9
Wgt. Mean	65.18	66.35	1.17
Mean	64.99	66.84	1.85
COD	18.70	18.84	0.14
PRD	99.70	100.74	1.04
Min Sales Ratio	16.24	17.87	1.63
Max Sales Ratio	104.86	104.86	0

AGRICULTURAL UNIMPROVED: Table 7 accurately reflects 3 sales that were removed after the preliminary statistical run. Following the completion of pickup work and sales verification, these 3 sales were found to have substantially changed since the date of the sale. The changes in the remaining statistics give mathematical support to the reported assessment actions.

County 40 - Hall

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 25,375	Value 3,118,755,298	Total Growth 65,109,141 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	1,559	21,879,897	169	2,483,451	83	1,049,486	1,811	25,412,834	
2. Res Improv Land	14,557	187,793,322	1,060	26,764,485	628	14,171,057	16,245	228,728,864	
3. Res Improvements	15,396	1,260,217,746	1,226	150,965,416	659	72,570,205	17,281	1,483,753,367	
4. Res Total	16,955	1,469,890,965	1,395	180,213,352	742	87,790,748	19,092	1,737,895,065	32,727,301
% of Total	88.80	84.57	7.30	10.36	3.88	5.05	75.23	55.72	50.26
5. Rec UnImp Land	0	0	0	0	1	58,915	1	58,915	
6. Rec Improv Land	0	0	0	0	2	30,973	2	30,973	
7. Rec Improvements	0	0	0	0	22	326,311	22	326,311	
8. Rec Total	0	0	0	0	23	416,199	23	416,199	29,195
% of Total	0.00	0.00	0.00	0.00	***	***	0.09	0.01	0.04
Res+Rec Total	16,955	1,469,890,965	1,395	180,213,352	765	88,206,947	19,115	1,738,311,264	32,756,496
% of Total	88.69	84.55	7.29	10.36	4.00	5.07	75.33	55.73	50.31

County 40 - Hall

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 25,375	Value 3,118,755,298	Total Growth 65,109,141 (Sum 17, 25, & 41)
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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	492	33,509,840	13	125,726	50	1,613,426	555	35,248,992	
10. Comm Improv Land	1,873	127,396,187	21	324,257	89	5,997,492	1,983	133,717,936	
11. Comm Improvements	1,967	545,822,637	28	4,719,854	159	41,518,169	2,154	592,060,660	
12. Comm Total	2,459	706,728,664	41	5,169,837	209	49,129,087	2,709	761,027,588	24,576,021
% of Total	90.77	92.86	1.51	0.67	7.71	6.45	10.67	24.40	37.74
13. Ind UnImp Land	3	118,808	0	0	0	0	3	118,808	
14. Ind Improv Land	23	2,422,116	0	0	1	10,530	24	2,432,646	
15. Ind Improvements	23	59,702,064	0	0	1	1,153,177	24	60,855,241	
16. Ind Total	26	62,242,988	0	0	1	1,163,707	27	63,406,695	6,581,709
% of Total	96.29	98.16	0.00	0.00	3.70	1.83	0.10	2.03	10.10
Comm+Ind Total	2,485	768,971,652	41	5,169,837	210	50,292,794	2,736	824,434,283	31,157,730
% of Total	90.82	93.27	1.49	0.62	7.67	6.10	10.78	26.43	47.85
17. Taxable Total	19,440	2,238,862,617	1,436	185,383,189	975	138,499,741	21,851	2,562,745,547	63,914,226
% of Total	88.96	87.36	6.57	7.03	4.46	3.44	86.11	82.17	98.16

County 40 - Hall

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	31	33,191	1,344,802	0	0	0
19. Commercial	12	783,427	12,216,230	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	31	33,191	1,344,802
19. Commercial	5	419,114	14,112,892	17	1,202,541	26,329,122
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				48	1,235,732	27,673,924

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	809	19	184	1,012

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	37	1,875,117	15	1,545,581	2,364	295,460,711	2,416	298,881,409
28. Ag-Improved Land	8	750,901	0	0	1,034	156,567,754	1,042	157,318,655
29. Ag-Improvements	8	465,046	21	184,626	1,079	99,160,015	1,108	99,809,687
30. Ag-Total Taxable							3,524	556,009,751

