

## 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.

# Table of Contents

## Commission Summary

## Property Tax Administrator's Opinions and Recommendations

### Residential Reports Section

Preliminary Statistical Reports  
    Residential Real Property, Qualified  
Residential Assessment Actions  
Residential Appraisal Information  
R&O Statistical Reports  
    Residential Real Property, Qualified

### Residential Correlation Section

Residential Real Property  
    I. Correlation  
    II. Analysis of Percentage of Sales Used  
    III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios  
    IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to  
        Percentage Change in Assessed Value  
    V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios  
    VI. Analysis of R&O COD and PRD  
    VII. Analysis of Changes in the Statistics Due to the Assessor Actions  
  
Residential (What If) Recommendation Statistics if necessary

### Commercial Reports Section

Preliminary Statistical Reports  
    Commercial Real Property, Qualified  
Commercial Assessment Actions  
Commercial Appraisal Information  
R&O Statistical Reports  
    Commercial Real Property, Qualified

### Commercial Correlation Section

Commercial Real Property  
    I. Correlation  
    II. Analysis of Percentage of Sales Used  
    III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios  
    IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to  
        Percentage Change in Assessed Value

- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Commercial (What If) Recommendation Statistics if necessary

### **Agricultural Reports Section**

- Preliminary Statistical Reports
  - Agricultural Unimproved, Qualified
- Agricultural Assessment Actions
- Agricultural Appraisal Information
- R&O Statistical Reports
  - Agricultural Unimproved, Qualified

### **Agricultural Correlation Section**

- Agricultural Land
  - I. Correlation
  - II. Analysis of Percentage of Sales Used
  - III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
  - IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
  - V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
  - VI. Analysis of R&O COD and PRD
  - VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Agricultural (What If) Recommendation Statistics if necessary

### **Special Valuation Section**

### **County Reports Section**

- 2008 County Abstract of Assessment for Real Property, Form 45
- 2008 County Agricultural Land Detail
- 2008 County Abstract of Assessment for Real Property Compared with the 2007 Certificate of Taxes Levied (CTL) Report
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

### **Certification**

### **Map Section**

### **Valuation History Chart Section**



## 2008 Commission Summary

46 Hooker

### Residential Real Property - Current

Number of Sales	53	COD	21.77
Total Sales Price	\$6,615,055	PRD	107.20
Total Adj. Sales Price	\$6,615,055	COV	32.82
Total Assessed Value	\$5,650,280	STD	30.06
Avg. Adj. Sales Price	\$124,812	Avg. Abs. Dev.	21.55
Avg. Assessed Value	\$106,609	Min	46.50
Median	98.99	Max	205.40
Wgt. Mean	85.42	95% Median C.I.	77.57 to 100.00
Mean	91.57	95% Wgt. Mean C.I.	76.85 to 93.98
		95% Mean C.I.	83.47 to 99.66
% of Value of the Class of all Real Property Value in the County			15.88
% of Records Sold in the Study Period			14.06
% of Value Sold in the Study Period			37.55
Average Assessed Value of the Base			39,918

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	53	98.99	21.77	107.20
2007	50	99.01	18.79	99.95
2006	38	98.85	30.25	110.88
2005	37	97.36	32.29	114.17
2004	21	97.18	23.36	111.43
2003	21	100	21.24	105.34
2002	26	99	20.41	107.9
2001	22	99	26.05	116.12

## 2008 Commission Summary

46 Hooker

### Commercial Real Property - Current

Number of Sales	4	COD	10.31
Total Sales Price	\$183,000	PRD	98.68
Total Adj. Sales Price	\$183,000	COV	14.19
Total Assessed Value	\$148,767	STD	11.38
Avg. Adj. Sales Price	\$45,750	Avg. Abs. Dev.	8.21
Avg. Assessed Value	\$37,192	Min	67.19
Median	79.62	Max	94.46
Wgt. Mean	81.29	95% Median C.I.	N/A
Mean	80.22	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	62.11 to 98.34
% of Value of the Class of all Real Property Value in the County			13.44
% of Records Sold in the Study Period			3.92
% of Value Sold in the Study Period			1.17
Average Assessed Value of the Base			124,819

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	4	79.62	10.31	98.68
2007	3	94.46	11.69	94.33
2006	3	92.80	3.17	101.42
2005	12	100.11	48.60	125.28
2004	7	109.82	66.39	117.07
2003	7	93	48.21	116.41
2002	7	93	19.93	101.95
2001	6	93	21.23	99.28

## 2008 Commission Summary

**46      Hooker**

### Agricultural Land - Current

<b>Number of Sales</b>	<b>7</b>	<b>COD</b>	<b>16.94</b>
Total Sales Price	\$1,030,772	<b>PRD</b>	<b>133.16</b>
Total Adj. Sales Price	\$1,030,772	COV	21.69
Total Assessed Value	\$575,224	STD	16.12
Avg. Adj. Sales Price	\$147,253	Avg. Abs. Dev.	11.84
Avg. Assessed Value	\$82,175	Min	47.04
<b>Median</b>	<b>69.91</b>	Max	93.82
Wgt. Mean	55.81	95% Median C.I.	47.04 to 93.82
Mean	74.31	95% Wgt. Mean C.I.	36.73 to 74.88
		95% Mean C.I.	59.41 to 89.22
% of Value of the Class of all Real Property Value in the County			70.68
% of Records Sold in the Study Period			0.56
% of Value Sold in the Study Period			12.27
Average Assessed Value of the Base			53,415

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2008</b>	<b>7</b>	<b>69.91</b>	<b>16.94</b>	<b>133.16</b>
<b>2007</b>	<b>5</b>	<b>75.12</b>	<b>15.61</b>	<b>107.75</b>
<b>2006</b>	8	78.31	16.70	113.76
<b>2005</b>	10	76.32	15.77	114.58
<b>2004</b>	7	76.68	12.60	117.06
<b>2003</b>	4	81	8.3	102.51
<b>2002</b>	5	78	10.92	99.87
<b>2001</b>	9	78	15.6	95.64



## **2008 Opinions of the Property Tax Administrator for Hooker County**

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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 Hooker County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hooker County is not in compliance with generally accepted mass appraisal practices. In order to move the level of value of Assessor Location of Status: strata 1 (all res. Dwellings only) with-in the acceptable range, I have recommended an adjustment of 9%.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Hooker County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hooker County is not 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 Hooker County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hooker County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



*Ruth A. Sorensen*

Ruth A. Sorensen

Property Tax Administrator



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	53	<b>MEDIAN:</b>	<b>99</b>	COV:	32.82	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	85	STD:	30.06	95% Wgt. Mean C.I.:	76.85 to 93.98
TOTAL Adj.Sales Price:	6,615,055	MEAN:	92	AVG.ABS.DEV:	21.55	95% Mean C.I.:	83.47 to 99.66
TOTAL Assessed Value:	5,650,280						
AVG. Adj. Sales Price:	124,812	COD:	21.77	MAX Sales Ratio:	205.40		
AVG. Assessed Value:	106,609	PRD:	107.20	MIN Sales Ratio:	46.50		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	3	95.83	88.54	93.51	11.44	94.68	68.45	101.33	N/A	27,333	25,560
10/01/05 TO 12/31/05	6	83.22	85.94	91.14	26.13	94.30	59.20	122.75	59.20 to 122.75	37,700	34,359
01/01/06 TO 03/31/06	15	100.00	101.15	98.67	8.76	102.51	50.00	132.80	98.99 to 113.83	161,833	159,684
04/01/06 TO 06/30/06	11	83.64	89.29	81.30	21.81	109.82	57.69	149.40	66.67 to 100.69	116,977	95,106
07/01/06 TO 09/30/06	8	62.64	74.28	64.02	33.82	116.03	50.00	152.55	50.00 to 152.55	209,750	134,277
10/01/06 TO 12/31/06	5	100.00	115.21	99.10	26.95	116.26	83.62	205.40	N/A	155,000	153,602
01/01/07 TO 03/31/07	2	58.91	58.91	58.41	21.07	100.86	46.50	71.32	N/A	43,250	25,262
04/01/07 TO 06/30/07	3	89.38	94.73	62.60	33.70	151.32	52.23	142.58	N/A	17,700	11,080
<u>Study Years</u>											
07/01/05 TO 06/30/06	35	99.65	93.73	92.59	14.81	101.24	50.00	149.40	95.83 to 100.00	114,927	106,408
07/01/06 TO 06/30/07	18	77.47	87.35	74.29	39.36	117.58	46.50	205.40	52.23 to 100.00	144,033	106,999
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	39	99.60	94.09	85.67	20.43	109.83	50.00	205.40	83.62 to 100.00	158,134	135,478
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DISMAL RIVER	25	100.00	90.00	85.51	15.94	105.25	50.00	132.80	77.57 to 100.00	224,072	191,613
MULLEN	24	92.60	93.89	85.24	26.07	110.14	46.50	205.40	70.38 to 100.59	40,983	34,936
RURAL	4	66.69	87.36	72.47	31.03	120.56	66.67	149.40	N/A	7,413	5,372
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

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	23	95.83	94.34	85.35	25.73	110.53	46.50	205.40	70.38 to 100.59	40,156	34,273
2	5	66.71	86.61	79.93	29.88	108.36	66.67	149.40	N/A	17,931	14,332
3	25	100.00	90.00	85.51	15.94	105.25	50.00	132.80	77.57 to 100.00	224,072	191,613
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	24	88.21	91.98	76.96	28.92	119.51	46.50	205.40	68.45 to 100.59	53,358	41,066
2	29	99.65	91.22	87.44	17.36	104.32	50.00	149.40	76.62 to 100.00	183,946	160,851
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609
06											
07											
<u>ALL</u>	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609
NonValid School											
<u>ALL</u>	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

**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	99.60	90.05	85.46	17.97	105.36	50.00	149.40	76.62 to 100.00	181,998	155,544
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	52.85	52.85	53.49	12.02	98.81	46.50	59.20	N/A	50,000	26,743
1920 TO 1939	9	99.74	101.46	88.36	33.82	114.82	52.23	205.40	62.90 to 152.55	44,944	39,711
1940 TO 1949											
1950 TO 1959	2	99.84	99.84	99.85	0.85	99.99	98.99	100.69	N/A	45,750	45,683
1960 TO 1969	3	83.64	78.46	69.11	10.76	113.53	62.37	89.38	N/A	35,000	24,189
1970 TO 1979	4	85.33	90.94	90.24	16.34	100.78	70.38	122.75	N/A	52,375	47,265
1980 TO 1989	2	121.96	121.96	103.05	16.91	118.35	101.33	142.58	N/A	31,300	32,253
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
<u>ALL</u>	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

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<b>SALE PRICE *</b>											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	142.58	129.27	126.15	12.52	102.47	95.83	149.40	N/A	2,558	3,227	
5000 TO 9999	4	78.04	79.69	79.71	16.66	99.98	66.67	96.00	N/A	7,925	6,316	
Total \$ _____												
1 TO 9999	7	95.83	100.94	88.76	24.63	113.72	66.67	149.40	66.67 to 149.40	5,625	4,992	
10000 TO 29999	6	77.01	107.85	105.00	51.10	102.71	66.67	205.40	66.67 to 205.40	16,730	17,567	
30000 TO 59999	8	85.16	81.43	80.47	28.32	101.19	46.50	122.75	46.50 to 122.75	45,687	36,766	
60000 TO 99999	6	91.77	85.12	82.95	16.88	102.62	62.37	101.33	62.37 to 101.33	68,000	56,407	
100000 TO 149999	1	87.03	87.03	87.03			87.03	87.03	N/A	100,000	87,030	
150000 TO 249999	13	100.00	105.53	105.54	5.90	99.99	98.70	132.80	99.60 to 113.83	163,461	172,517	
250000 TO 499999	12	71.51	73.19	73.27	26.81	99.88	50.00	100.00	50.00 to 100.00	289,733	212,300	
ALL	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609	