County 40 - Hall

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	5	6.000	91,240	0	0.000	0	
33. HomeSite Improvements	6		449,325	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.340	8,680	0	0.000	0	
36. FarmSite Impr Land	5	7.960	15,920	0	0.000	0	
37. FarmSite Improv	3		15,721	21		184,626	
38. FarmSite Total							
39. Road & Ditches		33.780			19.010		
40. Other-Non Ag Use		1.740	34		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	14	13.850	230,741	14	13.850	230,741	
32. HomeSite Improv Land	765	845.590	13,336,852	770	851.590	13,428,092	
33. HomeSite Improvements	774		78,240,565	780		78,689,890	1,194,915
34. HomeSite Total				794	865.440	92,348,723	
35. FarmSite UnImp Land	42	154.760	197,745	43	159.100	206,425	
36. FarmSite Impr Land	766	2,141.130	3,903,207	771	2,149.090	3,919,127	
37. FarmSite Improv	936		20,919,450	960		21,119,797	0
38. FarmSite Total				1,003	2,308.190	25,245,349	
39. Road & Ditches		6,930.920			6,983.710		
40. Other-Non Ag Use		121.810	2,343		123.550	2,377	
41. Total Section VI				1,797	10,280.890	117,596,449	1,194,915

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	2	117.380	54,078	2	117.380	54,078

Schedule VIII: Agricultural Records:

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

County 40 - Hall

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	290.670	656,625	0.000	0	8,026.850	17,982,054	8,317.520	18,638,679
46. 1A	47.520	97,654	157.530	323,725	55,078.190	112,875,452	55,283.240	113,296,831
47. 2A1	350.820	681,294	429.460	834,013	15,909.880	30,681,891	16,690.160	32,197,198
48. 2A	167.270	304,100	58.800	106,898	41,439.050	74,614,398	41,665.120	75,025,396
49. 3A1	157.730	213,499	1.650	2,236	5,335.600	7,213,260	5,494.980	7,428,995
50. 3A	73.790	99,986	42.040	56,964	5,013.880	6,702,072	5,129.710	6,859,022
51. 4A1	38.500	49,280	31.500	40,320	6,176.260	7,862,701	6,246.260	7,952,301
52. 4A	44.470	56,922	31.600	40,448	13,398.630	17,007,267	13,474.700	17,104,637
53. Total	1,170.770	2,159,360	752.580	1,404,604	150,378.340	274,939,095	152,301.690	278,503,059
Dryland:								
54. 1D1	24.670	28,149	3.310	4,002	442.460	504,048	470.440	536,199
55. 1D	6.780	7,736	26.380	31,635	3,953.110	4,486,913	3,986.270	4,526,284
56. 2D1	62.110	62,979	24.250	24,732	1,573.700	1,593,190	1,660.060	1,680,901
57. 2D	4.740	4,057	8.950	7,883	3,651.970	3,106,872	3,665.660	3,118,812
58. 3D1	20.530	15,623	3.500	2,663	1,029.920	782,922	1,053.950	801,208
59. 3D	4.960	3,333	5.550	3,870	1,146.530	752,403	1,157.040	759,606
60. 4D1	1.140	766	5.600	3,763	1,258.610	836,510	1,265.350	841,039
61. 4D	3.590	1,935	1.010	567	1,924.610	1,040,345	1,929.210	1,042,847
62. Total	128.520	124,578	78.550	79,115	14,980.910	13,103,203	15,187.980	13,306,896
Grass:								
63. 1G1	73.200	75,104	8.840	9,089	543.590	554,673	625.630	638,866
64. 1G	0.000	0	7.090	7,090	1,731.690	1,625,248	1,738.780	1,632,338
65. 2G1	54.250	44,052	20.760	17,676	1,707.260	1,376,899	1,782.270	1,438,627
66. 2G	33.340	22,805	0.430	312	6,010.010	4,064,575	6,043.780	4,087,692
67. 3G1	68.590	35,256	0.000	0	929.750	476,122	998.340	511,378
68. 3G	24.240	12,459	0.290	158	3,451.960	1,751,349	3,476.490	1,763,966
69. 4G1	28.130	12,068	2.480	1,064	1,854.930	795,406	1,885.540	808,538
70. 4G	53.810	23,084	61.010	26,176	22,984.540	9,800,352	23,099.360	9,849,612
71. Total	335.560	224,828	100.900	61,565	39,213.730	20,444,624	39,650.190	20,731,017
72. Waste	15.040	301	14.820	297	3,031.830	60,602	3,061.690	61,200
73. Other	5.000	1,077	0.000	0	1,602.040	432,915	1,607.040	433,992
74. Exempt	126.120		53.070		2,376.120		2,555.310	
75. Total	1,654.890	2,510,144	946.850	1,545,581	209,206.850	308,980,439	211,808.590	313,036,164

County 40 - Hall

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	2,159.750	4,397,051	2,159.750	4,397,051
46. 1A	0.000	0	0.000	0	23,403.610	47,444,706	23,403.610	47,444,706
47. 2A1	0.000	0	0.000	0	11,957.370	23,391,788	11,957.370	23,391,788
48. 2A	0.000	0	0.000	0	5,468.710	9,624,332	5,468.710	9,624,332
49. 3A1	0.000	0	0.000	0	3,685.240	4,998,854	3,685.240	4,998,854
50. 3A	0.000	0	0.000	0	665.780	902,251	665.780	902,251
51. 4A1	0.000	0	0.000	0	586.060	716,168	586.060	716,168
52. 4A	0.000	0	0.000	0	3,148.870	3,847,914	3,148.870	3,847,914
53. Total	0.000	0	0.000	0	51,075.390	95,323,064	51,075.390	95,323,064
Dryland:								
54. 1D1	0.000	0	0.000	0	104.370	119,085	104.370	119,085
55. 1D	0.000	0	0.000	0	4,293.310	4,897,949	4,293.310	4,897,949
56. 2D1	0.000	0	0.000	0	1,648.870	1,664,756	1,648.870	1,664,756
57. 2D	0.000	0	0.000	0	1,671.060	1,428,775	1,671.060	1,428,775
58. 3D1	0.000	0	0.000	0	821.850	625,423	821.850	625,423
59. 3D	0.000	0	0.000	0	189.900	127,319	189.900	127,319
60. 4D1	0.000	0	0.000	0	113.890	76,533	113.890	76,533
61. 4D	0.000	0	0.000	0	559.450	301,539	559.450	301,539
62. Total	0.000	0	0.000	0	9,402.700	9,241,379	9,402.700	9,241,379
Grass:								
63. 1G1	0.000	0	0.000	0	109.330	112,172	109.330	112,172
64. 1G	0.000	0	0.000	0	534.270	493,306	534.270	493,306
65. 2G1	0.000	0	0.000	0	558.070	445,841	558.070	445,841
66. 2G	0.000	0	0.000	0	4,961.870	3,379,008	4,961.870	3,379,008
67. 3G1	0.000	0	0.000	0	341.730	174,834	341.730	174,834
68. 3G	0.000	0	0.000	0	161.790	80,612	161.790	80,612
69. 4G1	0.000	0	0.000	0	1,159.170	496,221	1,159.170	496,221
70. 4G	0.000	0	0.000	0	7,987.630	3,410,452	7,987.630	3,410,452
71. Total	0.000	0	0.000	0	15,813.860	8,592,446	15,813.860	8,592,446
72. Waste	0.000	0	0.000	0	804.840	16,095	804.840	16,095
73. Other	0.000	0	0.000	0	6,088.680	1,376,897	6,088.680	1,376,897
74. Exempt	0.000		0.000		230.240		230.240	
75. Total	0.000	0	0.000	0	83,185.470	114,549,881	83,185.470	114,549,881