<b>ASSESSED VALUE *</b>											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	142.58	129.27	126.15	12.52	102.47	95.83	149.40	N/A	2,558	3,227	
5000 TO 9999	5	66.71	77.09	76.15	15.60	101.23	66.67	96.00	N/A	8,716	6,637	
Total \$ _____												
1 TO 9999	8	92.60	96.66	83.64	26.24	115.56	66.67	149.40	66.67 to 149.40	6,406	5,358	
10000 TO 29999	7	70.38	77.87	68.88	28.48	113.05	46.50	152.55	46.50 to 152.55	28,857	19,876	
30000 TO 59999	10	99.36	99.56	86.87	26.31	114.61	59.20	205.40	62.37 to 122.75	53,500	46,473	
60000 TO 99999	3	100.59	96.32	94.76	4.74	101.64	87.03	101.33	N/A	75,000	71,072	
100000 TO 149999	2	99.18	99.18	99.18	0.48	100.00	98.70	99.65	N/A	150,000	148,762	
150000 TO 249999	19	99.60	86.94	80.28	20.95	108.29	50.00	132.80	57.69 to 100.00	215,884	173,305	
250000 TO 499999	4	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	300,000	300,000	
ALL	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609	

<b>QUALITY</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	31	99.60	90.05	85.46	17.97	105.36	50.00	149.40	76.62 to 100.00	181,998	155,544	
20	4	55.72	61.83	55.16	22.37	112.08	46.50	89.38	N/A	37,625	20,755	
30	14	99.36	104.54	92.97	27.68	112.45	62.90	205.40	70.38 to 142.58	37,757	35,102	
40	4	93.47	87.66	86.37	13.87	101.49	62.37	101.33	N/A	73,500	63,483	
ALL	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609	

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	53	<b>MEDIAN:</b>	<b>99</b>	COV:	32.82	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	85	STD:	30.06	95% Wgt. Mean C.I.:	76.85 to 93.98
TOTAL Adj.Sales Price:	6,615,055	MEAN:	92	AVG.ABS.DEV:	21.55	95% Mean C.I.:	83.47 to 99.66
TOTAL Assessed Value:	5,650,280						
AVG. Adj. Sales Price:	124,812	COD:	21.77	MAX Sales Ratio:	205.40		
AVG. Assessed Value:	106,609	PRD:	107.20	MIN Sales Ratio:	46.50		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	31	99.60	90.05	85.46	17.97	105.36	50.00	149.40	76.62 to 100.00		181,998	155,544
101	19	89.38	97.69	87.97	28.43	111.05	52.23	205.40	70.38 to 101.33		42,900	37,739
104	3	59.20	68.48	70.47	29.98	97.18	46.50	99.74	N/A		52,666	37,112
<u>ALL</u>												
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00		124,812	106,609

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	31	99.60	90.05	85.46	17.97	105.36	50.00	149.40	76.62 to 100.00		181,998	155,544
20	1	46.50	46.50	46.50			46.50	46.50	N/A		45,000	20,927
30	18	86.51	95.93	84.69	32.02	113.28	52.23	205.40	68.45 to 100.69		39,338	33,315
40	3	99.92	96.09	94.45	4.77	101.74	87.03	101.33	N/A		73,333	69,260
<u>ALL</u>												
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00		124,812	106,609

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

**Residential**

The plan of assessment for 2008 within the residential class of property was to review and reappraise one half of the residential property, but due to unforeseen circumstances this did not occur. The part-time employee left and then the full time employee had to take medical leave, however the assessor was able to review all new buildings and complete the pickup work. A new part-time person has been hired to be the TerraScan database entry person and will be trained in listing property.

## 2008 Assessment Survey for Hooker County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	Assessor
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	June 2004
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	2006
6.	<b>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?</b>
	There are too few sales to do a true sales comparison approach. The county relies on the cost approach less depreciation from the sales of like properties. The county also utilizes the sale price per square foot for similar properties, if possible, when setting values.
7.	<b>Number of market areas/neighborhoods for this property class:</b>
	One
8.	<b>How are these defined?</b>
	NA
9.	<b>Is "Assessor Location" a usable valuation identity?</b>
	Yes
10.	<b>Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)</b>
	Yes

11.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <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> )
	It is similar to Mullen residential
12.	<b>Are the county's ag residential and rural residential improvements classified and valued in the same manner?</b>
	Yes

**Residential Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
3			3

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	53	<b>MEDIAN:</b>	<b>99</b>	COV:	32.82	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	85	STD:	30.06	95% Wgt. Mean C.I.:	76.85 to 93.98
TOTAL Adj.Sales Price:	6,615,055	MEAN:	92	AVG.ABS.DEV:	21.55	95% Mean C.I.:	83.47 to 99.66
TOTAL Assessed Value:	5,650,280						
AVG. Adj. Sales Price:	124,812	COD:	21.77	MAX Sales Ratio:	205.40		
AVG. Assessed Value:	106,609	PRD:	107.20	MIN Sales Ratio:	46.50		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	3	95.83	88.54	93.51	11.44	94.68	68.45	101.33	N/A	27,333	25,560
10/01/05 TO 12/31/05	6	83.22	85.94	91.14	26.13	94.30	59.20	122.75	59.20 to 122.75	37,700	34,359
01/01/06 TO 03/31/06	15	100.00	101.15	98.67	8.76	102.51	50.00	132.80	98.99 to 113.83	161,833	159,684
04/01/06 TO 06/30/06	11	83.64	89.29	81.30	21.81	109.82	57.69	149.40	66.67 to 100.69	116,977	95,106
07/01/06 TO 09/30/06	8	62.64	74.28	64.02	33.82	116.03	50.00	152.55	50.00 to 152.55	209,750	134,277
10/01/06 TO 12/31/06	5	100.00	115.21	99.10	26.95	116.26	83.62	205.40	N/A	155,000	153,602
01/01/07 TO 03/31/07	2	58.91	58.91	58.41	21.07	100.86	46.50	71.32	N/A	43,250	25,262
04/01/07 TO 06/30/07	3	89.38	94.73	62.60	33.70	151.32	52.23	142.58	N/A	17,700	11,080
<u>Study Years</u>											
07/01/05 TO 06/30/06	35	99.65	93.73	92.59	14.81	101.24	50.00	149.40	95.83 to 100.00	114,927	106,408
07/01/06 TO 06/30/07	18	77.47	87.35	74.29	39.36	117.58	46.50	205.40	52.23 to 100.00	144,033	106,999
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	39	99.60	94.09	85.67	20.43	109.83	50.00	205.40	83.62 to 100.00	158,134	135,478
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DISMAL RIVER	25	100.00	90.00	85.51	15.94	105.25	50.00	132.80	77.57 to 100.00	224,072	191,613
MULLEN	24	92.60	93.89	85.24	26.07	110.14	46.50	205.40	70.38 to 100.59	40,983	34,936
RURAL	4	66.69	87.36	72.47	31.03	120.56	66.67	149.40	N/A	7,413	5,372
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

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	23	95.83	94.34	85.35	25.73	110.53	46.50	205.40	70.38 to 100.59	40,156	34,273
2	5	66.71	86.61	79.93	29.88	108.36	66.67	149.40	N/A	17,931	14,332
3	25	100.00	90.00	85.51	15.94	105.25	50.00	132.80	77.57 to 100.00	224,072	191,613
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	23	89.38	93.81	85.21	27.87	110.09	46.50	205.40	70.38 to 100.59	42,634	36,330
2	30	99.63	89.85	85.45	18.45	105.14	50.00	149.40	76.62 to 100.00	187,815	160,489
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	53	<b>MEDIAN:</b>	<b>99</b>	COV:	32.82	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	85	STD:	30.06	95% Wgt. Mean C.I.:	76.85 to 93.98
TOTAL Adj.Sales Price:	6,615,055	MEAN:	92	AVG.ABS.DEV:	21.55	95% Mean C.I.:	83.47 to 99.66
TOTAL Assessed Value:	5,650,280						
AVG. Adj. Sales Price:	124,812	COD:	21.77	MAX Sales Ratio:	205.40		
AVG. Assessed Value:	106,609	PRD:	107.20	MIN Sales Ratio:	46.50		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609
06											
07											
<u>ALL</u>	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609
NonValid School											
<u>ALL</u>	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

**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	99.60	90.05	85.46	17.97	105.36	50.00	149.40	76.62 to 100.00	181,998	155,544
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	52.85	52.85	53.49	12.02	98.81	46.50	59.20	N/A	50,000	26,743
1920 TO 1939	9	99.74	101.46	88.36	33.82	114.82	52.23	205.40	62.90 to 152.55	44,944	39,711
1940 TO 1949											
1950 TO 1959	2	99.84	99.84	99.85	0.85	99.99	98.99	100.69	N/A	45,750	45,683
1960 TO 1969	3	83.64	78.46	69.11	10.76	113.53	62.37	89.38	N/A	35,000	24,189
1970 TO 1979	4	85.33	90.94	90.24	16.34	100.78	70.38	122.75	N/A	52,375	47,265
1980 TO 1989	2	121.96	121.96	103.05	16.91	118.35	101.33	142.58	N/A	31,300	32,253
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
<u>ALL</u>	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	53	<b>MEDIAN:</b>	<b>99</b>	COV:	32.82	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	85	STD:	30.06	95% Wgt. Mean C.I.:	76.85 to 93.98
TOTAL Adj.Sales Price:	6,615,055	MEAN:	92	AVG.ABS.DEV:	21.55	95% Mean C.I.:	83.47 to 99.66
TOTAL Assessed Value:	5,650,280						
AVG. Adj. Sales Price:	124,812	COD:	21.77	MAX Sales Ratio:	205.40		
AVG. Assessed Value:	106,609	PRD:	107.20	MIN Sales Ratio:	46.50		

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<b>SALE PRICE *</b>											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	142.58	129.27	126.15	12.52	102.47	95.83	149.40	N/A	2,558	3,227	
5000 TO 9999	4	78.04	79.69	79.71	16.66	99.98	66.67	96.00	N/A	7,925	6,316	
Total \$ _____												
1 TO 9999	7	95.83	100.94	88.76	24.63	113.72	66.67	149.40	66.67 to 149.40	5,625	4,992	
10000 TO 29999	6	77.01	107.85	105.00	51.10	102.71	66.67	205.40	66.67 to 205.40	16,730	17,567	
30000 TO 59999	8	85.16	81.43	80.47	28.32	101.19	46.50	122.75	46.50 to 122.75	45,687	36,766	
60000 TO 99999	6	91.77	85.12	82.95	16.88	102.62	62.37	101.33	62.37 to 101.33	68,000	56,407	
100000 TO 149999	1	87.03	87.03	87.03			87.03	87.03	N/A	100,000	87,030	
150000 TO 249999	13	100.00	105.53	105.54	5.90	99.99	98.70	132.80	99.60 to 113.83	163,461	172,517	
250000 TO 499999	12	71.51	73.19	73.27	26.81	99.88	50.00	100.00	50.00 to 100.00	289,733	212,300	
ALL	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609	