County 40 - Hall

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	32.130	56,145	32.130	56,145
46. 1A	0.000	0	0.000	0	3,109.860	6,288,726	3,109.860	6,288,726
47. 2A1	0.000	0	0.000	0	213.760	426,751	213.760	426,751
48. 2A	0.000	0	0.000	0	579.240	985,337	579.240	985,337
49. 3A1	0.000	0	0.000	0	198.870	250,647	198.870	250,647
50. 3A	0.000	0	0.000	0	21.670	29,124	21.670	29,124
51. 4A1	0.000	0	0.000	0	510.440	528,178	510.440	528,178
52. 4A	0.000	0	0.000	0	447.940	436,184	447.940	436,184
53. Total	0.000	0	0.000	0	5,113.910	9,001,092	5,113.910	9,001,092
Dryland:								
54. 1D1	0.000	0	0.000	0	29.790	29,066	29.790	29,066
55. 1D	0.000	0	0.000	0	1,106.330	1,039,636	1,106.330	1,039,636
56. 2D1	0.000	0	0.000	0	150.380	127,047	150.380	127,047
57. 2D	0.000	0	0.000	0	211.540	165,776	211.540	165,776
58. 3D1	0.000	0	0.000	0	66.280	45,428	66.280	45,428
59. 3D	0.000	0	0.000	0	20.390	12,314	20.390	12,314
60. 4D1	0.000	0	0.000	0	196.240	92,373	196.240	92,373
61. 4D	0.000	0	0.000	0	149.880	59,805	149.880	59,805
62. Total	0.000	0	0.000	0	1,930.830	1,571,445	1,930.830	1,571,445
Grass:								
63. 1G1	0.000	0	0.000	0	0.930	954	0.930	954
64. 1G	0.000	0	0.000	0	187.430	172,146	187.430	172,146
65. 2G1	0.000	0	0.000	0	0.200	162	0.200	162
66. 2G	0.000	0	0.000	0	97.280	66,358	97.280	66,358
67. 3G1	0.000	0	0.000	0	6.130	3,151	6.130	3,151
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	5.800	1,752	5.800	1,752
70. 4G	0.000	0	0.000	0	2.530	716	2.530	716
71. Total	0.000	0	0.000	0	300.300	245,239	300.300	245,239
72. Waste	0.000	0	0.000	0	400.150	7,547	400.150	7,547
73. Other	0.000	0	0.000	0	96.740	1,934	96.740	1,934
74. Exempt	0.000		0.000		730.580		730.580	
75. Total	0.000	0	0.000	0	7,841.930	10,827,257	7,841.930	10,827,257

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	1,170.770	2,159,360	752.580	1,404,604	206,567.640	379,263,251	208,490.990	382,827,215
77.Dry Land	128.520	124,578	78.550	79,115	26,314.440	23,916,027	26,521.510	24,119,720
78.Grass	335.560	224,828	100.900	61,565	55,327.890	29,282,309	55,764.350	29,568,702
79.Waste	15.040	301	14.820	297	4,236.820	84,244	4,266.680	84,842
80.Other	5.000	1,077	0.000	0	7,787.460	1,811,746	7,792.460	1,812,823
81.Exempt	126.120	0	53.070	0	3,336.940	0	3,516.130	0
82.Total	1,654.890	2,510,144	946.850	1,545,581	300,234.250	434,357,577	302,835.990	438,413,302

2008 Agricultural Land Detail

County 40 - Hall

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	8,317.520	5.46%	18,638,679	6.69%	2,240.893
1A	55,283.240	36.30%	113,296,831	40.68%	2,049.388
2A1	16,690.160	10.96%	32,197,198	11.56%	1,929.112
2A	41,665.120	27.36%	75,025,396	26.94%	1,800.676
3A1	5,494.980	3.61%	7,428,995	2.67%	1,351.960
3A	5,129.710	3.37%	6,859,022	2.46%	1,337.116
4A1	6,246.260	4.10%	7,952,301	2.86%	1,273.130
4A	13,474.700	8.85%	17,104,637	6.14%	1,269.389
Irrigated Total	152,301.690	100.00%	278,503,059	100.00%	1,828.627

Dry:

1D1	470.440	3.10%	536,199	4.03%	1,139.781
1D	3,986.270	26.25%	4,526,284	34.01%	1,135.468
2D1	1,660.060	10.93%	1,680,901	12.63%	1,012.554
2D	3,665.660	24.14%	3,118,812	23.44%	850.818
3D1	1,053.950	6.94%	801,208	6.02%	760.195
3D	1,157.040	7.62%	759,606	5.71%	656.507
4D1	1,265.350	8.33%	841,039	6.32%	664.669
4D	1,929.210	12.70%	1,042,847	7.84%	540.556
Dry Total	15,187.980	100.00%	13,306,896	100.00%	876.146

Grass:

1G1	625.630	1.58%	638,866	3.08%	1,021.156
1G	1,738.780	4.39%	1,632,338	7.87%	938.783
2G1	1,782.270	4.49%	1,438,627	6.94%	807.188
2G	6,043.780	15.24%	4,087,692	19.72%	676.346
3G1	998.340	2.52%	511,378	2.47%	512.228
3G	3,476.490	8.77%	1,763,966	8.51%	507.398
4G1	1,885.540	4.76%	808,538	3.90%	428.809
4G	23,099.360	58.26%	9,849,612	47.51%	426.401
Grass Total	39,650.190	100.00%	20,731,017	100.00%	522.847

Irrigated Total	152,301.690	71.91%	278,503,059	88.97%	1,828.627
Dry Total	15,187.980	7.17%	13,306,896	4.25%	876.146
Grass Total	39,650.190	18.72%	20,731,017	6.62%	522.847
Waste	3,061.690	1.45%	61,200	0.02%	19.988
Other	1,607.040	0.76%	433,992	0.14%	270.056
Exempt	2,555.310	1.21%			
Market Area Total	211,808.590	100.00%	313,036,164	100.00%	1,477.920

As Related to the County as a Whole

Irrigated Total	152,301.690	73.05%	278,503,059	72.75%	
Dry Total	15,187.980	57.27%	13,306,896	55.17%	
Grass Total	39,650.190	71.10%	20,731,017	70.11%	
Waste	3,061.690	71.76%	61,200	72.13%	
Other	1,607.040	20.62%	433,992	23.94%	
Exempt	2,555.310	72.67%			
Market Area Total	211,808.590	69.94%	313,036,164	71.40%	

2008 Agricultural Land Detail

County 40 - Hall

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,159.750	4.23%	4,397,051	4.61%	2,035.907
1A	23,403.610	45.82%	47,444,706	49.77%	2,027.238
2A1	11,957.370	23.41%	23,391,788	24.54%	1,956.265
2A	5,468.710	10.71%	9,624,332	10.10%	1,759.890
3A1	3,685.240	7.22%	4,998,854	5.24%	1,356.452
3A	665.780	1.30%	902,251	0.95%	1,355.178
4A1	586.060	1.15%	716,168	0.75%	1,222.004
4A	3,148.870	6.17%	3,847,914	4.04%	1,221.998
Irrigated Total	51,075.390	100.00%	95,323,064	100.00%	1,866.320

Dry:

1D1	104.370	1.11%	119,085	1.29%	1,140.988
1D	4,293.310	45.66%	4,897,949	53.00%	1,140.832
2D1	1,648.870	17.54%	1,664,756	18.01%	1,009.634
2D	1,671.060	17.77%	1,428,775	15.46%	855.011
3D1	821.850	8.74%	625,423	6.77%	760.994
3D	189.900	2.02%	127,319	1.38%	670.452
4D1	113.890	1.21%	76,533	0.83%	671.990
4D	559.450	5.95%	301,539	3.26%	538.991
Dry Total	9,402.700	100.00%	9,241,379	100.00%	982.843

Grass:

1G1	109.330	0.69%	112,172	1.31%	1,025.994
1G	534.270	3.38%	493,306	5.74%	923.327
2G1	558.070	3.53%	445,841	5.19%	798.897
2G	4,961.870	31.38%	3,379,008	39.33%	680.994
3G1	341.730	2.16%	174,834	2.03%	511.614
3G	161.790	1.02%	80,612	0.94%	498.250
4G1	1,159.170	7.33%	496,221	5.78%	428.083
4G	7,987.630	50.51%	3,410,452	39.69%	426.966
Grass Total	15,813.860	100.00%	8,592,446	100.00%	543.349

Irrigated Total	51,075.390	61.40%	95,323,064	83.22%	1,866.320
Dry Total	9,402.700	11.30%	9,241,379	8.07%	982.843
Grass Total	15,813.860	19.01%	8,592,446	7.50%	543.349
Waste	804.840	0.97%	16,095	0.01%	19.997
Other	6,088.680	7.32%	1,376,897	1.20%	226.140
Exempt	230.240	0.28%			
Market Area Total	83,185.470	100.00%	114,549,881	100.00%	1,377.041

As Related to the County as a Whole

Irrigated Total	51,075.390	24.50%	95,323,064	24.90%	
Dry Total	9,402.700	35.45%	9,241,379	38.31%	
Grass Total	15,813.860	28.36%	8,592,446	29.06%	
Waste	804.840	18.86%	16,095	18.97%	
Other	6,088.680	78.14%	1,376,897	75.95%	
Exempt	230.240	6.55%			
Market Area Total	83,185.470	27.47%	114,549,881	26.13%	

2008 Agricultural Land Detail

County 40 - Hall

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	32.130	0.63%	56,145	0.62%	1,747.432
1A	3,109.860	60.81%	6,288,726	69.87%	2,022.189
2A1	213.760	4.18%	426,751	4.74%	1,996.402
2A	579.240	11.33%	985,337	10.95%	1,701.085
3A1	198.870	3.89%	250,647	2.78%	1,260.356
3A	21.670	0.42%	29,124	0.32%	1,343.977
4A1	510.440	9.98%	528,178	5.87%	1,034.750
4A	447.940	8.76%	436,184	4.85%	973.755
Irrigated Total	5,113.910	100.00%	9,001,092	100.00%	1,760.119