<b>ASSESSED VALUE *</b>											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	142.58	129.27	126.15	12.52	102.47	95.83	149.40	N/A	2,558	3,227	
5000 TO 9999	5	66.71	77.09	76.15	15.60	101.23	66.67	96.00	N/A	8,716	6,637	
Total \$ _____												
1 TO 9999	8	92.60	96.66	83.64	26.24	115.56	66.67	149.40	66.67 to 149.40	6,406	5,358	
10000 TO 29999	7	70.38	77.87	68.88	28.48	113.05	46.50	152.55	46.50 to 152.55	28,857	19,876	
30000 TO 59999	10	99.36	99.56	86.87	26.31	114.61	59.20	205.40	62.37 to 122.75	53,500	46,473	
60000 TO 99999	3	100.59	96.32	94.76	4.74	101.64	87.03	101.33	N/A	75,000	71,072	
100000 TO 149999	2	99.18	99.18	99.18	0.48	100.00	98.70	99.65	N/A	150,000	148,762	
150000 TO 249999	19	99.60	86.94	80.28	20.95	108.29	50.00	132.80	57.69 to 100.00	215,884	173,305	
250000 TO 499999	4	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	300,000	300,000	
ALL	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609	

<b>QUALITY</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	31	99.60	90.05	85.46	17.97	105.36	50.00	149.40	76.62 to 100.00	181,998	155,544	
20	4	55.72	61.83	55.16	22.37	112.08	46.50	89.38	N/A	37,625	20,755	
30	14	99.36	104.54	92.97	27.68	112.45	62.90	205.40	70.38 to 142.58	37,757	35,102	
40	4	93.47	87.66	86.37	13.87	101.49	62.37	101.33	N/A	73,500	63,483	
ALL	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609	

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Sales Price:	6,615,055	WGT. MEAN:	85	STD:	30.06	95% Wgt. Mean C.I.:	76.85 to 93.98
TOTAL Adj.Sales Price:	6,615,055	MEAN:	92	AVG.ABS.DEV:	21.55	95% Mean C.I.:	83.47 to 99.66
TOTAL Assessed Value:	5,650,280						
AVG. Adj. Sales Price:	124,812	COD:	21.77	MAX Sales Ratio:	205.40		
AVG. Assessed Value:	106,609	PRD:	107.20	MIN Sales Ratio:	46.50		

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**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	99.60	90.05	85.46	17.97	105.36	50.00	149.40	76.62 to 100.00	181,998	155,544
101	19	89.38	97.69	87.97	28.43	111.05	52.23	205.40	70.38 to 101.33	42,900	37,739
104	3	59.20	68.48	70.47	29.98	97.18	46.50	99.74	N/A	52,666	37,112
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609

**CONDITION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	99.60	90.05	85.46	17.97	105.36	50.00	149.40	76.62 to 100.00	181,998	155,544
20	1	46.50	46.50	46.50			46.50	46.50	N/A	45,000	20,927
30	18	86.51	95.93	84.69	32.02	113.28	52.23	205.40	68.45 to 100.69	39,338	33,315
40	3	99.92	96.09	94.45	4.77	101.74	87.03	101.33	N/A	73,333	69,260
<u>ALL</u>											
	53	98.99	91.57	85.42	21.77	107.20	46.50	205.40	77.57 to 100.00	124,812	106,609



**2008 Correlation Section  
for Hooker County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The qualified residential statistics support the actions taken by Hooker County; scheduled plans for the residential property class were not completed due to unforeseen personnel issues. Therefore, only routine maintenance was done within the residential property class for 2008.

Under the substrata Status: Improved, Unimproved, and IOLL strata 1 improved is showing a median of 89.38. Even though this substratum is made up of all properties within the "Assessor Location" Mullen, a recommendation is being made to increase all residential dwellings only within the county by nine percent. Mullen is the only town in the county and there are not that many homes in the rural area, they would all be treated equally if adjusted by the same percent.

For direct equalization purposes the R&O Median will be used in determining the level of value. The adopted three-year plan, preliminary statistics, the 2008 Reports and Opinions statistics, and the 2008 Assessment Survey all support that Hooker County has an overall acceptable level of value.

**2008 Correlation Section  
for Hooker County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>67</b>	<b>53</b>	<b>79.1</b>
<b>2007</b>	<b>58</b>	<b>50</b>	<b>86.21</b>
<b>2006</b>	<b>48</b>	<b>38</b>	<b>79.17</b>
<b>2005</b>	<b>46</b>	<b>37</b>	<b>80.43</b>
<b>2004</b>	<b>25</b>	<b>21</b>	<b>84</b>
<b>2003</b>	<b>25</b>	<b>21</b>	<b>84</b>
<b>2002</b>	<b>33</b>	<b>26</b>	<b>78.79</b>
<b>2001</b>	<b>28</b>	<b>22</b>	<b>78.57</b>

RESIDENTIAL: The county has historically and is currently utilizing a high proportion of the available residential sales for the development of the qualified statistics. Indication is that the measurements of the residential properties were done as fairly as possible and also indicates that the county has not excessively trimmed the sample.

**2008 Correlation Section  
for Hooker County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Hooker County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>98.99</b>	<b>-3.09</b>	<b>95.94</b>	<b>98.99</b>
<b>2007</b>	<b>94.98</b>	<b>46.8</b>	<b>139.43</b>	<b>99.01</b>
<b>2006</b>	<b>96.33</b>	<b>0.89</b>	<b>97.19</b>	<b>98.85</b>
<b>2005</b>	<b>97.36</b>	<b>-1.43</b>	<b>95.97</b>	<b>97.36</b>
<b>2004</b>	<b>83.84</b>	<b>0.17</b>	<b>83.99</b>	<b>97.18</b>
<b>2003</b>	<b>100</b>	<b>0.46</b>	<b>100.46</b>	<b>100</b>
<b>2002</b>	<b>104</b>	<b>-9.49</b>	<b>94.13</b>	<b>99</b>
<b>2001</b>	<b>99</b>	<b>-0.6</b>	<b>98.41</b>	<b>99</b>

RESIDENTIAL: The Trended Preliminary Ratio and the R&O Ratio are somewhat dissimilar. The R&O Ratio is supportive of the assessor's actions in that no overall changes were made to the residential class. There is no other information available to suggest that the R&O Ratio is not the best indication of the level of value for the residential class of property in Hooker County.

**2008 Correlation Section  
for Hooker County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 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 Hooker County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2008</b>	<b>-3.09</b>
<b>1.92</b>	<b>2007</b>	<b>46.8</b>
<b>5.35</b>	<b>2006</b>	<b>0.89</b>
<b>0</b>	<b>2005</b>	<b>-1.43</b>
<b>1.86</b>	<b>2004</b>	<b>0.17</b>
<b>0</b>	<b>2003</b>	<b>0.46</b>
<b>-5.57</b>	<b>2002</b>	<b>-9.49</b>
<b>0</b>	<b>2001</b>	<b>-0.6</b>

RESIDENTIAL: The -3.09 point change in the percent change in the base (excluding growth) is a reflection of a new platted subdivision that had been valued and placed on the tax rolls. However, the final approval of this subdivision did not pass and the property reverted back to its original state which was agricultural.

## 2008 Correlation Section for Hooker County

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

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

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

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

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

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

**2008 Correlation Section  
for Hooker County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.99</b>	<b>85.42</b>	<b>91.57</b>

RESIDENTIAL: Of the three measures of central tendency only the weighted mean is outside the range, the median and arithmetic mean are within the acceptable parameters. The sample is made up of approximately half high dollar sales involving the Dismal River Club and the other half of the sales would be more typical of those found in counties that are predominantly agricultural in nature with small communities.

**2008 Correlation Section  
for Hooker County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>21.77</b>	<b>107.20</b>
<b>Difference</b>	<b>6.77</b>	<b>4.2</b>

RESIDENTIAL: Both of the qualitative measures are outside of the prescribed parameters. The county was unable to fulfill the plan to review and reappraise half of the residential property this year due to unforeseen circumstances. But once back on schedule these issues should resolve.

**2008 Correlation Section  
for Hooker County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>53</b>	<b>53</b>	<b>0</b>
<b>Median</b>	<b>98.99</b>	<b>98.99</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>85.42</b>	<b>85.42</b>	<b>0</b>
<b>Mean</b>	<b>91.57</b>	<b>91.57</b>	<b>0</b>
<b>COD</b>	<b>21.77</b>	<b>21.77</b>	<b>0</b>
<b>PRD</b>	<b>107.20</b>	<b>107.20</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>46.50</b>	<b>46.50</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>205.40</b>	<b>205.40</b>	<b>0</b>

RESIDENTIAL: Scheduled plans for the residential property class were not completed due to unforeseen personnel issues. Therefore, only routine maintenance was done within the residential property class for 2008.

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Query: 6136

What If ID: 5338

Desc: New Whatif for Query ID: 6136

<u>Strata Hdg.</u>	<u>Strata</u>	<u>Chg.Value</u>	<u>Chg.Type</u>	<u>Pct.Chg.</u>	<u>Group</u>	<u>Priority</u>
Status: Improved,	1	Imprvmnt	Increase	9.000	A	1

**PAD 2008 R&O Statistics**

Query: 6136

Type: Qualified

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

NUMBER of Sales:	53	<b>MEDIAN:</b>	<b>100</b>	COV:	33.74	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	86	STD:	32.01	95% Wgt. Mean C.I.:	77.82 to 95.13
TOTAL Adj.Sales Price:	6,615,055	MEAN:	95	AVG.ABS.DEV:	22.10	95% Mean C.I.:	86.25 to 103.49
TOTAL Assessed Value:	5,720,438						
AVG. Adj. Sales Price:	124,812	COD:	22.19	MAX Sales Ratio:	223.03		
AVG. Assessed Value:	107,932	PRD:	109.71	MIN Sales Ratio:	49.99		

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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	3	95.83	93.42	101.39	12.56	92.15	74.16	110.28	N/A	27,333	27,712
10/01/05 TO 12/31/05	6	87.32	91.27	98.33	29.16	92.82	64.04	133.42	64.04 to 133.42	37,700	37,070
01/01/06 TO 03/31/06	15	100.00	102.14	98.85	9.08	103.32	50.00	132.80	99.65 to 113.83	161,833	159,977
04/01/06 TO 06/30/06	11	90.94	91.98	82.20	21.19	111.90	57.69	149.40	66.67 to 108.75	116,977	96,160
07/01/06 TO 09/30/06	8	67.11	77.12	64.64	34.31	119.31	50.00	164.77	50.00 to 164.77	209,750	135,575
10/01/06 TO 12/31/06	5	100.00	121.69	100.98	27.52	120.51	90.76	223.03	N/A	155,000	156,515
01/01/07 TO 03/31/07	2	63.50	63.50	62.95	21.27	100.87	49.99	77.00	N/A	43,250	27,226
04/01/07 TO 06/30/07	3	96.29	101.27	67.46	32.76	150.13	56.45	151.08	N/A	17,700	11,940
<u>Study Years</u>											
07/01/05 TO 06/30/06	35	100.00	96.34	93.55	15.75	102.98	50.00	149.40	95.83 to 107.73	114,927	107,513
07/01/06 TO 06/30/07	18	83.88	92.01	75.50	38.74	121.87	49.99	223.03	56.45 to 100.00	144,033	108,747
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	39	100.00	96.65	86.34	20.72	111.95	50.00	223.03	90.76 to 100.00	158,134	136,528
<u>ALL</u>											
	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DISMAL RIVER	25	100.00	90.00	85.51	15.94	105.25	50.00	132.80	77.57 to 100.00	224,072	191,613
MULLEN	24	96.06	101.19	92.38	26.78	109.54	49.99	223.03	75.90 to 108.75	40,983	37,859
RURAL	4	66.69	87.36	72.47	31.03	120.56	66.67	149.40	N/A	7,413	5,372
<u>ALL</u>											
	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

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	23	96.29	101.64	92.48	27.63	109.90	49.99	223.03	75.90 to 108.75	40,156	37,137
2	5	66.71	88.04	84.71	32.03	103.93	66.67	149.40	N/A	17,931	15,189
3	25	100.00	90.00	85.51	15.94	105.25	50.00	132.80	77.57 to 100.00	224,072	191,613
<u>ALL</u>											
	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	23	96.29	101.42	92.37	27.86	109.80	49.99	223.03	75.90 to 108.75	42,634	39,380
2	30	99.63	89.85	85.45	18.45	105.14	50.00	149.40	76.62 to 100.00	187,815	160,489
<u>ALL</u>											
	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

**PAD 2008 R&O Statistics**

Query: 6136

Type: Qualified

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

NUMBER of Sales:	53	<b>MEDIAN:</b>	<b>100</b>	COV:	33.74	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	86	STD:	32.01	95% Wgt. Mean C.I.:	77.82 to 95.13
TOTAL Adj.Sales Price:	6,615,055	MEAN:	95	AVG.ABS.DEV:	22.10	95% Mean C.I.:	86.25 to 103.49
TOTAL Assessed Value:	5,720,438						
AVG. Adj. Sales Price:	124,812	COD:	22.19	MAX Sales Ratio:	223.03		
AVG. Assessed Value:	107,932	PRD:	109.71	MIN Sales Ratio:	49.99		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932
06											
07											
____ALL____	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932
NonValid School											
____ALL____	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

**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	99.65	90.24	85.47	17.93	105.58	50.00	149.40	76.62 to 100.00	181,998	155,559
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	57.02	57.02	57.72	12.32	98.79	49.99	64.04	N/A	50,000	28,857
1920 TO 1939	9	107.94	109.88	95.68	33.94	114.84	56.45	223.03	67.99 to 164.77	44,944	43,002
1940 TO 1949											
1950 TO 1959	2	108.24	108.24	108.25	0.47	99.99	107.73	108.75	N/A	45,750	49,523
1960 TO 1969	3	90.94	85.01	75.07	10.44	113.25	67.81	96.29	N/A	35,000	26,274
1970 TO 1979	4	92.72	98.69	98.04	16.56	100.66	75.90	133.42	N/A	52,375	51,347
1980 TO 1989	2	130.68	130.68	111.98	15.61	116.70	110.28	151.08	N/A	31,300	35,049
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

**PAD 2008 R&O Statistics**

Query: 6136

Type: Qualified

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

NUMBER of Sales:	53	<b>MEDIAN:</b>	<b>100</b>	COV:	33.74	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	86	STD:	32.01	95% Wgt. Mean C.I.:	77.82 to 95.13
TOTAL Adj.Sales Price:	6,615,055	MEAN:	95	AVG.ABS.DEV:	22.10	95% Mean C.I.:	86.25 to 103.49
TOTAL Assessed Value:	5,720,438						
AVG. Adj. Sales Price:	124,812	COD:	22.19	MAX Sales Ratio:	223.03		
AVG. Assessed Value:	107,932	PRD:	109.71	MIN Sales Ratio:	49.99		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	149.40	132.10	129.03	12.33	102.38	95.83	151.08	N/A	2,558	3,301
5000 TO 9999	4	81.50	82.95	83.01	19.95	99.93	66.67	102.12	N/A	7,925	6,578
Total \$ _____											
1 TO 9999	7	96.29	104.01	91.98	25.72	113.08	66.67	151.08	66.67 to 151.08	5,625	5,173
10000 TO 29999	6	83.42	115.91	113.11	52.35	102.47	66.67	223.03	66.67 to 223.03	16,730	18,924
30000 TO 59999	8	92.37	88.17	87.11	28.47	101.21	49.99	133.42	49.99 to 133.42	45,687	39,799
60000 TO 99999	6	99.72	92.40	90.02	16.93	102.64	67.81	110.28	67.81 to 110.28	68,000	61,214
100000 TO 149999	1	94.67	94.67	94.67			94.67	94.67	N/A	100,000	94,666
150000 TO 249999	13	100.00	105.53	105.54	5.90	99.99	98.70	132.80	99.60 to 113.83	163,461	172,517
250000 TO 499999	12	71.51	73.19	73.27	26.81	99.88	50.00	100.00	50.00 to 100.00	289,733	212,300
ALL	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	149.40	132.10	129.03	12.33	102.38	95.83	151.08	N/A	2,558	3,301
5000 TO 9999	5	66.71	79.69	78.55	19.51	101.45	66.67	102.12	N/A	8,716	6,846
Total \$ _____											
1 TO 9999	8	96.06	99.35	86.11	26.42	115.37	66.67	151.08	66.67 to 151.08	6,406	5,517
10000 TO 29999	7	75.90	84.17	74.42	28.63	113.10	49.99	164.77	49.99 to 164.77	28,857	21,475
30000 TO 59999	10	107.84	108.02	94.21	26.29	114.65	64.04	223.03	67.81 to 133.42	53,500	50,404
60000 TO 99999	3	108.87	104.61	102.93	4.78	101.63	94.67	110.28	N/A	75,000	77,199
100000 TO 149999	2	99.18	99.18	99.18	0.48	100.00	98.70	99.65	N/A	150,000	148,762
150000 TO 249999	19	99.60	86.94	80.28	20.95	108.29	50.00	132.80	57.69 to 100.00	215,884	173,305
250000 TO 499999	4	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	300,000	300,000
ALL	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	99.65	90.24	85.47	17.93	105.58	50.00	149.40	76.62 to 100.00	181,998	155,559
20	4	60.25	66.69	59.54	22.36	112.01	49.99	96.29	N/A	37,625	22,401
30	14	107.84	113.02	100.69	27.38	112.25	67.99	223.03	75.90 to 151.08	37,757	38,018
40	4	101.68	95.36	93.95	13.89	101.50	67.81	110.28	N/A	73,500	69,055
ALL	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

**PAD 2008 R&O Statistics**

Query: 6136

Type: Qualified

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

NUMBER of Sales:	53	<b>MEDIAN:</b>	<b>100</b>	COV:	33.74	95% Median C.I.:	77.57 to 100.00
TOTAL Sales Price:	6,615,055	WGT. MEAN:	86	STD:	32.01	95% Wgt. Mean C.I.:	77.82 to 95.13
TOTAL Adj.Sales Price:	6,615,055	MEAN:	95	AVG.ABS.DEV:	22.10	95% Mean C.I.:	86.25 to 103.49
TOTAL Assessed Value:	5,720,438						
AVG. Adj. Sales Price:	124,812	COD:	22.19	MAX Sales Ratio:	223.03		
AVG. Assessed Value:	107,932	PRD:	109.71	MIN Sales Ratio:	49.99		

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**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	99.65	90.24	85.47	17.93	105.58	50.00	149.40	76.62 to 100.00	181,998	155,559
101	19	96.29	105.71	95.42	28.47	110.79	56.45	223.03	75.90 to 110.28	42,900	40,935
104	3	64.04	73.99	76.15	30.16	97.16	49.99	107.94	N/A	52,666	40,107
<u>ALL</u>											
	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932

**CONDITION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	99.65	90.24	85.47	17.93	105.58	50.00	149.40	76.62 to 100.00	181,998	155,559
20	1	49.99	49.99	49.99			49.99	49.99	N/A	45,000	22,495
30	18	93.62	103.72	91.73	31.86	113.07	56.45	223.03	74.16 to 108.87	39,338	36,086
40	3	108.68	104.54	102.75	4.79	101.75	94.67	110.28	N/A	73,333	75,348
<u>ALL</u>											
	53	99.60	94.87	86.48	22.19	109.71	49.99	223.03	77.57 to 100.00	124,812	107,932



**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:	6	<b>MEDIAN:</b>	<b>88</b>	COV:	45.74	95% Median C.I.:	67.19 to 194.66
TOTAL Sales Price:	218,000	WGT. MEAN:	95	STD:	51.06	95% Wgt. Mean C.I.:	63.26 to 126.43
TOTAL Adj.Sales Price:	218,000	MEAN:	112	AVG.ABS.DEV:	36.13	95% Mean C.I.:	58.02 to 165.20
TOTAL Assessed Value:	206,760						
AVG. Adj. Sales Price:	36,333	COD:	40.86	MAX Sales Ratio:	194.66		
AVG. Assessed Value:	34,460	PRD:	117.68	MIN Sales Ratio:	67.19		

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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
<b>Qrtrs</b>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	76.83	76.83	76.83			76.83	76.83	N/A	16,000	12,293
10/01/06 TO 12/31/06	1	194.66	194.66	194.66			194.66	194.66	N/A	10,000	19,466
01/01/07 TO 03/31/07	2	118.26	118.26	94.77	30.31	124.78	82.41	154.11	N/A	72,500	68,711
04/01/07 TO 06/30/07											
<b>Study Years</b>											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
07/01/06 TO 06/30/07	4	118.26	127.00	98.94	40.07	128.37	76.83	194.66	N/A	42,750	42,295
<b>Calendar Yrs</b>											
01/01/05 TO 12/31/05	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
01/01/06 TO 12/31/06	2	135.75	135.75	122.15	43.40	111.13	76.83	194.66	N/A	13,000	15,879
ALL	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460
<b>ASSESSOR LOCATION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
MULLEN	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460
ALL	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460
<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460
ALL	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460
<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460
ALL	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460

**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:	6	<b>MEDIAN:</b>	<b>88</b>	COV:	45.74	95% Median C.I.:	67.19 to 194.66
TOTAL Sales Price:	218,000	WGT. MEAN:	95	STD:	51.06	95% Wgt. Mean C.I.:	63.26 to 126.43
TOTAL Adj.Sales Price:	218,000	MEAN:	112	AVG.ABS.DEV:	36.13	95% Mean C.I.:	58.02 to 165.20
TOTAL Assessed Value:	206,760						
AVG. Adj. Sales Price:	36,333	COD:	40.86	MAX Sales Ratio:	194.66		
AVG. Assessed Value:	34,460	PRD:	117.68	MIN Sales Ratio:	67.19		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460
04											
ALL	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460
NonValid School											
ALL	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460

**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	2	135.75	135.75	122.15	43.40	111.13	76.83	194.66	N/A	13,000	15,879
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	2	74.80	74.80	79.79	10.17	93.75	67.19	82.41	N/A	72,500	57,846
1960 TO 1969	2	124.29	124.29	126.19	24.00	98.49	94.46	154.11	N/A	23,500	29,654
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	94.46	117.45	110.07	43.35	106.71	67.19	194.66	N/A	19,600	21,573
100000 TO 149999	1	82.41	82.41	82.41			82.41	82.41	N/A	120,000	98,895
ALL	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460