Dry:

1D1	29.790	1.54%	29,066	1.85%	975.696
1D	1,106.330	57.30%	1,039,636	66.16%	939.716
2D1	150.380	7.79%	127,047	8.08%	844.839
2D	211.540	10.96%	165,776	10.55%	783.662
3D1	66.280	3.43%	45,428	2.89%	685.395
3D	20.390	1.06%	12,314	0.78%	603.923
4D1	196.240	10.16%	92,373	5.88%	470.714
4D	149.880	7.76%	59,805	3.81%	399.019
Dry Total	1,930.830	100.00%	1,571,445	100.00%	813.870

Grass:

1G1	0.930	0.31%	954	0.39%	1,025.806
1G	187.430	62.41%	172,146	70.20%	918.454
2G1	0.200	0.07%	162	0.07%	810.000
2G	97.280	32.39%	66,358	27.06%	682.134
3G1	6.130	2.04%	3,151	1.28%	514.029
3G	0.000	0.00%	0	0.00%	0.000
4G1	5.800	1.93%	1,752	0.71%	302.068
4G	2.530	0.84%	716	0.29%	283.003
Grass Total	300.300	100.00%	245,239	100.00%	816.646

Irrigated Total	5,113.910	65.21%	9,001,092	83.13%	1,760.119
Dry Total	1,930.830	24.62%	1,571,445	14.51%	813.870
Grass Total	300.300	3.83%	245,239	2.27%	816.646
Waste	400.150	5.10%	7,547	0.07%	18.860
Other	96.740	1.23%	1,934	0.02%	19.991
Exempt	730.580	9.32%			
Market Area Total	7,841.930	100.00%	10,827,257	100.00%	1,380.687

As Related to the County as a Whole

Irrigated Total	5,113.910	2.45%	9,001,092	2.35%	
Dry Total	1,930.830	7.28%	1,571,445	6.52%	
Grass Total	300.300	0.54%	245,239	0.83%	
Waste	400.150	9.38%	7,547	8.90%	
Other	96.740	1.24%	1,934	0.11%	
Exempt	730.580	20.78%			
Market Area Total	7,841.930	2.59%	10,827,257	2.47%	

2008 Agricultural Land Detail

County 40 - Hall

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	1,170.770	2,159,360	752.580	1,404,604	206,567.640	379,263,251
Dry	128.520	124,578	78.550	79,115	26,314.440	23,916,027
Grass	335.560	224,828	100.900	61,565	55,327.890	29,282,309
Waste	15.040	301	14.820	297	4,236.820	84,244
Other	5.000	1,077	0.000	0	7,787.460	1,811,746
Exempt	126.120	0	53.070	0	3,336.940	0
Total	1,654.890	2,510,144	946.850	1,545,581	300,234.250	434,357,577

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	208,490.990	382,827,215	208,490.990	68.85%	382,827,215	87.32%	1,836.181
Dry	26,521.510	24,119,720	26,521.510	8.76%	24,119,720	5.50%	909.439
Grass	55,764.350	29,568,702	55,764.350	18.41%	29,568,702	6.74%	530.243
Waste	4,266.680	84,842	4,266.680	1.41%	84,842	0.02%	19.884
Other	7,792.460	1,812,823	7,792.460	2.57%	1,812,823	0.41%	232.638
Exempt	3,516.130	0	3,516.130	1.16%	0	0.00%	0.000
Total	302,835.990	438,413,302	302,835.990	100.00%	438,413,302	100.00%	1,447.692