**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:	6	<b>MEDIAN:</b>	<b>88</b>	COV:	45.74	95% Median C.I.:	67.19 to 194.66
TOTAL Sales Price:	218,000	WGT. MEAN:	95	STD:	51.06	95% Wgt. Mean C.I.:	63.26 to 126.43
TOTAL Adj.Sales Price:	218,000	MEAN:	112	AVG.ABS.DEV:	36.13	95% Mean C.I.:	58.02 to 165.20
TOTAL Assessed Value:	206,760						
AVG. Adj. Sales Price:	36,333	COD:	40.86	MAX Sales Ratio:	194.66		
AVG. Assessed Value:	34,460	PRD:	117.68	MIN Sales Ratio:	67.19		

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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
Low \$ _____											
Total \$ _____											
10000 TO 29999	4	85.65	108.29	94.98	42.36	114.00	67.19	194.66	N/A	18,250	17,334
30000 TO 59999	1	154.11	154.11	154.11			154.11	154.11	N/A	25,000	38,527
60000 TO 99999	1	82.41	82.41	82.41			82.41	82.41	N/A	120,000	98,895
ALL _____	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	144.56	144.56	125.77	34.66	114.94	94.46	194.66	N/A	16,000	20,123
20	4	79.62	95.13	89.52	29.04	106.27	67.19	154.11	N/A	46,500	41,628
ALL _____	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	194.66	194.66	194.66			194.66	194.66	N/A	10,000	19,466
346	1	82.41	82.41	82.41			82.41	82.41	N/A	120,000	98,895
353	3	76.83	79.49	79.16	11.83	100.42	67.19	94.46	N/A	21,000	16,624
491	1	154.11	154.11	154.11			154.11	154.11	N/A	25,000	38,527
ALL _____	6	88.44	111.61	94.84	40.86	117.68	67.19	194.66	67.19 to 194.66	36,333	34,460

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

**Commercial**

There were no substantial plans for the commercial class/subclasses of property for assessment year 2008, only routine maintenance and pickup of new construction was done this year.

## 2008 Assessment Survey for Hooker County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	1989 – These properties have not yet been put onto the TerraScan CAMA system.
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	1989 – Adjustments have been made when needed, but there are few commercial sales to work with in Hooker County.
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The income approach has not been used in the county
7.	<b>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?</b>
	It is not used, there are not sufficient sales.
8.	<b>Number of market areas/neighborhoods for this property class?</b>
	One
9.	<b>How are these defined?</b>
	Non-applicable.
10.	<b>Is “Assessor Location” a usable valuation identity?</b>
	Yes
11.	<b>Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?)</b>
	Yes

12.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> <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>
	Similar to Mullen commercial

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
18			18

**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:	4	<b>MEDIAN:</b>	<b>80</b>	COV:	14.19	95% Median C.I.:	N/A
TOTAL Sales Price:	183,000	WGT. MEAN:	81	STD:	11.38	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	183,000	MEAN:	80	AVG.ABS.DEV:	8.21	95% Mean C.I.:	62.11 to 98.34
TOTAL Assessed Value:	148,767						
AVG. Adj. Sales Price:	45,750	COD:	10.31	MAX Sales Ratio:	94.46		
AVG. Assessed Value:	37,191	PRD:	98.68	MIN Sales Ratio:	67.19		

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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>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	76.83	76.83	76.83			76.83	76.83	N/A	16,000	12,293
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	82.41	82.41	82.41			82.41	82.41	N/A	120,000	98,895
04/01/07 TO 06/30/07											
<u>Study Years</u>											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
07/01/06 TO 06/30/07	2	79.62	79.62	81.76	3.50	97.39	76.83	82.41	N/A	68,000	55,594
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	2	80.82	80.82	79.96	16.87	101.09	67.19	94.46	N/A	23,500	18,789
01/01/06 TO 12/31/06	1	76.83	76.83	76.83			76.83	76.83	N/A	16,000	12,293
<u>ALL</u>											
	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
MULLEN	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191
<u>ALL</u>											
	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191
<u>ALL</u>											
	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191
<u>ALL</u>											
	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

**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:	4	<b>MEDIAN:</b>	<b>80</b>	COV:	14.19	95% Median C.I.:	N/A
TOTAL Sales Price:	183,000	WGT. MEAN:	81	STD:	11.38	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	183,000	MEAN:	80	AVG.ABS.DEV:	8.21	95% Mean C.I.:	62.11 to 98.34
TOTAL Assessed Value:	148,767						
AVG. Adj. Sales Price:	45,750	COD:	10.31	MAX Sales Ratio:	94.46		
AVG. Assessed Value:	37,191	PRD:	98.68	MIN Sales Ratio:	67.19		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191
04											
ALL	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191
NonValid School											
ALL	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	76.83	76.83	76.83			76.83	76.83	N/A	16,000	12,293
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	2	74.80	74.80	79.79	10.17	93.75	67.19	82.41	N/A	72,500	57,846
1960 TO 1969	1	94.46	94.46	94.46			94.46	94.46	N/A	22,000	20,781
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	76.83	79.49	79.16	11.83	100.42	67.19	94.46	N/A	21,000	16,624
100000 TO 149999	1	82.41	82.41	82.41			82.41	82.41	N/A	120,000	98,895
ALL	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

**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:	4	<b>MEDIAN:</b>	<b>80</b>	COV:	14.19	95% Median C.I.:	N/A
TOTAL Sales Price:	183,000	WGT. MEAN:	81	STD:	11.38	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	183,000	MEAN:	80	AVG.ABS.DEV:	8.21	95% Mean C.I.:	62.11 to 98.34
TOTAL Assessed Value:	148,767						
AVG. Adj. Sales Price:	45,750	COD:	10.31	MAX Sales Ratio:	94.46		
AVG. Assessed Value:	37,191	PRD:	98.68	MIN Sales Ratio:	67.19		

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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
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	3	76.83	79.49	79.16	11.83	100.42	67.19	94.46	N/A	21,000	16,624
60000 TO 99999	1	82.41	82.41	82.41			82.41	82.41	N/A	120,000	98,895
ALL _____	_____										
	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	94.46	94.46	94.46			94.46	94.46	N/A	22,000	20,781
20	3	76.83	75.48	79.49	6.60	94.95	67.19	82.41	N/A	53,666	42,662
ALL _____	_____										
	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
346	1	82.41	82.41	82.41			82.41	82.41	N/A	120,000	98,895
353	3	76.83	79.49	79.16	11.83	100.42	67.19	94.46	N/A	21,000	16,624
ALL _____	_____										
	4	79.62	80.22	81.29	10.31	98.68	67.19	94.46	N/A	45,750	37,191



**2008 Correlation Section  
for Hooker County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: There are only four commercial sales within Hooker County, because the sample is small and the representation to the population is problematic, the measures of central tendency and the qualitative measures are unreliable. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

**2008 Correlation Section  
for Hooker County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>11</b>	<b>4</b>	<b>36.36</b>
<b>2007</b>	<b>12</b>	<b>3</b>	<b>25</b>
<b>2006</b>	<b>14</b>	<b>3</b>	<b>21.43</b>
<b>2005</b>	<b>15</b>	<b>12</b>	<b>80</b>
<b>2004</b>	<b>9</b>	<b>7</b>	<b>77.78</b>
<b>2003</b>	<b>8</b>	<b>7</b>	<b>87.5</b>
<b>2002</b>	<b>7</b>	<b>7</b>	<b>100</b>
<b>2001</b>	<b>8</b>	<b>6</b>	<b>75</b>

COMMERCIAL: It appears from the table above and a review of the total sales file that the assessor has used all available sales for the development of the qualified sales file. The remaining seven sales consisted of four that were substantially changed; one family; one that listed the personal property as 70% of the sale price and one where the sale price included the capitalized interest.

**2008 Correlation Section  
for Hooker County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Hooker County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>88.44</b>	<b>-3.16</b>	<b>85.64</b>	<b>79.62</b>
<b>2007</b>	<b>0.18</b>	<b>16.92</b>	<b>0.21</b>	<b>94.46</b>
<b>2006</b>	<b>92.80</b>	<b>-8.55</b>	<b>84.87</b>	<b>92.80</b>
<b>2005</b>	<b>101.37</b>	<b>-3.08</b>	<b>98.25</b>	<b>100.11</b>
<b>2004</b>	<b>109.82</b>	<b>18.9</b>	<b>130.58</b>	<b>109.82</b>
<b>2003</b>	<b>93</b>	<b>-1.54</b>	<b>91.57</b>	<b>93</b>
<b>2002</b>	<b>89</b>	<b>4.12</b>	<b>92.67</b>	<b>93</b>
<b>2001</b>	<b>89</b>	<b>3.94</b>	<b>92.51</b>	<b>93</b>

COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are totally dissimilar and do not support each other. However, with only four sales in the sales file any reliance on these measures for statistical analysis is meaningless.

**2008 Correlation Section  
for Hooker County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 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 Hooker County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
-17.36	2008	-3.16
6563.33	2007	16.92
N/A	2006	-8.55
-0.44	2005	-3.08
0	2004	18.9
0	2003	-1.54
4.5	2002	4.12
5	2001	3.94

COMMERCIAL: The large difference in the percent of change in the sales file compared to the percent change in the base is due to a couple of factors. One, in the sales file two sales were removed from the study period used in the calculation of this measure. The sales involved property that an individual purchased to establish a mortuary. Remodeling had been started on the first property but after a larger building became available this property was sold. The second building was a Masonic Temple and the new owner is currently in the process of remodeling it into his mortuary. Secondly, there were several properties that belonged to the Dismal River Club that were destroyed or removed; four mobile homes were destroyed by fire, four were sold off, and three modular's that had been used as guest housing were removed.

## 2008 Correlation Section for Hooker County

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

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

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

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

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

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

**2008 Correlation Section  
for Hooker County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>79.62</b>	<b>81.29</b>	<b>80.22</b>

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

**2008 Correlation Section  
for Hooker County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>10.31</b>	<b>98.68</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

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

**2008 Correlation Section  
for Hooker County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>6</b>	<b>4</b>	<b>-2</b>
<b>Median</b>	<b>88.44</b>	<b>79.62</b>	<b>-8.82</b>
<b>Wgt. Mean</b>	<b>94.84</b>	<b>81.29</b>	<b>-13.55</b>
<b>Mean</b>	<b>111.61</b>	<b>80.22</b>	<b>-31.39</b>
<b>COD</b>	<b>40.86</b>	<b>10.31</b>	<b>-30.55</b>
<b>PRD</b>	<b>117.68</b>	<b>98.68</b>	<b>-19</b>
<b>Min Sales Ratio</b>	<b>67.19</b>	<b>67.19</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>194.66</b>	<b>94.46</b>	<b>-100.2</b>

COMMERCIAL: There were no plans or changes within the commercial class other than routine maintenance for assessment year 2008. There are two less sales in the R&O Statistics due to the removal of two sales that were substantially improved by an individual trying to establish a mortuary in Mullen.



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>63</b>	COV:	21.63	95% Median C.I.:	42.02 to 83.82
(AgLand) TOTAL Sales Price:	1,030,772	WGT. MEAN:	50	STD:	14.41	95% Wgt. Mean C.I.:	32.76 to 67.09
(AgLand) TOTAL Adj.Sales Price:	1,030,772	MEAN:	67	AVG.ABS.DEV:	10.56	95% Mean C.I.:	53.29 to 79.95
(AgLand) TOTAL Assessed Value:	514,622						
AVG. Adj. Sales Price:	147,253	COD:	16.81	MAX Sales Ratio:	83.82		
AVG. Assessed Value:	73,517	PRD:	133.44	MIN Sales Ratio:	42.02		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	81.77	81.77	81.77			81.77	81.77	N/A	7,155	5,851
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	62.81	62.81	62.81			62.81	62.81	N/A	63,300	39,760
10/01/06 TO 12/31/06	1	59.97	59.97	59.97			59.97	59.97	N/A	66,300	39,760
01/01/07 TO 03/31/07	3	62.81	62.88	47.79	22.18	131.59	42.02	83.82	N/A	295,339	141,133
04/01/07 TO 06/30/07											
____Study Years____											
07/01/04 TO 06/30/05	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
07/01/05 TO 06/30/06											
07/01/06 TO 06/30/07	5	62.81	62.29	49.52	14.21	125.78	42.02	83.82	N/A	203,123	100,584
____Calendar Yrs____											
01/01/05 TO 12/31/05	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
01/01/06 TO 12/31/06	2	61.39	61.39	61.36	2.31	100.05	59.97	62.81	N/A	64,800	39,760
____ALL____											
	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1121	1	81.77	81.77	81.77			81.77	81.77	N/A	7,155	5,851
1721	1	73.14	73.14	73.14			73.14	73.14	N/A	8,000	5,851
1901	3	62.81	61.86	61.84	1.51	100.05	59.97	62.81	N/A	64,300	39,760
2231	1	42.02	42.02	42.02			42.02	42.02	N/A	732,000	307,598
2433	1	83.82	83.82	83.82			83.82	83.82	N/A	90,717	76,042
____ALL____											
	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517
____ALL____											
	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>63</b>	COV:	21.63	95% Median C.I.:	42.02 to 83.82
(AgLand) TOTAL Sales Price:	1,030,772	WGT. MEAN:	50	STD:	14.41	95% Wgt. Mean C.I.:	32.76 to 67.09
(AgLand) TOTAL Adj.Sales Price:	1,030,772	MEAN:	67	AVG.ABS.DEV:	10.56	95% Mean C.I.:	53.29 to 79.95
(AgLand) TOTAL Assessed Value:	514,622						
AVG. Adj. Sales Price:	147,253	COD:	16.81	MAX Sales Ratio:	83.82		
AVG. Assessed Value:	73,517	PRD:	133.44	MIN Sales Ratio:	42.02		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517
ALL	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517
ALL	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517
ALL	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517
ALL	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517
NonValid School											
ALL	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
180.01 TO 330.00	3	62.81	61.86	61.84	1.51	100.05	59.97	62.81	N/A	64,300	39,760
330.01 TO 650.00	1	83.82	83.82	83.82			83.82	83.82	N/A	90,717	76,042
650.01 +	1	42.02	42.02	42.02			42.02	42.02	N/A	732,000	307,598
ALL	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>63</b>	COV:	21.63	95% Median C.I.:	42.02 to 83.82
(AgLand) TOTAL Sales Price:	1,030,772	WGT. MEAN:	50	STD:	14.41	95% Wgt. Mean C.I.:	32.76 to 67.09
(AgLand) TOTAL Adj.Sales Price:	1,030,772	MEAN:	67	AVG.ABS.DEV:	10.56	95% Mean C.I.:	53.29 to 79.95
(AgLand) TOTAL Assessed Value:	514,622						
AVG. Adj. Sales Price:	147,253	COD:	16.81	MAX Sales Ratio:	83.82		
AVG. Assessed Value:	73,517	PRD:	133.44	MIN Sales Ratio:	42.02		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
Total \$ _____											
1 TO 9999	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
60000 TO 99999	4	62.81	67.35	68.87	9.49	97.80	59.97	83.82	N/A	70,904	48,830
500000 +	1	42.02	42.02	42.02			42.02	42.02	N/A	732,000	307,598
ALL _____											
	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

**ASSESSED VALUE \***

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	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
Total \$ _____											
1 TO 9999	2	77.46	77.46	77.22	5.57	100.31	73.14	81.77	N/A	7,577	5,851
30000 TO 59999	3	62.81	61.86	61.84	1.51	100.05	59.97	62.81	N/A	64,300	39,760
60000 TO 99999	1	83.82	83.82	83.82			83.82	83.82	N/A	90,717	76,042
250000 TO 499999	1	42.02	42.02	42.02			42.02	42.02	N/A	732,000	307,598
ALL _____											
	7	62.81	66.62	49.93	16.81	133.44	42.02	83.82	42.02 to 83.82	147,253	73,517

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

**Agricultural**

After analyzing the agricultural market the 4G1 and 4G grassland classification groups were increased from 125 to 140, the 3G1 and 3G grassland classification groups were increased from 135 to 150, and the irrigated land classification 4A was increased from 255 to 280 to better reflect the market.

## 2008 Assessment Survey for Hooker County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	No
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural land is defined in statute.
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	It is not used.
6.	<b>What is the date of the soil survey currently used?</b>
	1999
7.	<b>What date was the last countywide land use study completed?</b>
	2000, with annual reviews
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Physical inspection
b.	<b>By whom?</b>
	Assessor
c.	<b>What proportion is complete / implemented at this time?</b>
	100%
8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	The county is homogenous and there are no market indicators of different areas.

9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	Non-applicable.
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	No

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>2</b>			<b>2</b>

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>70</b>	COV:	21.69	95% Median C.I.:	47.04 to 93.82
(AgLand) TOTAL Sales Price:	1,030,772	WGT. MEAN:	56	STD:	16.12	95% Wgt. Mean C.I.:	36.73 to 74.88
(AgLand) TOTAL Adj.Sales Price:	1,030,772	MEAN:	74	AVG.ABS.DEV:	11.84	95% Mean C.I.:	59.41 to 89.22
(AgLand) TOTAL Assessed Value:	575,224						
AVG. Adj. Sales Price:	147,253	COD:	16.94	MAX Sales Ratio:	93.82		
AVG. Assessed Value:	82,174	PRD:	133.16	MIN Sales Ratio:	47.04		

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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											
10/01/04 TO 12/31/04	1	91.21	91.21	91.21			91.21	91.21	N/A	7,155	6,526
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	81.56	81.56	81.56			81.56	81.56	N/A	8,000	6,525
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	69.91	69.91	69.91			69.91	69.91	N/A	63,300	44,250
10/01/06 TO 12/31/06	1	66.74	66.74	66.74			66.74	66.74	N/A	66,300	44,250
01/01/07 TO 03/31/07	3	69.91	70.26	53.46	22.30	131.42	47.04	93.82	N/A	295,339	157,891
04/01/07 TO 06/30/07											
<u>Study Years</u>											
07/01/04 TO 06/30/05	2	86.38	86.38	86.12	5.59	100.31	81.56	91.21	N/A	7,577	6,525
07/01/05 TO 06/30/06											
07/01/06 TO 06/30/07	5	69.91	69.48	55.35	14.29	125.53	47.04	93.82	N/A	203,123	112,434
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	1	81.56	81.56	81.56			81.56	81.56	N/A	8,000	6,525
01/01/06 TO 12/31/06	2	68.32	68.32	68.29	2.32	100.06	66.74	69.91	N/A	64,800	44,250
<u>ALL</u>											
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1121	1	91.21	91.21	91.21			91.21	91.21	N/A	7,155	6,526
1721	1	81.56	81.56	81.56			81.56	81.56	N/A	8,000	6,525
1901	3	69.91	68.85	68.82	1.51	100.05	66.74	69.91	N/A	64,300	44,250
2231	1	47.04	47.04	47.04			47.04	47.04	N/A	732,000	344,308
2433	1	93.82	93.82	93.82			93.82	93.82	N/A	90,717	85,115
<u>ALL</u>											
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174
<u>ALL</u>											
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>70</b>	COV:	21.69	95% Median C.I.:	47.04 to 93.82
(AgLand) TOTAL Sales Price:	1,030,772	WGT. MEAN:	56	STD:	16.12	95% Wgt. Mean C.I.:	36.73 to 74.88
(AgLand) TOTAL Adj.Sales Price:	1,030,772	MEAN:	74	AVG.ABS.DEV:	11.84	95% Mean C.I.:	59.41 to 89.22
(AgLand) TOTAL Assessed Value:	575,224						
AVG. Adj. Sales Price:	147,253	COD:	16.94	MAX Sales Ratio:	93.82		
AVG. Assessed Value:	82,174	PRD:	133.16	MIN Sales Ratio:	47.04		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174
ALL											
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174
ALL											
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174
ALL											
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174
ALL											
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
46-0001	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174
NonValid School											
ALL											
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	86.38	86.38	86.12	5.59	100.31	81.56	91.21	N/A	7,577	6,525
180.01 TO 330.00	3	69.91	68.85	68.82	1.51	100.05	66.74	69.91	N/A	64,300	44,250
330.01 TO 650.00	1	93.82	93.82	93.82			93.82	93.82	N/A	90,717	85,115
650.01 +	1	47.04	47.04	47.04			47.04	47.04	N/A	732,000	344,308
ALL											
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>70</b>	COV:	21.69	95% Median C.I.:	47.04 to 93.82
(AgLand) TOTAL Sales Price:	1,030,772	WGT. MEAN:	56	STD:	16.12	95% Wgt. Mean C.I.:	36.73 to 74.88
(AgLand) TOTAL Adj.Sales Price:	1,030,772	MEAN:	74	AVG.ABS.DEV:	11.84	95% Mean C.I.:	59.41 to 89.22
(AgLand) TOTAL Assessed Value:	575,224						
AVG. Adj. Sales Price:	147,253	COD:	16.94	MAX Sales Ratio:	93.82		
AVG. Assessed Value:	82,174	PRD:	133.16	MIN Sales Ratio:	47.04		

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	2	86.38	86.38	86.12	5.59	100.31	81.56	91.21	N/A	7,577	6,525	
Total \$ _____												
1 TO 9999	2	86.38	86.38	86.12	5.59	100.31	81.56	91.21	N/A	7,577	6,525	
60000 TO 99999	4	69.91	75.10	76.82	9.68	97.76	66.74	93.82	N/A	70,904	54,466	
500000 +	1	47.04	47.04	47.04			47.04	47.04	N/A	732,000	344,308	
ALL _____												
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	2	86.38	86.38	86.12	5.59	100.31	81.56	91.21	N/A	7,577	6,525	
Total \$ _____												
1 TO 9999	2	86.38	86.38	86.12	5.59	100.31	81.56	91.21	N/A	7,577	6,525	
30000 TO 59999	3	69.91	68.85	68.82	1.51	100.05	66.74	69.91	N/A	64,300	44,250	
60000 TO 99999	1	93.82	93.82	93.82			93.82	93.82	N/A	90,717	85,115	
250000 TO 499999	1	47.04	47.04	47.04			47.04	47.04	N/A	732,000	344,308	
ALL _____												
	7	69.91	74.31	55.81	16.94	133.16	47.04	93.82	47.04 to 93.82	147,253	82,174	



**2008 Correlation Section  
for Hooker County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: Even though there are only seven sales in the statistical sample Hooker County is approximately 99% grassland and these sales are good indicators of the market and representative of the population. A review of the 2008 agricultural unimproved statistics reveals two measures of central tendency the median and weighted mean are within the acceptable range, the mean would be more affected by outliers. From an analysis of the market land values increased for assessment year 2008. Land classification groups 4G1 and 4G were increased from 125 to 140, 3G1 and 3G were increased from 135 to 150, and the irrigated land classification group 4A was increased from 225 to 280 which.

For direct equalization purposes the median measure of central tendency will be used to describe the level of value. There is no recommended adjustment for the agricultural unimproved class.

**2008 Correlation Section  
for Hooker County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>11</b>	<b>7</b>	<b>63.64</b>
<b>2007</b>	<b>11</b>	<b>5</b>	<b>45.45</b>
<b>2006</b>	<b>14</b>	<b>8</b>	<b>57.14</b>
<b>2005</b>	<b>22</b>	<b>10</b>	<b>45.45</b>
<b>2004</b>	<b>20</b>	<b>7</b>	<b>35</b>
<b>2003</b>	<b>17</b>	<b>4</b>	<b>23.53</b>
<b>2002</b>	<b>14</b>	<b>5</b>	<b>35.71</b>
<b>2001</b>	<b>18</b>	<b>9</b>	<b>50</b>

**AGRICULTURAL UNIMPROVED:** A review of the sales in the total sales file indicates that the assessor utilized all representative sales for the development of the qualified unimproved agricultural statistics. Four sales were not used, they included one family sale; two that entailed legal issues and one that was not on the open market and contained only 8.9 acres. (The seven qualified sales consisted of 6,695 acres of grass.)

**2008 Correlation Section  
for Hooker County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Hooker County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>62.81</b>	<b>12.02</b>	<b>70.36</b>	<b>69.91</b>
<b>2007</b>	<b>75.12</b>	<b>0.07</b>	<b>75.17</b>	<b>75.12</b>
<b>2006</b>	<b>74.34</b>	<b>4.29</b>	<b>77.53</b>	<b>78.31</b>
<b>2005</b>	<b>76.32</b>	<b>0.13</b>	<b>76.42</b>	<b>76.32</b>
<b>2004</b>	<b>76.68</b>	<b>-0.7</b>	<b>76.14</b>	<b>76.68</b>
<b>2003</b>	<b>81</b>	<b>0.02</b>	<b>81.02</b>	<b>81</b>
<b>2002</b>	<b>78</b>	<b>-0.26</b>	<b>77.8</b>	<b>78</b>
<b>2001</b>	<b>70</b>	<b>10</b>	<b>77</b>	<b>78</b>

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Ratio are very similar and are reflective of the assessment actions for 2008. Both will support an acceptable level of value for the agricultural unimproved class of property.

**2008 Correlation Section  
for Hooker County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 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 Hooker County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>11.77</b>	<b>2008</b>	<b>12.02</b>
<b>N/A</b>	<b>2007</b>	<b>0.07</b>
<b>6.14</b>	<b>2006</b>	<b>4.29</b>
<b>0</b>	<b>2005</b>	<b>0.13</b>
<b>0</b>	<b>2004</b>	<b>-0.7</b>
<b>0</b>	<b>2003</b>	<b>0.02</b>
<b>0</b>	<b>2002</b>	<b>-0.26</b>
<b>4.34</b>	<b>2001</b>	<b>10</b>

AGRICULTURAL UNIMPROVED: The above table supports the assessment actions for 2008 in that the four grassland classification groups and the one irrigated land classification group were increased to keep current with the market.

## 2008 Correlation Section for Hooker County

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

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

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

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

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

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

**2008 Correlation Section  
for Hooker County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>69.91</b>	<b>55.81</b>	<b>74.31</b>

AGRICULTURAL UNIMPROVED: The median and arithmetic mean measures of central tendency are within the acceptable parameter, the weighted mean is being impacted by a sale (book 14 page 54 sale date 02/02/07) this is the largest grass sale involving 2,447.34 acres for \$732,000 or \$299 per acre. The other six sales in the study period are ranging from \$150 to \$207 per acre. For direct equalization purposes the median measure of central tendency will be used to indicate that Hooker County has attained an acceptable level of value and is supported by the trended preliminary ratio as well.

**2008 Correlation Section  
for Hooker County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>16.94</b>	<b>133.16</b>
<b>Difference</b>	<b>0</b>	<b>30.16</b>

AGRICULTURAL UNIMPROVED: Only the coefficient of dispersion is within the prescribed parameter. The price related differential is out by a considerable amount but is affected by one high dollar sale (book 14 page 54 sale date 02/02/07). It is believed that the agricultural properties are being treated in a uniform and proportionate manner.

**2008 Correlation Section  
for Hooker County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Median</b>	<b>62.81</b>	<b>69.91</b>	<b>7.1</b>
<b>Wgt. Mean</b>	<b>49.93</b>	<b>55.81</b>	<b>5.88</b>
<b>Mean</b>	<b>66.62</b>	<b>74.31</b>	<b>7.69</b>
<b>COD</b>	<b>16.81</b>	<b>16.94</b>	<b>0.13</b>
<b>PRD</b>	<b>133.44</b>	<b>133.16</b>	<b>-0.28</b>
<b>Min Sales Ratio</b>	<b>42.02</b>	<b>47.04</b>	<b>5.02</b>
<b>Max Sales Ratio</b>	<b>83.82</b>	<b>93.82</b>	<b>10</b>

AGRICULTURAL UNIMPROVED: The above table represents the increased land values made by the assessor for assessment year 2008. Land classification groups 4G1 and 4G were increased from 125 to 140, 3G1 and 3G were increased from 135 to 150, and the irrigated land classification group 4A was increased from 225 to 280 which, is supported by the differences shown between the Preliminary Statistics and the R&O Statistics.



**County 46 - Hooker**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 1,733	<b>Value</b> 94,763,386	<b>Total Growth</b> 1,366,900 (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	26	50,442	14	33,015	30	5,222,438	70	5,305,895	
2. Res Improv Land	259	522,118	31	217,128	3	9,285	293	748,531	
3. Res Improvements	266	7,163,838	31	1,232,633	10	598,244	307	8,994,715	
4. Res Total	292	7,736,398	45	1,482,776	40	5,829,967	377	15,049,141	514,003
% of Total	77.45	51.40	11.93	9.85	10.61	38.73	21.75	15.88	37.60
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	292	7,736,398	45	1,482,776	40	5,829,967	377	15,049,141	514,003
% of Total	77.45	51.40	11.93	9.85	10.61	38.73	21.75	15.88	37.60

**County 46 - Hooker**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 1,733	<b>Value</b> 94,763,386	<b>Total Growth</b> 1,366,900 (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	7	21,166	2	5,371	16	3,037,767	25	3,064,304	
10. Comm Improv Land	52	168,125	8	43,662	13	3,300,521	73	3,512,308	
11. Comm Improvements	55	1,468,644	9	182,805	13	4,503,523	77	6,154,972	
12. Comm Total	62	1,657,935	11	231,838	29	10,841,811	102	12,731,584	753,385
% of Total	60.78	13.02	10.78	1.82	28.43	85.15	5.88	13.43	55.11
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	62	1,657,935	11	231,838	29	10,841,811	102	12,731,584	753,385
% of Total	60.78	13.02	10.78	1.82	28.43	85.15	5.88	13.43	55.11
17. Taxable Total	354	9,394,333	56	1,714,614	69	16,671,778	479	27,780,725	1,267,388
% of Total	73.90	33.81	11.69	5.33	14.40	20.98	27.63	29.31	92.71

**County 46 - Hooker**

**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	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</b>

**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		
<b>25. Mineral Interest Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	29	10	60	<b>99</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	28,224	1,163	60,116,352	1,169	60,144,576
28. Ag-Improved Land	0	0	4	49,394	78	4,377,602	82	4,426,996
29. Ag-Improvements	0	0	5	191,408	80	2,219,681	85	2,411,089
<b>30. Ag-Total Taxable</b>							<b>1,254</b>	<b>66,982,661</b>

**County 46 - Hooker**

**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	1	3.650	2,820	
32. HomeSite Improv Land	0	0.000	0	1	1.000	140	
33. HomeSite Improvements	0		0	5		191,408	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	1	2.000	280	
37. FarmSite Improv	0		0	0		0	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	1	2.000	280	2	5.650	3,100	
32. HomeSite Improv Land	43	84.000	11,760	44	85.000	11,900	
33. HomeSite Improvements	79		2,149,844	84		2,341,252	99,512
<b>34. HomeSite Total</b>				86	90.650	2,356,252	
35. FarmSite UnImp Land	1	2.000	280	1	2.000	280	
36. FarmSite Impr Land	25	49.000	6,860	26	51.000	7,140	
37. FarmSite Improv	13		69,837	13		69,837	0
<b>38. FarmSite Total</b>				14	53.000	77,257	
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>100</b>	<b>143.650</b>	<b>2,433,509</b>	<b>99,512</b>

**Schedule VII: Agricultural Records:**

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

**Schedule VIII: Agricultural Records:**

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

County 46 - Hooker

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	3,760.970	1,053,072	3,760.970	1,053,072
<b>53. Total</b>	0.000	0	0.000	0	3,760.970	1,053,072	3,760.970	1,053,072
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
<b>62. Total</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	450.000	67,500	450.000	67,500
68. 3G	0.000	0	0.000	0	18,892.300	2,833,846	18,892.300	2,833,846
69. 4G1	0.000	0	51.000	7,140	7,568.550	1,059,597	7,619.550	1,066,737
70. 4G	0.000	0	470.630	67,238	424,702.970	59,458,414	425,173.600	59,525,652
<b>71. Total</b>	0.000	0	521.630	74,378	451,613.820	63,419,357	452,135.450	63,493,735
72. Waste	0.000	0	0.000	0	469.000	2,345	469.000	2,345
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
<b>75. Total</b>	0.000	0	521.630	74,378	455,843.790	64,474,774	<b>456,365.420</b>	<b>64,549,152</b>

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	3,760.970	1,053,072	3,760.970	1,053,072
77.Dry Land	0.000	0	0.000	0	0.000	0	0.000	0
78.Grass	0.000	0	521.630	74,378	451,613.820	63,419,357	452,135.450	63,493,735
79.Waste	0.000	0	0.000	0	469.000	2,345	469.000	2,345
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	0.000	0	521.630	74,378	455,843.790	64,474,774	<b>456,365.420</b>	<b>64,549,152</b>

## 2008 Agricultural Land Detail

### County 46 - Hooker

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	3,760.970	100.00%	1,053,072	100.00%	280.000
<b>Irrigated Total</b>	<b>3,760.970</b>	<b>100.00%</b>	<b>1,053,072</b>	<b>100.00%</b>	<b>280.000</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	450.000	0.10%	67,500	0.11%	150.000
3G	18,892.300	4.18%	2,833,846	4.46%	150.000
4G1	7,619.550	1.69%	1,066,737	1.68%	140.000
4G	425,173.600	94.04%	59,525,652	93.75%	140.003
<b>Grass Total</b>	<b>452,135.450</b>	<b>100.00%</b>	<b>63,493,735</b>	<b>100.00%</b>	<b>140.430</b>

<b>Irrigated Total</b>	<b>3,760.970</b>	<b>0.82%</b>	<b>1,053,072</b>	<b>1.63%</b>	<b>280.000</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass Total</b>	<b>452,135.450</b>	<b>99.07%</b>	<b>63,493,735</b>	<b>98.36%</b>	<b>140.430</b>
<b>Waste</b>	<b>469.000</b>	<b>0.10%</b>	<b>2,345</b>	<b>0.00%</b>	<b>5.000</b>
<b>Other</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Exempt</b>	<b>0.000</b>	<b>0.00%</b>			
<b>Market Area Total</b>	<b>456,365.420</b>	<b>100.00%</b>	<b>64,549,152</b>	<b>100.00%</b>	<b>141.441</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>3,760.970</b>	<b>100.00%</b>	<b>1,053,072</b>	<b>100.00%</b>	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>452,135.450</b>	<b>100.00%</b>	<b>63,493,735</b>	<b>100.00%</b>	
<b>Waste</b>	<b>469.000</b>	<b>100.00%</b>	<b>2,345</b>	<b>100.00%</b>	
<b>Other</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Exempt</b>	<b>0.000</b>	<b>0.00%</b>			
<b>Market Area Total</b>	<b>456,365.420</b>	<b>100.00%</b>	<b>64,549,152</b>	<b>100.00%</b>	

## 2008 Agricultural Land Detail

### County 46 - Hooker

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	3,760.970	1,053,072
Dry	0.000	0	0.000	0	0.000	0
Grass	0.000	0	521.630	74,378	451,613.820	63,419,357
Waste	0.000	0	0.000	0	469.000	2,345
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>521.630</b>	<b>74,378</b>	<b>455,843.790</b>	<b>64,474,774</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	3,760.970	1,053,072	3,760.970	0.82%	1,053,072	1.63%	280.000
Dry	0.000	0	0.000	0.00%	0	0.00%	0.000
Grass	452,135.450	63,493,735	452,135.450	99.07%	63,493,735	98.36%	140.430
Waste	469.000	2,345	469.000	0.10%	2,345	0.00%	5.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>456,365.420</b>	<b>64,549,152</b>	<b>456,365.420</b>	<b>100.00%</b>	<b>64,549,152</b>	<b>100.00%</b>	<b>141.441</b>

\* 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)**

46 Hooker

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	14,997,947	15,049,141	51,194	0.34	514,003	-3.09
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	2,354,947	2,356,252	1,305	0.06	*-----	0.06
<b>4. Total Residential (sum lines 1-3)</b>	<b>17,352,894</b>	<b>17,405,393</b>	<b>52,499</b>	<b>0.3</b>	<b>514,003</b>	<b>-2.66</b>
5. Commercial	12,369,265	12,731,584	362,319	2.93	753,385	-3.16
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	76,462	77,257	795	1.04	99,512	-129.11
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>12,445,727</b>	<b>12,808,841</b>	<b>363,114</b>	<b>2.92</b>	<b>753,385</b>	<b>-3.14</b>
<b>10. Total Non-Agland Real Property</b>	<b>29,798,621</b>	<b>30,214,234</b>	<b>415,613</b>	<b>1.39</b>	<b>1,366,900</b>	<b>-3.19</b>
11. Irrigated	936,352	1,053,072	116,720	12.47		
12. Dryland	0	0	0			
13. Grassland	56,681,716	63,493,735	6,812,019	12.02		
14. Wasteland	2,345	2,345	0	0		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>57,620,413</b>	<b>64,549,152</b>	<b>6,928,739</b>	<b>12.02</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>87,419,034</b>	<b>94,763,386</b>	<b>7,344,352</b>	<b>8.4</b>	<b>1,366,900</b>	<b>6.84</b>

\*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 Hooker County  
Assessment Years 2008, 2009, and 2010

Date: June 20, 2007

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural land and horticultural land; and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 80% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

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

General Description of Real Property in Hooker County:

Per the 2006 County Abstract, Hooker County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Base			
Residential	367	21%	12%
Commercial	96	5%	10%
Agricultural	1249	74%	78%

Agricultural land - taxable acres 455,805 (e.g. if predominant property in your county)

Other pertinent facts: 99 percent of the county is Sandhills grassland and the primary agricultural activity is cow/calf ranching.

New Property: For assessment year 2007, an estimated 18 building permits and/or information statements were filed for new property construction/additions in the county.

For more information see 2007 Reports & Opinions, Abstract and Assessor Survey.

#### Current Resources

##### Staff/Budget/Training

I have held the position of County Clerk/Assessor for 8 and ½ years, and operate the office with the help of one full-time assistant. I have attended the Property Assessment and Taxation Department's annual course of training and will continue taking training to remain an accredited assessor. The Clerk/Assessor is responsible for all necessary reports and filings. My office is open to the public 35 hours per week.

The budget for the County Clerk is \$59140.00 for the 2007-2008 fiscal year, and there were no funds allowed for appraisal maintenance and \$ 7500.00 was requested for appraisal. The county board did not allow this is the current budget.

##### Mapping and Software

Hooker county's cadastral maps are from 1970 and are currently out of date. The Village of Mullen and Hooker County are zoned. I am interested in GIS software and have requested budget funds for the purchase of software for transferring cadastral information to GIS format. Request was allowed by County Commissioners in the 2007-08 Budget, but I purchased software and am training within the budget. I will allocate time to renew information on existing cadastrals.

The County has contracted with ASI/Terra Scan for computer services for the assessor. Data entry is current for all improvements and assessment and replacement cost sheets can be printed. This includes sketching and photos. The system will print property record cards, and attached photos. I currently use sales and statistical analysis from the Property Assessment and Taxation Department.

## Procedure Manual\ Record Cards

Hooker County does not currently have a written procedure manual. As the assessor is the only person handling the assessment function, things are normally done using the same methods consistently. I plan to write a procedure manual using the resources available to me. I have requested procedure manual templates and copies of procedure manuals to aid in the inception of these manuals. Property Assessment and Taxation could be helpful in articulating a viable procedure manual. I have succeeded in the past year in printing property record cards and attaching them to the hardcopy historical files. The property record cards are available in Terrascan and can be printed on demand.

### Current Assessment Procedures for Real Property (for example describe):

The assessor is also the Register of Deeds, and property listing and inventory is coordinated with that office and the Village Zoning authority, County Zoning to aid in discovery of real property. Data Collection is done on a regular basis and listing is current and accurate.

#### Data Verification/ Sales Review

The assessor reviews sales by telephone and has instituted annual trips to review rural parcels. Some physical review is done to ascertain that records are current. I have instituted consistent review of sales. Zoning of the county will add another tool for discovery of valuation changes within the county.

#### 2006 R&O Statistics

Property Class	Median	COD	PRD
Residential	99.00	30.25	110.88
Commercial	93.00	3.17	101.42
Agricultural	78.31	16.70	113.76

There are issues of uniformity and the following plan will address the correctable items. The assessor is unable to address the low number of sales in the classes.

Land valuation studies, establish market areas, special value for agricultural land

E. Reconciliation of Final Value and documentation

F. Review assessment sales ratio studies after assessment actions.

G. Notices and Public Relations

### Level of Value, Quality, and Uniformity for assessment year 2006:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98.85	30.25	110.88
Commercial	92.80	3.17	101.42
Agricultural Land	78.31	16.70	113.76

\*COD means coefficient of dispersion and PRD means price related differential.

For more information regarding statistical measures see 2006 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2008:

2008

Residential-This class of property will have appraisal maintenance for this year and the assessor will review and appraise one half of the residential properties. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial-This class of property will receive appraisal maintenance only for 2008. The maintenance will be completed by the assessor. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties.

Assessment Actions Planned for Assessment Year 2009:

2009

Residential-This class of property will have appraisal maintenance for this year and the second half of the complete new appraisal will be completed by the beginning of the tax year 2009.

Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial-This class of property will receive appraisal maintenance only for 2009. The maintenance will be completed by the assessor. Appraisal maintenance includes sales review and pick-up work. Sales review will be accomplished through sales questionnaire by interview of principal party. Pick-up work includes physical inspection of all building permits and information statements

Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties.

Assessment Actions Planned for Assessment Year 2010:

2010

Residential- This class of property has received complete reappraisal for 2006. This class will be reviewed for 2010. Sales review will be accomplished through sales questionnaire by interview

of principal party. Pick-up work includes physical inspection of all building permits and information statements.

Commercial-This class of property will receive complete reappraisal for 2010 The reappraisal will be completed by the assessor. The properties will be physically inspected, measured and photographed. Value will be determined in traditional manner with new replacement cost and correlation to final value.

Agricultural-This class of property will be analyzed for differences within and between land classification groups annually. I will continue the physical inspection process instituted previously and return to each part of the county in a 2-year rotation. Sales review and pick-up work will be completed for agricultural properties.

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of all schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 75 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary

changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

11. Tax List Corrections – prepare tax list correction documents for county board approval.

12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information

13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. (e.g. XX hours and/or frequency)

Conclusion:

Conclusion

The assessor’s priority for the coming year will be to appraise the commercial properties in the county. Update information and continue to make these inspections on a regular basis. To complete all pick-up work, and to make all sales information available to the taxpayers. The assessor will continue to review property and will try to complete reviews on commercial, residential and agricultural properties. Assessor will implement new costing information on completion of this cycle of reviews.

The assessor has asked the Hooker County Board to consider current mapping of the county and methods of achieving this goal. Given the current budget, I am investigating low or no cost alternatives and education in GIS systems.

Finally, the assessor will consider a formal written policy and procedures manual. This manual could define practices and procedures and illuminate goals of assessment.

Respectfully submitted:

Assessor signature: \_\_\_\_\_ Date: 6/20/07

## 2008 Assessment Survey for Hooker County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	0
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	1 (clerk is not assessor certified)
4.	<b>Other part-time employees</b>
	1 (one day per week)
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$5,000
7.	<b>Part of the budget that is dedicated to the computer system</b>
	\$2,500 included with ex-officio budget; is not part of \$5,000 in #6 above.
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$ - 0 – county board cut the \$5,000 requested for assessor's budget.
9.	<b>Amount of the total budget set aside for appraisal work</b>
	\$ - 0 -
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$675.00 includes all ex-officio education and training.
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$ - 0 -
12.	<b>Other miscellaneous funds</b>
	\$55,965 includes all ex-officio offices with the exception of the Election Commissioner

13.	<b>Total budget</b>
	\$59,140
a.	<b>Was any of last year's budget not used:</b>
	Yes - \$3,151

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

1.	<b>Administrative software</b>
	TerraScan
2.	<b>CAMA software</b>
	TerraScan
3.	<b>Cadastral maps: Are they currently being used?</b>
	No
4.	<b>Who maintains the Cadastral Maps?</b>
	Non-applicable.
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Who maintains the GIS software and maps?</b>
	Non-applicable.
7.	<b>Personal Property software:</b>
	TerraScan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Mullen, including a one mile radius around the village.

4.	<b>When was zoning implemented?</b>
	2001

**D. Contracted Services**

1.	<b>Appraisal Services</b>
	None
2.	<b>Other services</b>

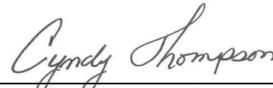


## Certification

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 Hooker County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5258.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division



## Valuation History Charts