* 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)**

40 Hall

	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	1,681,389,049	1,737,895,065	56,506,016	3.36	32,727,301	1.41
2. Recreational	331,864	416,199	84,335	25.41	29,195	16.62
3. Ag-Homesite Land, Ag-Res Dwellings	92,121,464	92,348,723	227,259	0.25	*-----	0.25
4. Total Residential (sum lines 1-3)	1,773,842,377	1,830,659,987	56,817,610	3.2	32,756,496	1.36
5. Commercial	735,781,920	761,027,588	25,245,668	3.43	24,576,021	0.09
6. Industrial	56,171,809	63,406,695	7,234,886	12.88	6,581,709	1.16
7. Ag-Farmsite Land, Outbuildings	23,555,259	25,245,349	1,690,090	7.18	1,194,915	2.1
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	815,508,988	849,679,632	34,170,644	4.19	31,157,730	0.37
10. Total Non-Agland Real Property	2,589,351,365	2,680,341,996	90,990,631	3.51	65,109,141	1
11. Irrigated	380,101,357	382,827,215	2,725,858	0.72		
12. Dryland	22,466,338	24,119,720	1,653,382	7.36		
13. Grassland	27,157,125	29,568,702	2,411,577	8.88		
14. Wasteland	85,614	84,842	-772	-0.9		
15. Other Agland	1,665,752	1,665,752	147,071	8.83		
16. Total Agricultural Land	431,476,186	438,413,302	6,937,116	1.61		
17. Total Value of All Real Property (Locally Assessed)	3,020,827,551	3,118,755,298	97,927,747	3.24	65,109,141	1.09

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

2007 PLAN OF ASSESSMENT FOR HALL COUNTY
ASSESSMENT YEARS 2008, 2009 AND 2010

REAL PROPERTY

There are several areas that are addressed on an annual basis and I do not foresee changing. These include conducting an unimproved ag land market analysis (plotting all vacant ag land sales and color coding them for level of assessment) and creating a color map to use as a visual aid, review statistical analysis of property types for problem areas, sending questionnaires to buyer/seller on recently sold properties, compiling sales books based on current sales, monitoring ag land sales to determine need for additional market areas and conducting pick-up work.

2008

During calendar year 2008, the Assessor's Office plans to accomplish the following:

- 1) Revalue all grain handling facilities
- 2) Begin work using new soil survey (LCG data received from DPAT and conversion chart underway for new numeric codes)
- 3) Compare data from TerraScan records with verified data provided by GIS operator after survey and field review
- 4) Coordinate agland data received from Central Platte NRD after their irrigated land certification program
- 5) Driving sections in the North half of Hall County to verify land use
- 6) Determine if new aerial photos of rural sites are economically possible for partial areas of the county
- 7) Review valuations and assessment levels for problem areas and any necessary adjustments
- 8) Determine additional areas to be inspected for first year of six year cycle (these will be in addition to the areas reviewed for ag use)
- 9) Review and revalue all golf courses in Hall County

2009

During calendar year 2009, the Assessor's Office plans to accomplish the following:

- 1) Finalize new soil survey
- 2) Finish driving South half of Hall County for land use study
- 3) Implement soil survey, land use and rectified acres (determined by GIS Department)
- 4) Review rural outbuildings
- 4) Attempt to establish correlation process for the three approaches to value
- 5) Plan, design and implement new property record cards (if funds are available)
- 5) Inspect Village properties in Hall County for second year of six year cycle

2010

During calendar year 2010, the Assessor's Office plans to accomplish the following:

- 1) Establish valuation models for residential properties
- 2) Inspect rural sub, rural residential properties and mobile homes for third year of six year cycle
- 3) Complete verification work with GIS Department after survey and field review

The breakdown of value in Hall County for 2007 is approximately as follows:

Real Estate	91.50%
Personal Property	5.00%
Centrally Assessed	<u>3.50%</u>
	100.00%

This breakdown supports the need to allocate the majority of resources (man-hours, technology and budgetary) on the real estate portion of the Assessor's office statutory duties.

2008 Assessment Survey for Hall County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	2
3.	Other full-time employees
	4
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$ 402,335.07
7.	Part of the budget that is dedicated to the computer system
	-0- In the IT Dept Budget
8.	Adopted budget, or granted budget if different from above
	\$ 389,797.94
9.	Amount of the total budget set aside for appraisal work
10.	Amount of the total budget set aside for education/workshops
	\$ 1,500 (Schooling) \$ 1,100 (Travel)
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$ 55,593.64
12.	Other miscellaneous funds

13.	Total budget
	\$ 445,391.58
a.	Was any of last year's budget not used:
	\$ 3,000

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software
	Terra Scan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Office staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	The GIS department for the county.
7.	Personal Property software:
	Terra Scan

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?
	Alda, Cairo, Doniphan, Grand Island and Wood River

4.	When was zoning implemented?
	May 1942, updated in 1967

D. Contracted Services

1.	Appraisal Services
	Standard Appraisal Service, Inc.
2.	Other services
	None

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 Hall County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5722.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts