

Preface

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

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

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

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

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

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

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

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

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

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

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

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2008 Commission Summary

48 Jefferson

Residential Real Property - Current

Number of Sales	255	COD	15.84
Total Sales Price	\$11,138,356	PRD	106.75
Total Adj. Sales Price	\$11,298,356	COV	28.77
Total Assessed Value	\$10,756,410	STD	29.24
Avg. Adj. Sales Price	\$44,307	Avg. Abs. Dev.	15.52
Avg. Assessed Value	\$42,182	Min	13.07
Median	97.96	Max	280.60
Wgt. Mean	95.20	95% Median C.I.	97.09 to 98.62
Mean	101.63	95% Wgt. Mean C.I.	92.68 to 97.73
		95% Mean C.I.	98.04 to 105.22
% of Value of the Class of all Real Property Value in the County			22.55
% of Records Sold in the Study Period			6.99
% of Value Sold in the Study Period			7.01
Average Assessed Value of the Base			42,037

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	255	97.96	15.84	106.75
2007	273	98.02	15.26	106.23
2006	253	98.55	19.11	110.61
2005	236	99.14	26.96	114.78
2004	236	93.41	24.21	105.51
2003	234	92	16.3	102.16
2002	217	94	10.01	102.31
2001	266	96	13.52	102.82

2008 Commission Summary

48 Jefferson

Commercial Real Property - Current

Number of Sales	25	COD	26.88
Total Sales Price	\$1,706,600	PRD	93.10
Total Adj. Sales Price	\$1,706,600	COV	44.10
Total Assessed Value	\$1,816,560	STD	43.70
Avg. Adj. Sales Price	\$68,264	Avg. Abs. Dev.	26.09
Avg. Assessed Value	\$72,662	Min	28.38
Median	97.08	Max	247.93
Wgt. Mean	106.44	95% Median C.I.	85.45 to 100.00
Mean	99.10	95% Wgt. Mean C.I.	80.63 to 132.26
		95% Mean C.I.	81.06 to 117.14
% of Value of the Class of all Real Property Value in the County			7.42
% of Records Sold in the Study Period			4.91
% of Value Sold in the Study Period			3.6
Average Assessed Value of the Base			99,174

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	25	97.08	26.88	93.10
2007	28	97.09	23.32	91.80
2006	23	96.98	29.13	108.95
2005	41	99.11	21.06	102.38
2004	38	99.30	21.22	97.10
2003	37	100	15.76	101.28
2002	24	99	15.99	102.72
2001	29	92	18.19	112.29

2008 Commission Summary

48 Jefferson

Agricultural Land - Current

Number of Sales	77	COD	15.31
Total Sales Price	\$14,737,086	PRD	100.88
Total Adj. Sales Price	\$15,583,086	COV	20.39
Total Assessed Value	\$11,007,984	STD	14.53
Avg. Adj. Sales Price	\$202,378	Avg. Abs. Dev.	10.75
Avg. Assessed Value	\$142,961	Min	33.63
Median	70.20	Max	124.07
Wgt. Mean	70.64	95% Median C.I.	67.12 to 74.57
Mean	71.26	95% Wgt. Mean C.I.	67.67 to 73.61
		95% Mean C.I.	68.02 to 74.51
% of Value of the Class of all Real Property Value in the County			70.03
% of Records Sold in the Study Period			2.66
% of Value Sold in the Study Period			3
Average Assessed Value of the Base			164,592

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	77	70.20	15.31	100.88
2007	73	72.72	15.24	101.34
2006	66	76.51	15.79	104.28
2005	57	76.61	13.61	102.02
2004	57	73.90	12.91	99.40
2003	66	74	12.69	102.77
2002	60	74	15.3	103.11
2001	62	75	12.67	106.39

2008 Opinions of the Property Tax Administrator for Jefferson County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Jefferson County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Jefferson County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Jefferson County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Jefferson 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 Jefferson County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Jefferson 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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	264	MEDIAN:	98	COV:	41.79	95% Median C.I.:	96.56 to 98.88
TOTAL Sales Price:	11,256,656	WGT. MEAN:	93	STD:	43.35	95% Wgt. Mean C.I.:	90.37 to 96.37
TOTAL Adj.Sales Price:	11,416,656	MEAN:	104	AVG.ABS.DEV:	21.95	95% Mean C.I.:	98.50 to 108.96
TOTAL Assessed Value:	10,659,221						
AVG. Adj. Sales Price:	43,244	COD:	22.43	MAX Sales Ratio:	558.30		
AVG. Assessed Value:	40,375	PRD:	111.10	MIN Sales Ratio:	13.07		

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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	50	97.66	100.17	91.53	15.61	109.43	34.67	188.35	96.05 to 99.92	54,583	49,962
10/01/05 TO 12/31/05	28	98.84	105.64	100.15	17.86	105.48	13.07	193.00	92.44 to 104.79	34,878	34,930
01/01/06 TO 03/31/06	25	98.02	96.15	96.55	14.19	99.59	19.62	145.67	93.75 to 100.84	52,860	51,034
04/01/06 TO 06/30/06	33	98.00	103.04	97.53	14.32	105.66	60.25	280.60	95.05 to 100.10	48,358	47,161
07/01/06 TO 09/30/06	35	94.52	94.34	85.60	16.78	110.21	57.59	137.50	90.04 to 100.06	44,810	38,359
10/01/06 TO 12/31/06	26	96.44	119.09	87.69	43.68	135.81	21.50	558.30	85.44 to 123.06	35,960	31,535
01/01/07 TO 03/31/07	30	94.74	103.87	91.72	33.56	113.24	23.87	202.17	82.94 to 101.62	29,395	26,962
04/01/07 TO 06/30/07	37	102.06	110.80	97.95	28.49	113.12	46.69	202.24	94.24 to 120.09	38,064	37,283
<u>Study Years</u>											
07/01/05 TO 06/30/06	136	98.07	101.25	95.25	15.52	106.30	13.07	280.60	97.33 to 99.10	48,699	46,384
07/01/06 TO 06/30/07	128	96.83	106.36	90.76	30.03	117.18	21.50	558.30	92.00 to 100.57	37,449	33,991
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	119	97.75	102.54	92.14	21.23	111.29	19.62	558.30	95.05 to 98.89	45,551	41,972
<u>ALL</u>											
	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAYKIN	7	100.84	109.37	103.68	14.86	105.49	91.78	165.36	91.78 to 165.36	45,821	47,508
DILLER	14	96.00	100.19	96.17	15.00	104.18	67.20	192.70	86.06 to 99.74	36,469	35,073
ENDICOTT	6	95.84	94.13	88.81	36.78	105.98	23.87	155.50	23.87 to 155.50	23,960	21,279
FAIRBURY	182	98.61	108.34	96.59	22.37	112.17	21.50	558.30	97.75 to 100.10	40,484	39,103
HARBINE	3	67.35	75.04	81.43	11.54	92.14	67.22	90.54	N/A	32,433	26,412
JANSEN	6	94.79	100.26	80.73	47.79	124.20	13.07	193.00	13.07 to 193.00	18,050	14,571
PLYMOUTH	13	90.26	90.54	89.37	20.68	101.31	46.69	166.57	73.29 to 98.57	52,469	46,890
REYNOLDS	3	102.47	99.84	99.98	4.25	99.86	92.00	105.05	N/A	6,333	6,332
RURAL	24	83.09	81.48	81.05	20.61	100.54	19.62	111.42	75.25 to 100.00	84,399	68,403
STEELE CITY	6	104.74	112.29	109.22	18.71	102.81	90.30	153.29	90.30 to 153.29	23,521	25,690
<u>ALL</u>											
	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

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	240	98.07	105.95	96.02	22.54	110.34	13.07	558.30	97.09 to 99.22	39,129	37,573
2	3	40.00	45.06	71.88	46.62	62.69	19.62	75.56	N/A	65,166	46,841
3	21	89.03	86.69	82.03	15.55	105.68	57.59	111.42	75.70 to 100.69	87,147	71,483
<u>ALL</u>											
	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

PAD 2008 Preliminary Statistics

Base Stat

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	248	97.95	105.19	93.51	20.92	112.49	34.67	558.30	97.01 to 99.10	45,771	42,802
2	16	77.00	80.99	67.87	54.08	119.33	13.07	193.00	23.87 to 105.05	4,078	2,768
____ALL____											
	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375
06											
07											
____ALL____											
	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	23	96.05	101.21	92.47	16.63	109.46	57.59	192.70	92.06 to 99.74	36,682	33,919
48-0008	216	98.16	104.72	93.20	23.40	112.35	13.07	558.30	97.09 to 99.27	42,396	39,515
48-0300	16	91.12	93.41	93.47	19.75	99.94	46.69	166.57	79.89 to 104.07	58,537	54,715
48-0303	9	100.84	104.78	97.83	16.56	107.11	76.15	165.36	82.94 to 111.56	53,194	52,037
NonValid School											
____ALL____											
	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	29	85.06	83.30	88.07	38.20	94.58	13.07	193.83	58.55 to 100.00	26,672	23,490
Prior TO 1860											
1860 TO 1899	29	98.30	103.86	94.02	20.06	110.46	51.80	188.35	95.80 to 104.02	22,810	21,447
1900 TO 1919	82	98.97	114.92	95.56	29.86	120.25	46.69	558.30	95.42 to 101.87	30,009	28,678
1920 TO 1939	58	97.05	99.12	89.95	14.20	110.20	60.07	176.97	95.05 to 98.50	42,379	38,120
1940 TO 1949	6	93.26	90.19	83.80	9.90	107.62	75.25	104.10	75.25 to 104.10	63,900	53,551
1950 TO 1959	12	99.96	115.91	95.97	24.67	120.77	71.27	280.60	91.04 to 114.63	53,666	51,504
1960 TO 1969	12	97.74	99.94	97.68	15.38	102.31	69.75	159.42	83.31 to 107.89	78,641	76,821
1970 TO 1979	23	101.62	106.61	96.67	14.93	110.28	59.15	176.46	97.75 to 104.07	81,393	78,684
1980 TO 1989	6	94.60	91.64	96.66	7.91	94.81	67.35	100.84	67.35 to 100.84	51,916	50,181
1990 TO 1994	1	99.68	99.68	99.68			99.68	99.68	N/A	9,000	8,971
1995 TO 1999	2	100.26	100.26	99.41	1.68	100.85	98.57	101.94	N/A	96,000	95,436
2000 TO Present	4	88.30	87.70	87.89	11.69	99.78	75.56	98.62	N/A	176,807	155,393
ALL	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

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	21	98.00	108.83	114.40	40.18	95.13	21.50	202.24	73.50 to 153.18	1,914	2,189
5000 TO 9999	44	100.33	120.59	117.00	40.74	103.07	13.07	558.30	97.09 to 119.57	6,917	8,093
Total \$											
1 TO 9999	65	99.92	116.79	116.70	40.48	100.08	13.07	558.30	97.09 to 111.41	5,301	6,186
10000 TO 29999	63	104.02	113.72	109.79	25.81	103.58	40.00	280.60	99.10 to 120.20	17,900	19,653
30000 TO 59999	71	97.01	94.38	94.56	8.62	99.80	46.69	120.09	94.93 to 98.30	42,910	40,576
60000 TO 99999	41	95.80	94.92	94.58	11.53	100.36	54.32	159.42	91.46 to 98.50	77,064	72,890
100000 TO 149999	13	91.04	84.61	84.64	13.53	99.97	57.59	102.23	69.75 to 98.57	127,759	108,132
150000 TO 249999	10	88.31	85.27	84.06	15.36	101.43	59.15	102.76	65.42 to 98.62	178,772	150,284
250000 TO 499999	1	83.24	83.24	83.24			83.24	83.24	N/A	289,438	240,929
ALL	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

PAD 2008 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	264	MEDIAN:	98	COV:	41.79	95% Median C.I.:	96.56 to 98.88
TOTAL Sales Price:	11,256,656	WGT. MEAN:	93	STD:	43.35	95% Wgt. Mean C.I.:	90.37 to 96.37
TOTAL Adj.Sales Price:	11,416,656	MEAN:	104	AVG.ABS.DEV:	21.95	95% Mean C.I.:	98.50 to 108.96
TOTAL Assessed Value:	10,659,221						
AVG. Adj. Sales Price:	43,244	COD:	22.43	MAX Sales Ratio:	558.30		
AVG. Assessed Value:	40,375	PRD:	111.10	MIN Sales Ratio:	13.07		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	27	85.44	82.10	64.99	38.83	126.32	13.07	193.00	56.00 to 98.00	3,312	2,153
5000 TO 9999	32	100.56	118.63	110.72	25.80	107.15	66.67	202.24	98.26 to 123.46	6,796	7,525
Total \$ _____											
1 TO 9999	59	98.26	101.91	97.39	31.45	104.64	13.07	202.24	92.02 to 100.55	5,202	5,066
10000 TO 29999	73	101.24	109.74	98.96	25.51	110.89	46.69	200.14	96.56 to 113.68	19,368	19,168
30000 TO 59999	75	97.74	106.95	96.55	19.27	110.76	54.32	558.30	95.80 to 99.27	44,561	43,025
60000 TO 99999	39	96.89	95.80	92.74	12.40	103.30	57.59	159.42	91.53 to 100.33	85,766	79,537
100000 TO 149999	11	91.04	86.04	83.60	11.57	102.92	59.15	102.23	65.42 to 98.57	153,145	128,027
150000 TO 249999	7	97.62	93.80	92.43	5.75	101.49	79.20	102.76	79.20 to 102.76	189,166	174,838
ALL _____											
	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	90.90	86.72	88.13	36.87	98.40	13.07	193.83	67.20 to 100.00	24,999	22,033
10	4	84.11	88.79	95.96	16.31	92.52	67.35	119.57	N/A	4,875	4,678
20	43	98.00	99.27	93.57	15.25	106.09	46.69	165.36	93.10 to 103.22	24,702	23,115
30	177	98.18	108.17	93.63	22.04	115.54	54.32	558.30	97.09 to 99.67	48,065	45,002
40	8	99.86	105.73	98.50	17.63	107.34	60.07	159.42	60.07 to 159.42	106,658	105,058
60	1	79.20	79.20	79.20			79.20	79.20	N/A	199,000	157,600
ALL _____											
	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	36	90.92	87.97	87.55	34.93	100.48	13.07	193.83	73.50 to 98.89	26,701	23,377
101	162	98.55	105.86	95.55	19.11	110.78	46.69	280.60	97.56 to 100.55	39,013	37,279
102	15	99.14	137.48	102.35	42.84	134.32	82.37	558.30	96.12 to 111.35	59,283	60,678
103	4	98.38	105.40	93.48	25.85	112.75	65.42	159.42	N/A	113,625	106,214
104	40	96.66	100.36	89.69	17.50	111.90	57.59	190.60	92.06 to 99.74	55,081	49,402
106	5	90.14	79.75	78.32	17.71	101.83	54.32	97.76	N/A	90,828	71,139
111	2	85.50	85.50	83.22	14.84	102.73	72.81	98.18	N/A	67,000	55,758
ALL _____											
	264	97.86	103.73	93.37	22.43	111.10	13.07	558.30	96.56 to 98.88	43,244	40,375

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Sales Price:	11,256,656	WGT. MEAN:	93	STD:	43.35	95% Wgt. Mean C.I.:	90.37 to 96.37
TOTAL Adj.Sales Price:	11,416,656	MEAN:	104	AVG.ABS.DEV:	21.95	95% Mean C.I.:	98.50 to 108.96
TOTAL Assessed Value:	10,659,221						
AVG. Adj. Sales Price:	43,244	COD:	22.43	MAX Sales Ratio:	558.30		
AVG. Assessed Value:	40,375	PRD:	111.10	MIN Sales Ratio:	13.07		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	91.22	87.20	89.63	35.97	97.28	13.07	193.83	67.20 to 101.22	27,183	24,364
10	1	98.00	98.00	98.00			98.00	98.00	N/A	1,000	980
15	4	108.85	125.27	117.01	30.14	107.06	90.68	192.70	N/A	4,750	5,557
20	51	99.87	110.71	99.10	23.63	111.72	64.45	202.24	94.55 to 109.40	15,551	15,411
25	4	96.71	97.57	96.94	3.53	100.66	92.78	104.10	N/A	23,975	23,241
30	161	98.13	105.49	94.12	20.20	112.08	46.69	558.30	97.09 to 99.14	52,761	49,658
35	4	86.72	92.75	83.05	15.35	111.67	75.56	121.97	N/A	84,543	70,215
40	7	85.28	86.10	87.14	12.99	98.81	69.49	101.15	69.49 to 101.15	115,000	100,208
<u>ALL</u>	<u>264</u>	<u>97.86</u>	<u>103.73</u>	<u>93.37</u>	<u>22.43</u>	<u>111.10</u>	<u>13.07</u>	<u>558.30</u>	<u>96.56 to 98.88</u>	<u>43,244</u>	<u>40,375</u>

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

Residential: For 2008, the County reviewed a majority of the Neighborhood Three subclass in the town of Fairbury as part of their review cycle. Digital pictures were taken of improvements in this area. The County did not adjust the cost or depreciation factors for the property but focused on updating the property record card with new construction or removed improvements.

Rural residential Home sites were increased \$1,000 dollars bringing the 1st acre to \$8,000. Farm sites were increased \$500 an acre for a value of \$1,500 per acre.

The county used comparable sales in the town of Plymouth, to set value for that assessor location.

The pick-up work of new and omitted construction was also completed by the county.

2008 Assessment Survey for Jefferson County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by: Assessor and staff
2.	Valuation done by: Assessor
3.	Pickup work done by whom: Assessor ,staff and Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2005 for Plymouth, Dec 2001 for the remainder of County
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2000
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 2007 for Plymouth 2005 for the remainder of County
7.	Number of market areas/neighborhoods for this property class: 7
8.	How are these defined? Areas are defined by similar property characteristics and similar economic influences. The rural area and the town of Plymouth are individual areas, the towns of Daykin, Diller, Jansen and Endicott are grouped together for analysis, the towns, the towns of Reynolds, Harbine, and Steele City are grouped together for analysis, and the Town of Fairbury is split into 3 neighborhoods.
9.	Is “Assessor Location” a usable valuation identity? No
10.	Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?) No

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	There is no market significance to suburban location as defined by reg 10
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
43	35		78

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	255	MEDIAN:	98	COV:	28.77	95% Median C.I.:	97.09 to 98.62
TOTAL Sales Price:	11,138,356	WGT. MEAN:	95	STD:	29.24	95% Wgt. Mean C.I.:	92.68 to 97.73
TOTAL Adj.Sales Price:	11,298,356	MEAN:	102	AVG.ABS.DEV:	15.52	95% Mean C.I.:	98.04 to 105.22
TOTAL Assessed Value:	10,756,410						
AVG. Adj. Sales Price:	44,307	COD:	15.84	MAX Sales Ratio:	280.60		
AVG. Assessed Value:	42,182	PRD:	106.75	MIN Sales Ratio:	13.07		

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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	50	97.38	99.66	91.58	16.51	108.83	34.67	188.35	95.80 to 99.67	54,583	49,987
10/01/05 TO 12/31/05	28	98.84	105.69	100.54	17.56	105.12	13.07	193.00	96.06 to 102.98	34,878	35,065
01/01/06 TO 03/31/06	24	99.77	99.53	98.34	10.55	101.21	40.00	145.67	95.42 to 103.22	54,791	53,879
04/01/06 TO 06/30/06	32	97.94	103.98	98.66	14.17	105.39	60.25	280.60	95.05 to 100.10	49,697	49,032
07/01/06 TO 09/30/06	33	95.34	98.28	89.51	16.33	109.80	58.55	203.41	91.09 to 98.30	45,654	40,865
10/01/06 TO 12/31/06	25	98.61	106.60	87.97	24.08	121.18	21.50	254.82	92.13 to 101.30	37,129	32,663
01/01/07 TO 03/31/07	29	98.06	99.64	97.93	14.56	101.74	23.87	168.33	94.55 to 100.08	29,546	28,934
04/01/07 TO 06/30/07	34	98.57	101.72	100.95	12.66	100.76	56.00	162.92	96.72 to 104.10	41,046	41,436
<u>Study Years</u>											
07/01/05 TO 06/30/06	134	98.02	101.93	95.95	15.19	106.23	13.07	280.60	97.09 to 99.10	49,336	47,338
07/01/06 TO 06/30/07	121	97.75	101.29	94.15	16.58	107.59	21.50	254.82	96.31 to 99.23	38,737	36,471
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	114	97.80	101.97	94.14	16.34	108.31	21.50	280.60	96.22 to 99.22	46,843	44,098
<u>ALL</u>											
	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAYKIN	7	100.84	109.37	103.68	14.86	105.49	91.78	165.36	91.78 to 165.36	45,821	47,508
DILLER	14	97.47	105.11	97.79	19.21	107.48	67.20	203.41	86.06 to 99.74	36,469	35,665
ENDICOTT	6	101.62	101.88	101.59	27.06	100.28	23.87	155.50	23.87 to 155.50	23,960	24,340
FAIRBURY	175	98.13	103.18	97.08	14.02	106.29	21.50	280.60	97.29 to 98.88	41,607	40,392
HARBINE	3	90.54	86.32	93.96	12.41	91.87	67.35	101.06	N/A	32,433	30,473
JANSEN	6	94.79	100.26	80.73	47.79	124.20	13.07	193.00	13.07 to 193.00	18,050	14,571
PLYMOUTH	13	98.60	103.89	100.42	14.59	103.46	56.00	181.53	95.20 to 102.02	52,469	52,687
REYNOLDS	3	102.47	99.84	99.98	4.25	99.86	92.00	105.05	N/A	6,333	6,332
RURAL	22	88.01	84.98	84.55	19.49	100.50	40.00	116.42	72.82 to 102.98	90,640	76,641
STEELE CITY	6	96.58	104.83	99.91	12.93	104.93	90.30	153.29	90.30 to 153.29	23,521	23,499
<u>ALL</u>											
	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

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	233	98.06	103.20	97.49	15.51	105.86	13.07	280.60	97.51 to 98.88	39,932	38,928
2	2	68.36	68.36	93.72	41.49	72.94	40.00	96.72	N/A	94,500	88,563
3	20	88.01	86.64	83.60	18.22	103.64	58.55	116.42	76.66 to 102.98	90,254	75,449
<u>ALL</u>											
	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)
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TOTAL Sales Price:	11,138,356	WGT. MEAN:	95	STD:	29.24	95% Wgt. Mean C.I.:	92.68 to 97.73
TOTAL Adj.Sales Price:	11,298,356	MEAN:	102	AVG.ABS.DEV:	15.52	95% Mean C.I.:	98.04 to 105.22
TOTAL Assessed Value:	10,756,410						
AVG. Adj. Sales Price:	44,307	COD:	15.84	MAX Sales Ratio:	280.60		
AVG. Assessed Value:	42,182	PRD:	106.75	MIN Sales Ratio:	13.07		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	240	98.02	102.66	95.32	14.12	107.70	34.67	280.60	97.29 to 98.79	46,831	44,639
2	15	80.50	85.08	73.21	50.14	116.22	13.07	193.00	40.00 to 105.05	3,917	2,867
____ALL____											
	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182
06											
07											
____ALL____											
	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	23	97.09	102.50	92.43	17.31	110.90	59.44	203.41	92.06 to 99.58	36,682	33,904
48-0008	208	97.88	101.04	94.55	15.76	106.86	13.07	280.60	96.89 to 98.61	43,578	41,202
48-0300	16	99.29	104.67	101.95	13.50	102.66	56.00	181.53	96.54 to 105.51	58,537	59,681
48-0303	8	104.37	108.40	99.53	16.21	108.91	78.25	165.36	78.25 to 165.36	56,718	56,450
NonValid School											
____ALL____											
	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

PAD 2008 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	11,298,356	MEAN:	102	AVG.ABS.DEV:	15.52	95% Mean C.I.:	98.04 to 105.22
TOTAL Assessed Value:	10,756,410						
AVG. Adj. Sales Price:	44,307	COD:	15.84	MAX Sales Ratio:	280.60		
AVG. Assessed Value:	42,182	PRD:	106.75	MIN Sales Ratio:	13.07		

Printed: 04/01/2008 18:33:03

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	26	87.65	81.17	88.46	35.48	91.77	13.07	193.00	58.55 to 100.00	26,423	23,373
Prior TO 1860											
1860 TO 1899	28	98.13	104.55	99.19	14.39	105.40	66.67	188.35	92.78 to 103.22	23,383	23,194
1900 TO 1919	78	98.92	108.17	97.25	16.83	111.24	58.00	254.82	97.33 to 100.27	31,313	30,451
1920 TO 1939	57	96.56	100.13	93.67	10.94	106.89	65.42	176.97	95.50 to 97.88	43,004	40,283
1940 TO 1949	6	93.26	90.77	84.77	9.27	107.08	76.66	104.10	76.66 to 104.10	63,900	54,167
1950 TO 1959	12	100.24	114.94	98.01	20.28	117.26	72.82	280.60	98.60 to 112.50	53,666	52,601
1960 TO 1969	12	97.74	97.10	96.37	9.24	100.75	78.19	127.77	86.06 to 106.35	78,641	75,787
1970 TO 1979	23	100.33	104.86	96.06	13.05	109.16	59.83	203.41	97.29 to 103.14	81,393	78,188
1980 TO 1989	6	97.71	93.29	98.05	8.49	95.14	67.35	104.33	67.35 to 104.33	51,916	50,903
1990 TO 1994	1	99.68	99.68	99.68			99.68	99.68	N/A	9,000	8,971
1995 TO 1999	2	99.97	99.97	98.99	1.97	101.00	98.01	101.94	N/A	96,000	95,030
2000 TO Present	4	97.07	92.99	93.24	5.19	99.72	79.18	98.62	N/A	176,807	164,863
ALL	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

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	20	92.13	101.23	105.41	39.13	96.04	21.50	193.00	67.35 to 124.81	1,885	1,986
5000 TO 9999	38	99.45	107.34	107.13	27.84	100.20	13.07	254.82	94.03 to 110.02	7,067	7,571
Total \$											
1 TO 9999	58	98.13	105.23	106.92	31.37	98.43	13.07	254.82	92.02 to 104.79	5,280	5,645
10000 TO 29999	62	101.21	110.97	107.11	21.92	103.61	40.00	280.60	97.56 to 113.77	17,786	19,050
30000 TO 59999	70	97.92	97.51	97.37	4.23	100.15	60.25	116.42	97.01 to 98.61	42,737	41,612
60000 TO 99999	41	96.89	97.22	97.03	5.37	100.20	77.36	127.77	95.20 to 98.62	77,064	74,775
100000 TO 149999	13	95.42	89.31	89.38	9.91	99.93	59.44	102.98	76.66 to 98.88	127,759	114,192
150000 TO 249999	10	97.07	87.45	86.27	11.73	101.37	59.83	102.76	65.42 to 98.62	178,772	154,222
250000 TO 499999	1	83.76	83.76	83.76			83.76	83.76	N/A	289,438	242,429
ALL	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

PAD 2008 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	255	MEDIAN:	98	COV:	28.77	95% Median C.I.:	97.09 to 98.62
TOTAL Sales Price:	11,138,356	WGT. MEAN:	95	STD:	29.24	95% Wgt. Mean C.I.:	92.68 to 97.73
TOTAL Adj.Sales Price:	11,298,356	MEAN:	102	AVG.ABS.DEV:	15.52	95% Mean C.I.:	98.04 to 105.22
TOTAL Assessed Value:	10,756,410						
AVG. Adj. Sales Price:	44,307	COD:	15.84	MAX Sales Ratio:	280.60		
AVG. Assessed Value:	42,182	PRD:	106.75	MIN Sales Ratio:	13.07		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	26	86.73	83.33	68.05	37.47	122.44	13.07	193.00	58.89 to 93.10	3,142	2,138
5000 TO 9999	28	99.80	108.26	103.69	17.95	104.41	66.67	169.56	96.44 to 110.02	6,998	7,256
Total \$ _____											
1 TO 9999	54	96.32	96.25	93.20	27.36	103.27	13.07	193.00	90.68 to 99.92	5,141	4,792
10000 TO 29999	69	101.19	112.41	104.37	21.69	107.70	58.00	254.82	97.53 to 111.41	18,393	19,197
30000 TO 59999	71	98.18	101.74	98.84	7.66	102.94	82.37	280.60	97.09 to 99.14	43,688	43,182
60000 TO 99999	42	97.20	95.33	93.82	7.26	101.61	59.44	127.77	95.20 to 98.62	83,515	78,350
100000 TO 149999	11	95.42	89.05	86.51	10.17	102.93	59.83	102.98	65.42 to 99.54	148,988	128,893
150000 TO 249999	8	97.52	94.23	93.04	5.08	101.28	79.20	102.76	79.20 to 102.76	187,895	174,811
ALL _____											
	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	91.22	85.11	88.53	35.22	96.14	13.07	193.00	58.89 to 100.00	24,589	21,768
10	4	86.97	111.18	129.53	41.52	85.83	67.35	203.41	N/A	4,875	6,314
20	42	97.77	101.20	96.61	10.58	104.75	65.61	165.36	94.03 to 100.10	25,130	24,277
30	172	98.20	104.40	95.44	14.15	109.39	58.00	280.60	97.42 to 99.14	49,317	47,069
40	8	99.58	100.06	99.44	2.91	100.62	96.12	106.35	96.12 to 106.35	106,658	106,057
60	1	79.20	79.20	79.20			79.20	79.20	N/A	199,000	157,600
ALL _____											
	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	91.53	86.92	88.13	33.29	98.63	13.07	193.00	67.20 to 99.11	26,507	23,360
101	157	98.50	104.88	97.28	13.75	107.81	58.00	280.60	97.56 to 99.58	40,096	39,005
102	14	98.51	116.63	100.36	22.26	116.21	82.37	254.82	95.54 to 122.98	63,035	63,265
103	4	98.75	92.32	86.69	12.50	106.49	65.42	106.35	N/A	113,625	98,504
104	40	97.21	97.44	91.22	10.14	106.82	59.44	181.53	95.20 to 99.67	55,081	50,245
106	5	96.76	97.29	97.37	3.59	99.92	89.69	105.89	N/A	90,828	88,440
111	2	97.13	97.13	96.94	1.08	100.19	96.08	98.18	N/A	67,000	64,952
ALL _____											
	255	97.96	101.63	95.20	15.84	106.75	13.07	280.60	97.09 to 98.62	44,307	42,182

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	91.53	85.77	90.40	34.35	94.87	13.07	193.00	58.89 to 101.22	27,012	24,419
10	1	98.00	98.00	98.00			98.00	98.00	N/A	1,000	980
15	4	103.11	116.31	110.49	22.18	105.26	90.68	168.33	N/A	4,750	5,248
20	47	99.68	107.74	102.44	16.96	105.18	66.67	203.41	94.55 to 102.47	16,450	16,852
25	4	96.71	97.57	96.94	3.53	100.66	92.78	104.10	N/A	23,975	23,241
30	159	98.13	102.85	95.34	12.84	107.87	58.00	280.60	97.17 to 98.88	53,350	50,865
35	4	97.19	103.89	97.02	14.27	107.07	83.31	137.86	N/A	84,543	82,027
40	7	97.03	91.74	90.13	7.17	101.78	72.82	101.15	72.82 to 101.15	115,000	103,649
<u>ALL</u>	<u>255</u>	<u>97.96</u>	<u>101.63</u>	<u>95.20</u>	<u>15.84</u>	<u>106.75</u>	<u>13.07</u>	<u>280.60</u>	<u>97.09 to 98.62</u>	<u>44,307</u>	<u>42,182</u>

**2008 Correlation Section
for Jefferson County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. Although these quality statistics improved since the preliminary statistics, they do not support assessment uniformity or assessment vertical uniformity. In analyzing the measures of central tendency only the mean is outside the range. The median is most representative of the overall level of value for this class of property.

**2008 Correlation Section
for Jefferson County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	437	255	58.35
2007	444	273	61.49
2006	429	253	58.97
2005	393	236	60.05
2004	393	236	60.05
2003	391	234	59.85
2002	369	229	62.06
2001	412	266	64.56

RESIDENTIAL: A review of the utilization grid indicates the county has utilized an acceptable portion of the available residential sales for the development of the qualified statistics.

**2008 Correlation Section
for Jefferson County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Jefferson County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	97.86	2.37	100.18	97.96
2007	95.77	1.36	97.07	98.02
2006	97.52	1.03	98.53	98.55
2005	95.00	2.17	97.06	99.14
2004	89.51	10.06	98.51	93.41
2003	91	1.07	91.97	92
2002	93	3.05	95.84	94
2001	91	8.55	98.78	96

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

**2008 Correlation Section
for Jefferson County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

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

**2008 Correlation Section
for Jefferson County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
3.74	2008	2.37
10.74	2007	1.36
5.91	2006	1.03
2.15	2005	2.17
9.28	2004	10.06
2	2003	1
4.54	2002	3.05
10.72	2001	8.55

RESIDENTIAL: The percent change in the sales file and the assessed value base are similar and are reflective of the assessment practices in the county.

2008 Correlation Section for Jefferson County

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

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

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

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

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

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

**2008 Correlation Section
for Jefferson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.96	95.20	101.63

RESIDENTIAL: The median and weighted mean are both within the acceptable range while the mean is just slightly over.

**2008 Correlation Section
for Jefferson County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.84	106.75
Difference	0.84	3.75

RESIDENTIAL: The coefficient of dispersion is slightly outside the range while the price related differential is outside the acceptable range. Though the statistics improved from the preliminary statistics they do not support assessment uniformity or assessment vertical uniformity.

**2008 Correlation Section
for Jefferson County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	264	255	-9
Median	97.86	97.96	0.1
Wgt. Mean	93.37	95.20	1.83
Mean	103.73	101.63	-2.1
COD	22.43	15.84	-6.59
PRD	111.10	106.75	-4.35
Min Sales Ratio	13.07	13.07	0
Max Sales Ratio	558.30	280.60	-277.7

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2008 and being removed from the qualified sales roster.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	26	MEDIAN:	97	COV:	44.51	95% Median C.I.:	85.45 to 100.16
TOTAL Sales Price:	1,706,600	WGT. MEAN:	116	STD:	45.44	95% Wgt. Mean C.I.:	88.04 to 144.63
TOTAL Adj.Sales Price:	1,986,600	MEAN:	102	AVG.ABS.DEV:	28.15	95% Mean C.I.:	83.72 to 120.44
TOTAL Assessed Value:	2,311,160						
AVG. Adj. Sales Price:	76,407	COD:	28.98	MAX Sales Ratio:	247.93		
AVG. Assessed Value:	88,890	PRD:	87.75	MIN Sales Ratio:	28.38		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
10/01/04 TO 12/31/04	2	64.14	64.14	99.37	55.75	64.55	28.38	99.90	N/A	271,500	269,795
<u>01/01/05 TO 03/31/05</u>											
04/01/05 TO 06/30/05	2	85.87	85.87	95.10	12.94	90.29	74.75	96.98	N/A	23,550	22,395
07/01/05 TO 09/30/05	4	94.63	98.48	97.80	6.94	100.69	90.80	113.85	N/A	41,000	40,100
10/01/05 TO 12/31/05	4	98.60	93.15	89.33	7.03	104.27	75.23	100.16	N/A	42,177	37,678
01/01/06 TO 03/31/06	1	100.00	100.00	100.00			100.00	100.00	N/A	57,540	57,540
04/01/06 TO 06/30/06	6	83.70	97.29	131.90	50.62	73.76	33.90	176.64	33.90 to 176.64	78,958	104,144
07/01/06 TO 09/30/06	2	212.29	212.29	177.65	16.79	119.50	176.64	247.93	N/A	142,000	252,258
10/01/06 TO 12/31/06	1	85.45	85.45	85.45			85.45	85.45	N/A	28,000	23,925
01/01/07 TO 03/31/07	1	97.08	97.08	97.08			97.08	97.08	N/A	140,000	135,907
04/01/07 TO 06/30/07	2	89.63	89.63	82.09	34.83	109.18	58.41	120.84	N/A	36,250	29,757
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	96.98	83.50	99.28	23.57	84.11	28.38	117.50	N/A	119,620	118,756
07/01/05 TO 06/30/06	15	97.20	96.68	114.99	21.46	84.08	33.90	176.64	75.23 to 100.16	57,600	66,234
07/01/06 TO 06/30/07	6	108.96	131.06	138.01	46.57	94.96	58.41	247.93	58.41 to 247.93	87,416	120,644
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	10	96.62	93.82	93.71	8.09	100.13	74.75	113.85	75.23 to 100.16	37,981	35,590
01/01/06 TO 12/31/06	10	99.43	119.38	143.59	49.85	83.14	33.90	247.93	62.30 to 176.64	84,329	121,084
<u>ALL</u>											
	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAYKIN	2	71.93	71.93	68.78	18.80	104.58	58.41	85.45	N/A	36,500	25,105
DILLER	3	96.98	79.74	101.58	29.38	78.50	28.38	113.85	N/A	29,033	29,491
ENDICOTT	1	33.90	33.90	33.90			33.90	33.90	N/A	35,000	11,865
FAIRBURY	16	98.55	115.33	123.39	33.04	93.47	62.30	247.93	75.23 to 143.49	99,890	123,252
PLYMOUTH	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	53,125	53,125
REYNOLDS	1	93.02	93.02	93.02			93.02	93.02	N/A	63,000	58,600
RURAL	1	98.85	98.85	98.85			98.85	98.85	N/A	24,000	23,723
<u>ALL</u>											
	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

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TOTAL Adj.Sales Price:	1,986,600	MEAN:	102	AVG.ABS.DEV:	28.15	95% Mean C.I.:	83.72 to 120.44
TOTAL Assessed Value:	2,311,160						
AVG. Adj. Sales Price:	76,407	COD:	28.98	MAX Sales Ratio:	247.93		
AVG. Assessed Value:	88,890	PRD:	87.75	MIN Sales Ratio:	28.38		

Printed: 02/09/2008 12:26:52

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	25	97.08	102.21	116.55	30.08	87.70	28.38	247.93	85.45 to 100.16	78,504	91,497
3	1	98.85	98.85	98.85			98.85	98.85	N/A	24,000	23,723
____ALL____											
	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	22	97.09	94.06	117.63	24.99	79.96	28.38	176.64	74.75 to 100.16	82,811	97,414
2	4	120.29	146.19	102.00	41.17	143.33	96.25	247.93	N/A	41,187	42,010
____ALL____											
	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

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	25	97.08	102.17	122.46	30.04	83.43	28.38	247.93	85.45 to 100.16	57,904	70,908
04	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
____ALL____											
	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	3	96.98	79.74	101.58	29.38	78.50	28.38	113.85	N/A	29,033	29,491
48-0008	19	97.20	109.00	120.11	31.95	90.75	33.90	247.93	75.23 to 120.84	90,539	108,748
48-0300	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	53,125	53,125
48-0303	2	71.93	71.93	68.78	18.80	104.58	58.41	85.45	N/A	36,500	25,105
NonValid School											
____ALL____											
	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	26	MEDIAN:	97	COV:	44.51	95% Median C.I.:	85.45 to 100.16
TOTAL Sales Price:	1,706,600	WGT. MEAN:	116	STD:	45.44	95% Wgt. Mean C.I.:	88.04 to 144.63
TOTAL Adj. Sales Price:	1,986,600	MEAN:	102	AVG. ABS. DEV:	28.15	95% Mean C.I.:	83.72 to 120.44
TOTAL Assessed Value:	2,311,160						
AVG. Adj. Sales Price:	76,407	COD:	28.98	MAX Sales Ratio:	247.93		
AVG. Assessed Value:	88,890	PRD:	87.75	MIN Sales Ratio:	28.38		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	98.85	136.72	101.60	40.08	134.57	96.25	247.93	N/A	37,750	38,352
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	93.89	82.75	93.43	23.71	88.57	28.38	120.84	28.38 to 120.84	27,433	25,630
1920 TO 1939	2	108.83	108.83	104.36	7.97	104.28	100.16	117.50	N/A	16,500	17,220
1940 TO 1949	1	33.90	33.90	33.90			33.90	33.90	N/A	35,000	11,865
1950 TO 1959											
1960 TO 1969	2	87.62	87.62	85.39	14.14	102.60	75.23	100.00	N/A	59,355	50,686
1970 TO 1979	2	80.10	80.10	84.11	6.68	95.23	74.75	85.45	N/A	16,000	13,457
1980 TO 1989	2	96.51	96.51	96.35	3.62	100.17	93.02	100.00	N/A	60,270	58,070
1990 TO 1994	2	176.64	176.64	176.64	0.00	100.00	176.64	176.64	N/A	280,000	494,600
1995 TO 1999	2	63.48	63.48	65.60	7.99	96.76	58.41	68.55	N/A	77,500	50,842
2000 TO Present	2	106.88	106.88	100.86	6.53	105.96	99.90	113.85	N/A	289,500	291,997
ALL	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

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	4	109.12	123.64	124.53	66.05	99.29	28.38	247.93	N/A	4,187	5,214
5000 TO 9999	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
Total \$											
1 TO 9999	5	117.50	122.41	122.25	49.07	100.13	28.38	247.93	N/A	4,950	6,051
10000 TO 29999	7	97.20	94.44	95.52	11.15	98.87	62.30	120.84	62.30 to 120.84	23,642	22,582
30000 TO 59999	7	96.98	84.85	86.72	19.26	97.84	33.90	113.85	33.90 to 113.85	44,907	38,942
60000 TO 99999	2	84.13	84.13	83.66	10.57	100.56	75.23	93.02	N/A	66,500	55,631
100000 TO 149999	2	82.82	82.82	84.52	17.23	97.98	68.55	97.08	N/A	125,000	105,653
250000 TO 499999	2	176.64	176.64	176.64	0.00	100.00	176.64	176.64	N/A	280,000	494,600
500000 +	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
ALL	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	26	MEDIAN:	97	COV:	44.51	95% Median C.I.:	85.45 to 100.16
TOTAL Sales Price:	1,706,600	WGT. MEAN:	116	STD:	45.44	95% Wgt. Mean C.I.:	88.04 to 144.63
TOTAL Adj.Sales Price:	1,986,600	MEAN:	102	AVG.ABS.DEV:	28.15	95% Mean C.I.:	83.72 to 120.44
TOTAL Assessed Value:	2,311,160						
AVG. Adj. Sales Price:	76,407	COD:	28.98	MAX Sales Ratio:	247.93		
AVG. Assessed Value:	88,890	PRD:	87.75	MIN Sales Ratio:	28.38		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	51.57	51.57	51.56	44.96	100.00	28.38	74.75	N/A	4,000	2,062
5000 TO 9999	3	143.49	169.64	156.02	30.30	108.73	117.50	247.93	N/A	5,583	8,711
Total \$ _____											
1 TO 9999	5	117.50	122.41	122.25	49.07	100.13	28.38	247.93	N/A	4,950	6,051
10000 TO 29999	8	90.85	79.07	74.77	20.97	105.74	33.90	100.16	33.90 to 100.16	27,250	20,374
30000 TO 59999	8	98.49	98.84	95.97	9.98	102.99	75.23	120.84	75.23 to 120.84	49,356	47,367
60000 TO 99999	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
100000 TO 149999	1	97.08	97.08	97.08			97.08	97.08	N/A	140,000	135,907
250000 TO 499999	2	176.64	176.64	176.64	0.00	100.00	176.64	176.64	N/A	280,000	494,600
500000 +	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
ALL _____											
	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	97.14	110.55	93.78	37.39	117.88	28.38	247.93	28.38 to 247.93	35,968	33,732
10	3	96.98	94.14	95.82	5.00	98.25	85.45	100.00	N/A	42,880	41,088
20	15	99.90	99.15	122.15	28.29	81.17	33.90	176.64	68.55 to 117.50	104,680	127,869
ALL _____											
	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	97.97	118.66	100.08	45.69	118.57	28.38	247.93	28.38 to 247.93	32,125	32,149
1	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
123	3	96.98	76.96	80.73	22.72	95.33	33.90	100.00	N/A	42,270	34,125
161	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
170	3	62.30	71.24	76.05	18.52	93.68	58.41	93.02	N/A	42,666	32,448
42	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
47	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
48	1	85.45	85.45	85.45			85.45	85.45	N/A	28,000	23,925
50	3	97.20	96.05	94.95	3.21	101.16	90.80	100.16	N/A	31,666	30,066
67	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
77	1	100.00	100.00	100.00			100.00	100.00	N/A	57,540	57,540
80	1	113.85	113.85	113.85			113.85	113.85	N/A	40,000	45,540
98	3	75.23	90.27	87.57	20.42	103.09	74.75	120.84	N/A	33,833	29,627
ALL _____											
	26	97.14	102.08	116.34	28.98	87.75	28.38	247.93	85.45 to 100.16	76,407	88,890

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

Commercial: The County performed an analysis of the commercial market activity in the area for 2007. This market analysis indicated no change in value was warranted. The county completed the pick-up work of new construction in the commercial class for 2008.

2008 Assessment Survey for Jefferson County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contract Appraiser
2.	Valuation done by:
	Contract Appraiser
3.	Pickup work done by whom:
	Contract Appraiser and staff.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2005
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2002
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	1998
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	2007
8.	Number of market areas/neighborhoods for this property class?
	1
9.	How are these defined?
	All Commercial sales in Jefferson County are grouped together for analysis
10.	Is "Assessor Location" a usable valuation identity?
	No
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)

12.	<p>What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)</p>
	<p>There is market significance to the suburban location as defined in Reg 10. It is used only for classification.</p>

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
4	0		4

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	25	MEDIAN:	97	COV:	44.10	95% Median C.I.:	85.45 to 100.00
TOTAL Sales Price:	1,706,600	WGT. MEAN:	106	STD:	43.70	95% Wgt. Mean C.I.:	80.63 to 132.26
TOTAL Adj.Sales Price:	1,706,600	MEAN:	99	AVG.ABS.DEV:	26.09	95% Mean C.I.:	81.06 to 117.14
TOTAL Assessed Value:	1,816,560						
AVG. Adj. Sales Price:	68,264	COD:	26.88	MAX Sales Ratio:	247.93		
AVG. Assessed Value:	72,662	PRD:	93.10	MIN Sales Ratio:	28.38		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
10/01/04 TO 12/31/04	2	64.14	64.14	99.37	55.75	64.55	28.38	99.90	N/A	271,500	269,795
<u>01/01/05 TO 03/31/05</u>											
04/01/05 TO 06/30/05	2	85.87	85.87	95.10	12.94	90.29	74.75	96.98	N/A	23,550	22,395
07/01/05 TO 09/30/05	4	94.63	98.48	97.80	6.94	100.69	90.80	113.85	N/A	41,000	40,100
10/01/05 TO 12/31/05	4	98.60	93.15	89.33	7.03	104.27	75.23	100.16	N/A	42,177	37,678
01/01/06 TO 03/31/06	1	100.00	100.00	100.00			100.00	100.00	N/A	57,540	57,540
04/01/06 TO 06/30/06	6	83.70	97.29	131.90	50.62	73.76	33.90	176.64	33.90 to 176.64	78,958	104,144
07/01/06 TO 09/30/06	1	247.93	247.93	247.93			247.93	247.93	N/A	4,000	9,917
10/01/06 TO 12/31/06	1	85.45	85.45	85.45			85.45	85.45	N/A	28,000	23,925
01/01/07 TO 03/31/07	1	97.08	97.08	97.08			97.08	97.08	N/A	140,000	135,907
04/01/07 TO 06/30/07	2	89.63	89.63	82.09	34.83	109.18	58.41	120.84	N/A	36,250	29,757
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	96.98	83.50	99.28	23.57	84.11	28.38	117.50	N/A	119,620	118,756
07/01/05 TO 06/30/06	15	97.20	96.68	114.99	21.46	84.08	33.90	176.64	75.23 to 100.16	57,600	66,234
07/01/06 TO 06/30/07	5	97.08	121.94	93.77	46.33	130.05	58.41	247.93	N/A	48,900	45,852
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	10	96.62	93.82	93.71	8.09	100.13	74.75	113.85	75.23 to 100.16	37,981	35,590
01/01/06 TO 12/31/06	9	98.85	113.01	127.15	46.97	88.88	33.90	247.93	62.30 to 176.64	62,587	79,582
<u>ALL</u>											
	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAYKIN	2	71.93	71.93	68.78	18.80	104.58	58.41	85.45	N/A	36,500	25,105
DILLER	3	96.98	79.74	101.58	29.38	78.50	28.38	113.85	N/A	29,033	29,491
ENDICOTT	1	33.90	33.90	33.90			33.90	33.90	N/A	35,000	11,865
FAIRBURY	15	97.20	111.24	112.08	30.28	99.26	62.30	247.93	75.23 to 120.84	87,883	98,495
PLYMOUTH	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	53,125	53,125
REYNOLDS	1	93.02	93.02	93.02			93.02	93.02	N/A	63,000	58,600
RURAL	1	98.85	98.85	98.85			98.85	98.85	N/A	24,000	23,723
<u>ALL</u>											
	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	25	MEDIAN:	97	COV:	44.10	95% Median C.I.:	85.45 to 100.00
TOTAL Sales Price:	1,706,600	WGT. MEAN:	106	STD:	43.70	95% Wgt. Mean C.I.:	80.63 to 132.26
TOTAL Adj.Sales Price:	1,706,600	MEAN:	99	AVG.ABS.DEV:	26.09	95% Mean C.I.:	81.06 to 117.14
TOTAL Assessed Value:	1,816,560						
AVG. Adj. Sales Price:	68,264	COD:	26.88	MAX Sales Ratio:	247.93		
AVG. Assessed Value:	72,662	PRD:	93.10	MIN Sales Ratio:	28.38		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	24	97.03	99.11	106.55	27.94	93.01	28.38	247.93	75.23 to 100.16	70,108	74,701
3	1	98.85	98.85	98.85			98.85	98.85	N/A	24,000	23,723
____ALL____											
	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	96.98	90.13	106.92	22.30	84.30	28.38	176.64	74.75 to 100.00	73,421	78,500
2	4	120.29	146.19	102.00	41.17	143.33	96.25	247.93	N/A	41,187	42,010
____ALL____											
	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

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	24	97.03	99.06	109.46	27.89	90.50	28.38	247.93	75.23 to 100.16	48,650	53,254
04	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
____ALL____											
	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	3	96.98	79.74	101.58	29.38	78.50	28.38	113.85	N/A	29,033	29,491
48-0008	18	97.14	105.24	109.12	29.20	96.45	33.90	247.93	75.23 to 117.50	80,013	87,312
48-0300	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	53,125	53,125
48-0303	2	71.93	71.93	68.78	18.80	104.58	58.41	85.45	N/A	36,500	25,105
NonValid School											
____ALL____											
	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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NUMBER of Sales:	25	MEDIAN:	97	COV:	44.10	95% Median C.I.:	85.45 to 100.00
TOTAL Sales Price:	1,706,600	WGT. MEAN:	106	STD:	43.70	95% Wgt. Mean C.I.:	80.63 to 132.26
TOTAL Adj.Sales Price:	1,706,600	MEAN:	99	AVG.ABS.DEV:	26.09	95% Mean C.I.:	81.06 to 117.14
TOTAL Assessed Value:	1,816,560						
AVG. Adj. Sales Price:	68,264	COD:	26.88	MAX Sales Ratio:	247.93		
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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	98.85	136.72	101.60	40.08	134.57	96.25	247.93	N/A	37,750	38,352
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	93.89	82.75	93.43	23.71	88.57	28.38	120.84	28.38 to 120.84	27,433	25,630
1920 TO 1939	2	108.83	108.83	104.36	7.97	104.28	100.16	117.50	N/A	16,500	17,220
1940 TO 1949	1	33.90	33.90	33.90			33.90	33.90	N/A	35,000	11,865
1950 TO 1959											
1960 TO 1969	2	87.62	87.62	85.39	14.14	102.60	75.23	100.00	N/A	59,355	50,686
1970 TO 1979	2	80.10	80.10	84.11	6.68	95.23	74.75	85.45	N/A	16,000	13,457
1980 TO 1989	2	96.51	96.51	96.35	3.62	100.17	93.02	100.00	N/A	60,270	58,070
1990 TO 1994	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
1995 TO 1999	2	63.48	63.48	65.60	7.99	96.76	58.41	68.55	N/A	77,500	50,842
2000 TO Present	2	106.88	106.88	100.86	6.53	105.96	99.90	113.85	N/A	289,500	291,997
ALL	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

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	4	109.12	123.64	124.53	66.05	99.29	28.38	247.93	N/A	4,187	5,214
5000 TO 9999	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
Total \$											
1 TO 9999	5	117.50	122.41	122.25	49.07	100.13	28.38	247.93	N/A	4,950	6,051
10000 TO 29999	7	97.20	94.44	95.52	11.15	98.87	62.30	120.84	62.30 to 120.84	23,642	22,582
30000 TO 59999	7	96.98	84.85	86.72	19.26	97.84	33.90	113.85	33.90 to 113.85	44,907	38,942
60000 TO 99999	2	84.13	84.13	83.66	10.57	100.56	75.23	93.02	N/A	66,500	55,631
100000 TO 149999	2	82.82	82.82	84.52	17.23	97.98	68.55	97.08	N/A	125,000	105,653
250000 TO 499999	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
500000 +	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
ALL	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	25	MEDIAN:	97	COV:	44.10	95% Median C.I.:	85.45 to 100.00
TOTAL Sales Price:	1,706,600	WGT. MEAN:	106	STD:	43.70	95% Wgt. Mean C.I.:	80.63 to 132.26
TOTAL Adj.Sales Price:	1,706,600	MEAN:	99	AVG.ABS.DEV:	26.09	95% Mean C.I.:	81.06 to 117.14
TOTAL Assessed Value:	1,816,560						
AVG. Adj. Sales Price:	68,264	COD:	26.88	MAX Sales Ratio:	247.93		
AVG. Assessed Value:	72,662	PRD:	93.10	MIN Sales Ratio:	28.38		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	51.57	51.57	51.56	44.96	100.00	28.38	74.75	N/A	4,000	2,062
5000 TO 9999	3	143.49	169.64	156.02	30.30	108.73	117.50	247.93	N/A	5,583	8,711
Total \$ _____											
1 TO 9999	5	117.50	122.41	122.25	49.07	100.13	28.38	247.93	N/A	4,950	6,051
10000 TO 29999	8	90.85	79.07	74.77	20.97	105.74	33.90	100.16	33.90 to 100.16	27,250	20,374
30000 TO 59999	8	98.49	98.84	95.97	9.98	102.99	75.23	120.84	75.23 to 120.84	49,356	47,367
60000 TO 99999	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
100000 TO 149999	1	97.08	97.08	97.08			97.08	97.08	N/A	140,000	135,907
250000 TO 499999	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
500000 +	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
ALL _____											
	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	97.14	110.55	93.78	37.39	117.88	28.38	247.93	28.38 to 247.93	35,968	33,732
10	3	96.98	94.14	95.82	5.00	98.25	85.45	100.00	N/A	42,880	41,088
20	14	96.46	93.62	110.33	25.71	84.85	33.90	176.64	62.30 to 117.50	92,157	101,673
ALL _____											
	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	97.97	118.66	100.08	45.69	118.57	28.38	247.93	28.38 to 247.93	32,125	32,149
123	3	96.98	76.96	80.73	22.72	95.33	33.90	100.00	N/A	42,270	34,125
161	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
170	3	62.30	71.24	76.05	18.52	93.68	58.41	93.02	N/A	42,666	32,448
42	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
47	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
48	1	85.45	85.45	85.45			85.45	85.45	N/A	28,000	23,925
50	3	97.20	96.05	94.95	3.21	101.16	90.80	100.16	N/A	31,666	30,066
67	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
77	1	100.00	100.00	100.00			100.00	100.00	N/A	57,540	57,540
80	1	113.85	113.85	113.85			113.85	113.85	N/A	40,000	45,540
98	3	75.23	90.27	87.57	20.42	103.09	74.75	120.84	N/A	33,833	29,627
ALL _____											
	25	97.08	99.10	106.44	26.88	93.10	28.38	247.93	85.45 to 100.00	68,264	72,662

**2008 Correlation Section
for Jefferson County**

Commerical Real Property

I. Correlation

COMMERCIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range that is best measured by the median measure of central tendency. The coefficient of dispersion and price related differential are both outside the acceptable range. The hypothetical removal of one outlier brings the mean measure of central tendency into the range and improves the w/mean by 10 points. These quality statistics do not support assessment uniformity or proportionality.

**2008 Correlation Section
for Jefferson County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	69	26	37.68
2007	68	28	41.18
2006	69	23	33.33
2005	81	41	50.62
2004	69	38	55.07
2003	65	37	56.92
2002	58	24	41.38
2001	73	31	42.47

COMMERCIAL: A review of the utilization grid indicates the county has utilized an acceptable portion of the available commercial sales for the development of the qualified statistics.

**2008 Correlation Section
for Jefferson County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Jefferson County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	97.14	0.09	97.22	97.14
2007	96.01	1.61	97.56	97.09
2006	96.01	0.89	96.87	96.98
2005	99.07	1.32	100.38	99.11
2004	99.11	-2.13	97	99.30
2003	100	0.99	100.99	100
2002	94	7.38	100.94	99
2001	92	1.98	93.82	92

COMMERCIAL: This table reveals that there is very strong support for the R&O median provided by the Trended Preliminary Ratio,

**2008 Correlation Section
for Jefferson County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

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

**2008 Correlation Section
for Jefferson County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
0	2008	0.09
-9.77	2007	1.61
1.91	2006	0.89
0.3	2005	1.32
0.92	2004	-2.13
0	2003	1
-12.08	2002	7.38
0.17	2001	1.98

COMMERCIAL: The table reflects that the changes in the sales base and the assessed base changes were statistically insignificant.

2008 Correlation Section for Jefferson County

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

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

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

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

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

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

**2008 Correlation Section
for Jefferson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.14	116.34	102.08

COMMERCIAL: The weighted mean is significantly higher than the median and mean in this property class. The hypothetical removal of one sale brings the mean into the acceptable range and improves the weighted mean by 10 points.

**2008 Correlation Section
for Jefferson County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	28.98	87.75
Difference	8.98	-10.25

COMMERCIAL: Both measures of quality assessment are outside the range. These statistics do not support assessment uniformity or assessment vertical uniformity.

**2008 Correlation Section
for Jefferson County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	26	26	0
Median	97.14	97.14	0
Wgt. Mean	116.34	116.34	0
Mean	102.08	102.08	0
COD	28.98	28.98	0
PRD	87.75	87.75	0
Min Sales Ratio	28.38	28.38	0
Max Sales Ratio	247.93	247.93	0

COMMERCIAL: No change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

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:	77	MEDIAN:	66	COV:	21.25	95% Median C.I.:	62.38 to 70.05	(! : Derived)
(AglLand) TOTAL Sales Price:	14,744,336	WGT. MEAN:	66	STD:	14.17	95% Wgt. Mean C.I.:	63.17 to 69.08	(! : land+NAT=0)
(AglLand) TOTAL Adj.Sales Price:	15,590,336	MEAN:	67	AVG.ABS.DEV:	10.73	95% Mean C.I.:	63.51 to 69.84	
(AglLand) TOTAL Assessed Value:	10,309,010							
AVG. Adj. Sales Price:	202,471	COD:	16.26	MAX Sales Ratio:	117.39			
AVG. Assessed Value:	133,883	PRD:	100.84	MIN Sales Ratio:	28.34			

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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	9	72.14	74.94	68.96	15.48	108.66	52.50	117.39	60.15 to 80.95	133,477	92,048
10/01/04 TO 12/31/04	7	71.60	69.68	70.33	9.29	99.07	51.22	83.71	51.22 to 83.71	261,275	183,764
01/01/05 TO 03/31/05	9	78.19	78.41	77.32	12.24	101.42	64.79	95.47	66.01 to 89.79	181,635	140,435
04/01/05 TO 06/30/05	9	77.73	76.51	75.94	10.04	100.75	60.81	90.51	64.45 to 89.60	249,669	189,593
07/01/05 TO 09/30/05	6	68.52	65.23	64.04	17.90	101.86	28.34	92.09	28.34 to 92.09	218,652	140,017
10/01/05 TO 12/31/05	3	68.56	67.08	66.75	7.64	100.50	58.49	74.20	N/A	289,766	193,417
01/01/06 TO 03/31/06	7	64.97	65.95	65.52	10.44	100.65	48.84	80.02	48.84 to 80.02	157,354	103,104
04/01/06 TO 06/30/06	8	52.51	53.44	55.58	11.52	96.15	45.35	65.42	45.35 to 65.42	117,947	65,552
07/01/06 TO 09/30/06	5	51.05	55.58	56.32	17.61	98.68	42.97	70.32	N/A	187,200	105,437
10/01/06 TO 12/31/06	7	57.11	57.01	56.33	6.43	101.20	49.10	64.73	49.10 to 64.73	213,553	120,303
01/01/07 TO 03/31/07	6	60.05	61.78	59.79	8.76	103.33	51.25	70.37	51.25 to 70.37	307,538	183,866
04/01/07 TO 06/30/07	1	48.27	48.27	48.27			48.27	48.27	N/A	176,000	84,949
<u>Study Years</u>											
07/01/04 TO 06/30/05	34	73.39	75.19	73.57	12.71	102.21	51.22	117.39	68.88 to 79.97	203,293	149,560
07/01/05 TO 06/30/06	24	62.88	61.74	63.09	15.71	97.85	28.34	92.09	55.60 to 68.56	176,094	111,104
07/01/06 TO 06/30/07	19	58.89	57.68	57.44	11.04	100.41	42.97	70.37	51.05 to 64.73	234,321	134,603
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	27	72.21	73.59	72.42	13.95	101.62	28.34	95.47	67.67 to 80.45	224,553	162,615
01/01/06 TO 12/31/06	27	58.30	58.00	58.43	13.04	99.26	42.97	80.02	49.41 to 64.73	165,775	96,868
<u>ALL</u>											
	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883

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:	77	MEDIAN:	66	COV:	21.25	95% Median C.I.:	62.38 to 70.05	(! : Derived)
(AgLand) TOTAL Sales Price:	14,744,336	WGT. MEAN:	66	STD:	14.17	95% Wgt. Mean C.I.:	63.17 to 69.08	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,590,336	MEAN:	67	AVG.ABS.DEV:	10.73	95% Mean C.I.:	63.51 to 69.84	
(AgLand) TOTAL Assessed Value:	10,309,010							
AVG. Adj. Sales Price:	202,471	COD:	16.26	MAX Sales Ratio:	117.39			
AVG. Assessed Value:	133,883	PRD:	100.84	MIN Sales Ratio:	28.34			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4153	1	71.60	71.60	71.60			71.60	71.60	N/A	616,000	441,072	
4155	8	68.45	70.46	71.13	7.74	99.07	58.62	89.79	58.62 to 89.79	163,152	116,043	
4157	2	74.54	74.54	71.43	20.20	104.35	59.48	89.60	N/A	252,000	180,010	
4159	4	62.24	60.91	59.09	9.38	103.09	51.25	67.92	N/A	371,731	219,642	
4217	4	78.39	74.18	81.93	15.68	90.54	49.41	90.51	N/A	202,497	165,897	
4219	2	73.55	73.55	70.65	13.82	104.09	63.38	83.71	N/A	233,500	164,972	
4221	14	64.62	67.39	65.44	16.48	102.99	46.93	95.47	55.60 to 80.02	228,879	149,774	
4223	2	72.29	72.29	72.11	2.65	100.25	70.37	74.20	N/A	302,250	217,941	
4393	5	73.76	74.83	74.29	5.54	100.73	68.69	80.45	N/A	217,710	161,734	
4395	4	59.52	62.39	65.66	5.93	95.02	58.30	72.21	N/A	166,000	108,996	
4397	7	55.80	58.08	57.49	11.18	101.03	49.10	71.69	49.10 to 71.69	226,695	130,328	
4399	2	70.94	70.94	71.55	2.91	99.15	68.88	73.01	N/A	154,646	110,651	
4463	9	67.67	66.59	62.72	13.25	106.18	47.86	80.95	52.50 to 77.98	127,666	80,067	
4465	4	65.88	75.05	75.66	27.83	99.19	51.05	117.39	N/A	95,250	72,064	
4467	5	45.35	50.76	48.81	29.03	103.99	28.34	89.16	N/A	149,912	73,178	
4469	4	61.39	62.19	63.50	15.48	97.94	48.27	77.73	N/A	166,028	105,430	
ALL												
	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	15	67.92	68.54	66.66	10.32	102.81	51.25	89.79	59.48 to 71.60	260,809	173,867	
2	40	67.06	67.60	67.60	14.88	100.00	46.93	95.47	60.81 to 72.21	218,362	147,613	
3	22	63.68	63.73	61.03	22.42	104.43	28.34	117.39	48.27 to 75.08	133,803	81,658	
ALL												
	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883	
ALL												
	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883	

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:	77	MEDIAN:	66	COV:	21.25	95% Median C.I.:	62.38 to 70.05	(!: Derived)
(AgLand) TOTAL Sales Price:	14,744,336	WGT. MEAN:	66	STD:	14.17	95% Wgt. Mean C.I.:	63.17 to 69.08	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,590,336	MEAN:	67	AVG.ABS.DEV:	10.73	95% Mean C.I.:	63.51 to 69.84	
(AgLand) TOTAL Assessed Value:	10,309,010							
AVG. Adj. Sales Price:	202,471	COD:	16.26	MAX Sales Ratio:	117.39			
AVG. Assessed Value:	133,883	PRD:	100.84	MIN Sales Ratio:	28.34			

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MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	17	70.32	68.40	68.47	11.99	99.90	49.10	89.60	60.15 to 77.98	215,592	147,616	
DRY-N/A	28	66.84	68.54	68.31	13.63	100.34	49.41	90.51	63.38 to 74.36	185,371	126,634	
GRASS	12	48.56	56.28	55.88	25.04	100.71	28.34	95.47	46.93 to 58.62	144,253	80,612	
GRASS-N/A	12	68.86	69.99	67.40	14.22	103.84	42.97	117.39	62.20 to 72.14	195,109	131,508	
IRRGTD	1	58.89	58.89	58.89			58.89	58.89	N/A	450,000	265,015	
IRRGTD-N/A	7	68.56	68.27	65.23	10.84	104.66	51.25	89.79	51.25 to 89.79	316,070	206,186	
ALL	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	26	66.63	66.53	66.99	12.74	99.31	49.10	89.60	60.69 to 71.60	194,495	130,301	
DRY-N/A	19	73.01	71.17	70.22	12.96	101.35	52.50	90.51	60.81 to 80.95	199,925	140,389	
GRASS	16	57.80	61.06	60.04	25.47	101.70	28.34	117.39	47.86 to 62.38	162,690	97,672	
GRASS-N/A	8	69.87	67.28	66.88	8.16	100.60	42.97	77.73	42.97 to 77.73	183,664	122,836	
IRRGTD	5	59.48	65.59	61.30	16.21	107.00	51.25	89.79	N/A	348,744	213,793	
IRRGTD-N/A	3	68.69	69.61	69.59	2.08	100.03	67.92	72.21	N/A	306,258	213,117	
ALL	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	44	68.28	68.72	68.41	13.20	100.46	49.10	90.51	64.73 to 74.20	200,624	137,247	
DRY-N/A	1	58.30	58.30	58.30			58.30	58.30	N/A	28,000	16,325	
GRASS	23	59.63	62.91	62.39	23.75	100.82	28.34	117.39	48.27 to 70.37	173,754	108,413	
GRASS-N/A	1	68.34	68.34	68.34			68.34	68.34	N/A	76,000	51,936	
IRRGTD	8	68.24	67.10	64.16	11.30	104.58	51.25	89.79	51.25 to 89.79	332,811	213,540	
ALL	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
34-0100	13	68.88	67.39	66.34	13.26	101.57	47.86	82.42	52.50 to 77.98	137,421	91,171	
48-0008	52	65.54	66.59	65.95	17.36	100.97	28.34	117.39	60.81 to 70.37	198,521	130,927	
48-0300	10	62.53	65.39	65.21	15.77	100.29	49.41	90.51	51.25 to 83.71	273,073	178,063	
48-0303	2	70.82	70.82	71.32	1.09	99.30	70.05	71.60	N/A	375,000	267,467	
NonValid School												
ALL	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883	

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:	77	MEDIAN:	66	COV:	21.25	95% Median C.I.:	62.38 to 70.05	(! : Derived)
(AgLand) TOTAL Sales Price:	14,744,336	WGT. MEAN:	66	STD:	14.17	95% Wgt. Mean C.I.:	63.17 to 69.08	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,590,336	MEAN:	67	AVG.ABS.DEV:	10.73	95% Mean C.I.:	63.51 to 69.84	
(AgLand) TOTAL Assessed Value:	10,309,010							
AVG. Adj. Sales Price:	202,471	COD:	16.26	MAX Sales Ratio:	117.39			
AVG. Assessed Value:	133,883	PRD:	100.84	MIN Sales Ratio:	28.34			

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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	7	62.38	60.77	59.99	12.30	101.29	46.93	75.08	46.93 to 75.08	57,368	34,415
50.01 TO 100.00	23	64.73	62.91	62.36	15.52	100.89	28.34	89.79	58.62 to 68.88	123,855	77,238
100.01 TO 180.00	35	68.69	68.57	66.47	14.58	103.17	47.98	95.47	64.45 to 73.01	238,358	158,430
180.01 TO 330.00	10	70.99	70.90	67.70	18.82	104.73	42.97	117.39	52.50 to 82.42	301,431	204,068
330.01 TO 650.00	2	76.36	76.36	71.79	18.54	106.36	62.20	90.51	N/A	491,605	352,935
ALL	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883

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	1	58.30	58.30	58.30			58.30	58.30	N/A	28,000	16,325
30000 TO 59999	3	75.08	72.80	74.09	8.24	98.26	62.38	80.95	N/A	43,000	31,860
60000 TO 99999	11	65.58	61.40	61.74	11.77	99.44	46.93	77.98	47.86 to 68.34	79,870	49,315
100000 TO 149999	15	69.37	71.31	70.70	22.41	100.86	28.34	117.39	60.15 to 89.16	117,269	82,909
150000 TO 249999	24	70.19	68.19	68.47	15.23	99.59	47.98	89.79	59.41 to 77.73	192,879	132,065
250000 TO 499999	20	64.70	64.54	64.75	13.66	99.68	42.97	90.51	58.49 to 70.37	318,430	206,169
500000 +	3	62.20	61.68	62.18	10.91	99.20	51.25	71.60	N/A	599,333	372,677
ALL	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883

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	2	60.34	60.34	60.57	3.38	99.62	58.30	62.38	N/A	31,500	19,079
30000 TO 59999	14	62.61	59.08	56.58	17.66	104.42	28.34	80.95	46.93 to 68.34	79,367	44,903
60000 TO 99999	16	64.88	64.17	62.48	15.33	102.72	47.98	89.16	51.22 to 74.36	132,835	82,990
100000 TO 149999	17	71.69	71.19	66.92	19.56	106.37	42.97	117.39	55.60 to 83.71	185,790	124,336
150000 TO 249999	22	70.35	70.32	69.00	11.41	101.91	52.50	89.79	63.38 to 77.73	278,830	192,401
250000 TO 499999	6	65.06	67.06	65.63	14.78	102.18	51.25	90.51	51.25 to 90.51	499,689	327,966
ALL	77	66.01	66.68	66.12	16.26	100.84	28.34	117.39	62.38 to 70.05	202,471	133,883

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

Agricultural: Agricultural land was analyzed by the County using market information related to the land capability groupings for each market area. Based on that market information, the assessor adjusted values accordingly. These are the estimated percentage changes for agricultural land use for the three areas located in Jefferson County, Nebraska for the year 2008.

GRASS	2007	2008	% CHANGE
AREA 3	24,332,983	26,700,077	9.73%
AREA 2	24,560,080	26,407,501	7.52%
AREA 1	8,575,168	9,501,826	10.81%

DRY	2007	2008	% CHANGE
AREA 3	24,953,369	26,151,077	4.80%
AREA 2	113,943,406	122,254,494	7.29%
AREA 1	42,928,732	43,438,151	1.19%

IRRIGATION	2007	2008	% CHANGE
AREA 3	3,128,831	3,551,372	13.50%
AREA 2	41,534,214	47,712,475	14.88%
AREA 1	87,434,738	96,927,753	10.86%

The county also reviewed land use in all areas and several irrigated acres were added. Pick-up work of new and omitted construction was also completed by the county.

2008 Assessment Survey for Jefferson County

Agricultural Appraisal Information

1.	Data collection done by:
	Clerk
2.	Valuation done by:
	Assessor and Clerk
3.	Pickup work done by whom:
	Assessor and Clerk
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	No
a.	How is agricultural land defined in this county?
	By statute
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	What is the date of the soil survey currently used?
	1970
7.	What date was the last countywide land use study completed?
	2007
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS and Physical inspection
b.	By whom?
	Clerk
c.	What proportion is complete / implemented at this time?
	100%
8.	Number of market areas/neighborhoods in the agricultural property class:
	3

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

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
47	36	1	84

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	77	MEDIAN:	70	COV:	20.39	95% Median C.I.:	67.12 to 74.57	(!: Derived)
(AgLand) TOTAL Sales Price:	14,737,086	WGT. MEAN:	71	STD:	14.53	95% Wgt. Mean C.I.:	67.67 to 73.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,583,086	MEAN:	71	AVG.ABS.DEV:	10.75	95% Mean C.I.:	68.02 to 74.51	
(AgLand) TOTAL Assessed Value:	11,007,984							
AVG. Adj. Sales Price:	202,377	COD:	15.31	MAX Sales Ratio:	124.07			
AVG. Assessed Value:	142,960	PRD:	100.88	MIN Sales Ratio:	33.63			

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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	9	76.78	78.08	71.66	14.30	108.97	52.85	124.07	59.45 to 83.90	133,143	95,410
10/01/04 TO 12/31/04	7	74.03	74.82	74.39	8.11	100.57	57.23	93.47	57.23 to 93.47	261,060	194,206
01/01/05 TO 03/31/05	9	84.69	84.61	83.40	13.36	101.46	68.32	102.35	69.05 to 100.37	181,552	151,410
04/01/05 TO 06/30/05	9	81.47	80.57	80.22	8.89	100.44	65.32	94.68	68.73 to 90.48	249,502	200,147
07/01/05 TO 09/30/05	6	73.08	69.84	68.43	18.56	102.07	33.63	96.89	33.63 to 96.89	218,652	149,616
10/01/05 TO 12/31/05	3	73.63	70.14	69.87	5.64	100.39	62.17	74.63	N/A	289,766	202,453
01/01/06 TO 03/31/06	7	69.66	70.14	69.78	8.87	100.52	53.14	81.22	53.14 to 81.22	157,354	109,798
04/01/06 TO 06/30/06	8	56.58	58.60	60.70	12.40	96.53	50.06	70.75	50.06 to 70.75	117,947	71,597
07/01/06 TO 09/30/06	5	52.17	58.87	60.32	15.50	97.61	49.16	74.57	N/A	187,200	112,911
10/01/06 TO 12/31/06	7	65.59	62.94	62.21	5.57	101.18	54.52	67.64	54.52 to 67.64	213,553	132,844
01/01/07 TO 03/31/07	6	66.11	66.03	64.54	6.46	102.31	56.64	73.13	56.64 to 73.13	307,455	198,435
04/01/07 TO 06/30/07	1	53.59	53.59	53.59			53.59	53.59	N/A	176,000	94,319
<u>Study Years</u>											
07/01/04 TO 06/30/05	34	76.98	79.80	77.94	12.87	102.38	52.85	124.07	74.03 to 83.90	203,094	158,298
07/01/05 TO 06/30/06	24	68.61	66.22	67.35	13.96	98.32	33.63	96.89	59.71 to 73.63	176,094	118,601
07/01/06 TO 06/30/07	19	65.49	62.35	62.44	9.40	99.87	49.16	74.57	54.52 to 66.74	234,294	146,283
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	27	76.78	78.38	77.04	14.11	101.74	33.63	102.35	69.61 to 86.35	224,470	172,929
01/01/06 TO 12/31/06	27	65.59	62.77	63.36	11.75	99.07	49.16	81.22	53.44 to 68.45	165,775	105,030
<u>ALL</u>											
	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	77	MEDIAN:	70	COV:	20.39	95% Median C.I.:	67.12 to 74.57	(! : Derived)
(AgLand) TOTAL Sales Price:	14,737,086	WGT. MEAN:	71	STD:	14.53	95% Wgt. Mean C.I.:	67.67 to 73.61	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,583,086	MEAN:	71	AVG.ABS.DEV:	10.75	95% Mean C.I.:	68.02 to 74.51	
(AgLand) TOTAL Assessed Value:	11,007,984							
AVG. Adj. Sales Price:	202,377	COD:	15.31	MAX Sales Ratio:	124.07			
AVG. Assessed Value:	142,960	PRD:	100.88	MIN Sales Ratio:	33.63			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
4153	1	72.77	72.77	72.77			72.77	72.77	N/A	616,000	448,290
4155	8	70.33	74.38	75.16	7.94	98.95	68.32	98.55	68.32 to 98.55	163,058	122,558
4157	2	78.22	78.22	75.69	15.68	103.34	65.95	90.48	N/A	252,000	190,733
4159	4	66.11	65.72	64.79	7.05	101.44	56.64	74.03	N/A	371,731	240,846
4217	4	84.29	78.93	86.82	14.75	90.92	52.48	94.68	N/A	202,497	175,799
4219	2	82.02	82.02	78.72	13.97	104.18	70.56	93.47	N/A	233,000	183,426
4221	14	68.89	71.85	69.58	15.88	103.26	50.33	102.35	59.71 to 84.69	228,879	159,264
4223	2	73.38	73.38	73.36	0.34	100.03	73.13	73.63	N/A	302,000	221,541
4393	5	79.22	79.28	78.80	2.94	100.61	75.99	82.93	N/A	217,610	171,478
4395	4	64.57	68.06	71.71	7.29	94.91	63.16	79.94	N/A	166,000	119,033
4397	7	61.13	63.06	62.50	9.04	100.90	54.52	76.54	54.52 to 76.54	226,624	141,640
4399	2	76.51	76.51	76.58	0.33	99.90	76.25	76.76	N/A	154,646	118,426
4463	9	70.20	68.07	63.93	13.21	106.48	50.06	83.90	52.85 to 77.25	127,333	81,401
4465	4	73.42	80.77	81.05	27.04	99.66	52.17	124.07	N/A	95,250	77,199
4467	5	51.73	57.67	55.34	27.46	104.20	33.63	100.37	N/A	149,912	82,961
4469	4	70.26	70.12	71.40	14.20	98.20	53.59	86.35	N/A	165,778	118,367
ALL											
	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	15	69.61	72.47	70.91	9.27	102.20	56.64	98.55	66.74 to 74.63	260,759	184,907
2	40	71.94	72.39	72.20	13.99	100.26	50.33	102.35	65.59 to 76.76	218,300	157,617
3	22	68.39	68.39	65.64	21.58	104.18	33.63	124.07	52.85 to 77.18	133,621	87,712
ALL											
	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960
ALL											
	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	77	MEDIAN:	70	COV:	20.39	95% Median C.I.:	67.12 to 74.57	(!: Derived)
(AgLand) TOTAL Sales Price:	14,737,086	WGT. MEAN:	71	STD:	14.53	95% Wgt. Mean C.I.:	67.67 to 73.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,583,086	MEAN:	71	AVG.ABS.DEV:	10.75	95% Mean C.I.:	68.02 to 74.51	
(AgLand) TOTAL Assessed Value:	11,007,984							
AVG. Adj. Sales Price:	202,377	COD:	15.31	MAX Sales Ratio:	124.07			
AVG. Assessed Value:	142,960	PRD:	100.88	MIN Sales Ratio:	33.63			

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MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	17	72.77	71.40	71.49	10.36	99.88	54.52	90.48	59.45 to 77.25	215,533	154,074	
DRY-N/A	28	69.63	72.61	72.40	14.10	100.29	52.17	100.37	66.74 to 79.22	185,202	134,081	
GRASS	12	53.52	61.87	61.26	24.57	101.00	33.63	102.35	50.33 to 68.45	144,253	88,368	
GRASS-N/A	12	73.48	75.48	72.24	13.64	104.48	49.16	124.07	65.59 to 77.18	194,984	140,863	
IRRGTD	1	65.49	65.49	65.49			65.49	65.49	N/A	450,000	294,698	
IRRGTD-N/A	7	74.63	75.22	71.82	11.23	104.74	56.64	98.55	56.64 to 98.55	316,070	226,990	
ALL	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	26	70.66	69.71	70.35	10.96	99.08	52.17	90.48	66.73 to 75.99	194,457	136,807	
DRY-N/A	19	75.62	75.50	74.24	13.99	101.69	52.85	100.37	65.32 to 83.90	199,675	148,240	
GRASS	16	63.88	66.71	65.01	24.58	102.62	33.63	124.07	51.73 to 69.66	162,690	105,765	
GRASS-N/A	8	74.43	72.60	72.12	8.29	100.68	49.16	86.35	49.16 to 86.35	183,476	132,317	
IRRGTD	5	65.95	72.25	67.64	15.48	106.82	56.64	98.55	N/A	348,744	235,882	
IRRGTD-N/A	3	76.78	76.92	76.65	2.57	100.35	74.03	79.94	N/A	306,258	234,740	
ALL	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	44	70.90	72.35	72.05	12.82	100.42	52.17	100.37	67.64 to 76.76	200,493	144,449	
DRY-N/A	1	63.54	63.54	63.54			63.54	63.54	N/A	28,000	17,791	
GRASS	23	66.69	68.63	67.53	21.84	101.63	33.63	124.07	53.44 to 75.03	173,689	117,299	
GRASS-N/A	1	69.61	69.61	69.61			69.61	69.61	N/A	76,000	52,903	
IRRGTD	8	74.33	74.00	70.75	11.40	104.60	56.64	98.55	56.64 to 98.55	332,811	235,454	
ALL	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
34-0100	13	75.03	69.97	68.98	13.42	101.43	50.06	88.05	52.85 to 80.52	137,190	94,636	
48-0008	52	69.63	71.56	70.66	16.18	101.28	33.63	124.07	66.69 to 75.62	198,459	140,227	
48-0300	10	67.60	71.26	71.16	14.49	100.14	52.48	94.68	56.64 to 93.47	272,973	194,239	
48-0303	2	71.91	71.91	72.47	1.20	99.23	71.05	72.77	N/A	375,000	271,748	
NonValid School												
ALL	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	11,007,984							
AVG. Adj. Sales Price:	202,377	COD:	15.31	MAX Sales Ratio:	124.07			
AVG. Assessed Value:	142,960	PRD:	100.88	MIN Sales Ratio:	33.63			

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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	7	66.74	64.04	62.73	10.46	102.09	50.33	76.78	50.33 to 76.78	57,368	35,990
50.01 TO 100.00	23	68.45	67.58	67.30	14.22	100.41	33.63	98.55	59.45 to 73.83	123,768	83,296
100.01 TO 180.00	35	74.57	73.43	71.26	13.34	103.05	51.73	102.35	67.12 to 76.78	238,294	169,812
180.01 TO 330.00	10	72.95	75.41	71.56	19.07	105.38	49.16	124.07	52.85 to 88.05	301,131	215,502
330.01 TO 650.00	2	80.14	80.14	75.44	18.15	106.22	65.59	94.68	N/A	491,605	370,886
ALL	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960

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	1	63.54	63.54	63.54			63.54	63.54	N/A	28,000	17,791
30000 TO 59999	3	76.78	76.78	77.78	6.18	98.72	69.66	83.90	N/A	42,666	33,185
60000 TO 99999	11	68.45	64.85	65.24	9.89	99.39	50.06	77.25	50.33 to 73.83	79,825	52,081
100000 TO 149999	15	76.25	76.55	75.82	22.75	100.96	33.63	124.07	59.45 to 96.89	117,269	88,914
150000 TO 249999	24	75.33	73.04	73.24	13.60	99.72	51.73	98.55	66.69 to 81.22	192,754	141,170
250000 TO 499999	20	69.44	69.19	69.43	12.57	99.65	49.16	94.68	62.17 to 74.57	318,293	221,000
500000 +	3	65.59	65.00	65.40	8.20	99.39	56.64	72.77	N/A	599,333	391,969
ALL	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960

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	2	66.60	66.60	66.94	4.59	99.49	63.54	69.66	N/A	31,500	21,086
30000 TO 59999	13	66.74	62.72	60.28	15.85	104.04	33.63	83.90	50.33 to 73.83	78,626	47,399
60000 TO 99999	13	68.45	66.23	64.97	12.36	101.95	51.73	80.52	53.59 to 77.18	125,921	81,807
100000 TO 149999	18	75.33	76.41	71.83	19.55	106.38	49.16	124.07	63.16 to 84.69	172,379	123,818
150000 TO 249999	23	73.63	74.13	72.35	11.46	102.45	52.85	98.55	68.32 to 79.22	266,783	193,027
250000 TO 499999	8	73.40	74.65	72.27	12.98	103.29	56.64	94.68	56.64 to 94.68	452,766	327,222
ALL	77	70.20	71.26	70.64	15.31	100.88	33.63	124.07	67.12 to 74.57	202,377	142,960

**2008 Correlation Section
for Jefferson County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are within the acceptable range indicating this class of property has been valued uniformly and proportionately. The actions taken by the assessor are supported by the statistics. The median is most representative of the overall level of value for this class of property.

**2008 Correlation Section
for Jefferson County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	139	77	55.4
2007	138	73	52.9
2006	124	66	53.23
2005	112	57	50.89
2004	117	57	48.72
2003	137	66	48.18
2002	139	60	43.17
2001	133	62	46.62

AGRICULTURAL UNIMPROVED: A review of the utilization grid indicates the county has utilized an acceptable portion of the available sales for the development of the qualified statistics.

2008 Correlation Section for Jefferson County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Jefferson County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	66.01	9.45	72.25	70.20
2007	68.85	6.74	73.49	72.72
2006	68.52	12.28	76.94	76.51
2005	70.69	6.76	75.47	76.61
2004	69.69	7.76	75.1	73.90
2003	70	6.45	74.52	74
2002	71	5.11	74.63	74
2001	70	8.83	76.18	75

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

**2008 Correlation Section
for Jefferson County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

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

**2008 Correlation Section
for Jefferson County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
8.7	2008	9.45
13.19	2007	6.74
12.99	2006	12.28
10.58	2005	6.76
5.93	2004	7.76
8	2003	6
5.87	2002	5.11
9.03	2001	8.83

AGRICULTURAL UNIMPROVED: A review of the table shows that the county has treated sold parcels similarly to the unsold parcels.

2008 Correlation Section for Jefferson County

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

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

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

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

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

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

**2008 Correlation Section
for Jefferson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.20	70.64	71.26

AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range and very similar and support that the level of value is within the acceptable range.

**2008 Correlation Section
for Jefferson County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.31	100.88
Difference	0	0

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

**2008 Correlation Section
for Jefferson County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	77	77	0
Median	66.01	70.20	4.19
Wgt. Mean	66.12	70.64	4.52
Mean	66.68	71.26	4.58
COD	16.26	15.31	-0.95
PRD	100.84	100.88	0.04
Min Sales Ratio	28.34	33.63	5.29
Max Sales Ratio	117.39	124.07	6.68

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

County 48 - Jefferson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,054	Value 680,407,333	Total Growth 8,194,545 (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	327	876,449	43	369,218	150	800,026	520	2,045,693	
2. Res Improv Land	2,595	7,256,459	35	519,900	510	6,405,957	3,140	14,182,316	
3. Res Improvements	2,596	93,248,296	33	4,945,617	500	39,006,759	3,129	137,200,672	
4. Res Total	2,923	101,381,204	76	5,834,735	650	46,212,742	3,649	153,428,681	2,936,892
% of Total	80.10	66.07	2.08	3.80	17.81	30.12	51.72	22.54	35.83
5. Rec UnImp Land	0	0	1	5,214	0	0	1	5,214	
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	1	5,214	0	0	1	5,214	0
% of Total	0.00	0.00	***	***	0.00	0.00	0.01	0.00	0.00
Res+Rec Total	2,923	101,381,204	77	5,839,949	650	46,212,742	3,650	153,433,895	2,936,892
% of Total	80.08	66.07	2.10	3.80	17.80	30.11	51.74	22.55	35.83

County 48 - Jefferson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,054	Value 680,407,333	Total Growth 8,194,545 (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	65	607,070	11	312,095	12	572,541	88	1,491,706	
10. Comm Improv Land	343	3,564,966	28	831,856	24	211,465	395	4,608,287	
11. Comm Improvements	343	27,574,496	28	8,557,925	24	1,455,959	395	37,588,380	
12. Comm Total	408	31,746,532	39	9,701,876	36	2,239,965	483	43,688,373	1,256,302
% of Total	84.47	72.66	8.07	22.20	7.45	5.12	6.84	6.42	15.33
13. Ind UnImp Land	7	18,670	1	15,039	2	32,657	10	66,366	
14. Ind Improv Land	8	133,748	7	354,172	1	11,326	16	499,246	
15. Ind Improvements	8	1,774,462	7	4,364,187	1	87,089	16	6,225,738	
16. Ind Total	15	1,926,880	8	4,733,398	3	131,072	26	6,791,350	0
% of Total	57.69	28.37	30.76	69.69	11.53	1.92	0.36	0.99	0.00
Comm+Ind Total	423	33,673,412	47	14,435,274	39	2,371,037	509	50,479,723	1,256,302
% of Total	83.10	66.70	9.23	28.59	7.66	4.69	7.21	7.41	15.33
17. Taxable Total	3,346	135,054,616	124	20,275,223	689	48,583,779	4,159	203,913,618	4,193,194
% of Total	80.45	66.23	2.98	2.86	16.56	22.66	58.95	29.96	51.17

County 48 - Jefferson

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	3	87,168	2,719,732	0	0	0
20. Industrial	2	344,222	267,806	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	87,168	2,719,732
20. Industrial	0	0	0	2	344,222	267,806
21. Other	0	0	0	0	0	0
22. Total Sch II				5	431,390	2,987,538

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	253	37	76	366

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	156	17,226,690	1,790	242,593,580	1,946	259,820,270
28. Ag-Improved Land	0	0	38	5,284,906	911	151,577,113	949	156,862,019
29. Ag-Improvements	0	0	38	827,555	911	58,983,871	949	59,811,426
30. Ag-Total Taxable							2,895	476,493,715

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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	1.000	8,000	
32. HomeSite Improv Land	0	0.000	0	4	4.050	31,600	
33. HomeSite Improvements	0		0	4		528,146	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	2	20.400	21,700	
36. FarmSite Impr Land	0	0.000	0	35	59.230	86,945	
37. FarmSite Improv	0		0	38		299,409	
38. FarmSite Total							
39. Road & Ditches		0.000			341.340		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	26	26.000	208,000	27	27.000	216,000	
32. HomeSite Improv Land	573	585.850	4,686,000	577	589.900	4,717,600	
33. HomeSite Improvements	585		37,947,958	589		38,476,104	506,100
34. HomeSite Total				616	616.900	43,409,704	
35. FarmSite UnImp Land	111	295.510	290,310	113	315.910	312,010	
36. FarmSite Impr Land	830	2,841.850	3,857,184	865	2,901.080	3,944,129	
37. FarmSite Improv	900		21,035,913	938		21,335,322	3,495,251
38. FarmSite Total				1,051	3,216.990	25,591,461	
39. Road & Ditches		6,515.000			6,856.340		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,667	10,690.230	69,001,165	4,001,351

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	1	109.850	112,619
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	24	2,389.910	1,663,302	25	2,499.760	1,775,921

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

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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	1,187.690	2,446,642	1,187.690	2,446,642
46. 1A	0.000	0	1,510.550	4,123,731	22,605.610	61,182,769	24,116.160	65,306,500
47. 2A1	0.000	0	264.320	506,167	2,586.780	5,039,919	2,851.100	5,546,086
48. 2A	0.000	0	218.940	355,898	8,036.420	13,091,411	8,255.360	13,447,309
49. 3A1	0.000	0	299.600	564,101	4,619.070	8,553,629	4,918.670	9,117,730
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	123.700	190,012	3,475.700	5,062,027	3,599.400	5,252,039
52. 4A	0.000	0	46.300	20,042	802.600	458,358	848.900	478,400
53. Total	0.000	0	2,463.410	5,759,951	43,313.870	95,834,755	45,777.280	101,594,706
Dryland:								
54. 1D1	0.000	0	0.000	0	868.790	1,277,122	868.790	1,277,122
55. 1D	0.000	0	1,129.850	2,151,410	9,945.340	18,614,507	11,075.190	20,765,917
56. 2D1	0.000	0	42.140	57,868	1,083.220	1,533,178	1,125.360	1,591,046
57. 2D	0.000	0	142.200	162,108	6,049.760	6,894,574	6,191.960	7,056,682
58. 3D1	0.000	0	247.300	337,254	4,618.570	5,953,159	4,865.870	6,290,413
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	65.500	73,206	3,241.640	3,474,728	3,307.140	3,547,934
61. 4D	0.000	0	52.100	16,910	682.420	281,614	734.520	298,524
62. Total	0.000	0	1,679.090	2,798,756	26,489.740	38,028,882	28,168.830	40,827,638
Grass:								
63. 1G1	0.000	0	0.000	0	216.170	198,242	216.170	198,242
64. 1G	0.000	0	56.620	68,510	848.510	966,752	905.130	1,035,262
65. 2G1	0.000	0	15.500	14,975	1,039.480	1,116,165	1,054.980	1,131,140
66. 2G	0.000	0	126.100	119,167	1,941.990	1,818,462	2,068.090	1,937,629
67. 3G1	0.000	0	64.600	56,320	1,882.680	1,526,957	1,947.280	1,583,277
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	73.300	57,358	2,139.320	1,539,089	2,212.620	1,596,447
70. 4G	0.000	0	76.400	24,949	3,444.650	1,291,371	3,521.050	1,316,320
71. Total	0.000	0	412.520	341,279	11,512.800	8,457,038	11,925.320	8,798,317
72. Waste	0.000	0	16.100	1,369	909.670	77,359	925.770	78,728
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	4,571.120	8,901,355	82,226.080	142,398,034	86,797.200	151,299,389

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	39.570	79,734	1,306.530	2,632,507	1,346.100	2,712,241
46. 1A	0.000	0	1,082.910	2,614,049	11,113.790	26,469,907	12,196.700	29,083,956
47. 2A1	0.000	0	143.500	189,294	1,960.330	3,384,542	2,103.830	3,573,836
48. 2A	0.000	0	210.960	318,550	5,255.160	7,935,291	5,466.120	8,253,841
49. 3A1	0.000	0	58.500	69,908	4,530.760	5,669,235	4,589.260	5,739,143
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	94.800	106,340	2,242.600	2,413,536	2,337.400	2,519,876
52. 4A	0.000	0	29.700	25,988	459.500	289,172	489.200	315,160
53. Total	0.000	0	1,659.940	3,403,863	26,868.670	48,794,190	28,528.610	52,198,053
Dryland:								
54. 1D1	0.000	0	163.900	236,016	3,658.120	5,267,693	3,822.020	5,503,709
55. 1D	0.000	0	1,659.390	2,824,996	34,487.640	58,619,011	36,147.030	61,444,007
56. 2D1	0.000	0	277.550	323,539	6,271.480	8,052,279	6,549.030	8,375,818
57. 2D	0.000	0	960.670	1,037,524	19,074.320	20,599,476	20,034.990	21,637,000
58. 3D1	0.000	0	540.030	486,972	15,282.380	13,802,306	15,822.410	14,289,278
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	343.940	255,612	8,292.110	6,509,069	8,636.050	6,764,681
61. 4D	0.000	0	44.500	24,952	1,255.250	596,101	1,299.750	621,053
62. Total	0.000	0	3,989.980	5,189,611	88,321.300	113,445,935	92,311.280	118,635,546
Grass:								
63. 1G1	0.000	0	12.900	8,242	458.620	295,874	471.520	304,116
64. 1G	0.000	0	78.360	61,655	2,808.260	2,176,285	2,886.620	2,237,940
65. 2G1	0.000	0	130.520	49,706	3,625.930	2,362,308	3,756.450	2,412,014
66. 2G	0.000	0	298.570	231,255	6,629.270	4,944,611	6,927.840	5,175,866
67. 3G1	0.000	0	344.840	256,952	6,994.460	5,260,523	7,339.300	5,517,475
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	367.340	169,379	6,943.440	3,778,141	7,310.780	3,947,520
70. 4G	0.000	0	709.430	345,042	13,136.850	6,373,437	13,846.280	6,718,479
71. Total	0.000	0	1,941.960	1,122,231	40,596.830	25,191,179	42,538.790	26,313,410
72. Waste	0.000	0	63.770	5,425	3,443.900	292,811	3,507.670	298,236
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	7,655.650	9,721,130	159,230.700	187,724,115	166,886.350	197,445,245

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	9.700	86,922	609.260	2,880,424	618.960	2,967,346
46. 1A	0.000	0	58.100	74,869	764.790	1,038,441	822.890	1,113,310
47. 2A1	0.000	0	67.670	82,557	139.400	170,068	207.070	252,625
48. 2A	0.000	0	8.000	8,920	246.400	274,738	254.400	283,658
49. 3A1	0.000	0	105.900	106,555	550.600	553,081	656.500	659,636
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	58.000	48,430	413.230	349,611	471.230	398,041
52. 4A	0.000	0	14.600	10,440	177.600	103,355	192.200	113,795
53. Total	0.000	0	321.970	418,693	2,901.280	5,369,718	3,223.250	5,788,411
Dryland:								
54. 1D1	0.000	0	213.920	284,513	2,402.010	3,192,947	2,615.930	3,477,460
55. 1D	0.000	0	454.510	433,918	7,184.200	6,973,988	7,638.710	7,407,906
56. 2D1	0.000	0	276.990	240,982	1,745.630	1,518,455	2,022.620	1,759,437
57. 2D	0.000	0	364.700	289,939	6,378.430	5,070,889	6,743.130	5,360,828
58. 3D1	0.000	0	435.420	314,769	5,206.340	3,978,130	5,641.760	4,292,899
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	258.630	153,974	4,349.380	2,585,647	4,608.010	2,739,621
61. 4D	0.000	0	159.000	67,254	1,126.510	546,800	1,285.510	614,054
62. Total	0.000	0	2,163.170	1,785,349	28,392.500	23,866,856	30,555.670	25,652,205
Grass:								
63. 1G1	0.000	0	62.900	37,875	396.650	213,941	459.550	251,816
64. 1G	0.000	0	98.100	58,028	1,498.930	908,616	1,597.030	966,644
65. 2G1	0.000	0	165.800	53,966	1,170.150	621,716	1,335.950	675,682
66. 2G	0.000	0	192.560	105,327	4,402.870	2,247,307	4,595.430	2,352,634
67. 3G1	0.000	0	428.860	302,045	7,390.960	5,437,331	7,819.820	5,739,376
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	683.840	374,041	8,918.590	4,754,110	9,602.430	5,128,151
70. 4G	0.000	0	1,337.430	562,655	24,489.850	11,476,294	25,827.280	12,038,949
71. Total	0.000	0	2,969.490	1,493,937	48,268.000	25,659,315	51,237.490	27,153,252
72. Waste	0.000	0	242.110	20,587	1,211.350	103,011	1,453.460	123,598
73. Other	0.000	0	44.600	22,300	16.300	8,150	60.900	30,450
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	5,741.340	3,740,866	80,789.430	55,007,050	86,530.770	58,747,916

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	4,445.320	9,582,507	73,083.820	149,998,663	77,529.140	159,581,170
77.Dry Land	0.000	0	7,832.240	9,773,716	143,203.540	175,341,673	151,035.780	185,115,389
78.Grass	0.000	0	5,323.970	2,957,447	100,377.630	59,307,532	105,701.600	62,264,979
79.Waste	0.000	0	321.980	27,381	5,564.920	473,181	5,886.900	500,562
80.Other	0.000	0	44.600	22,300	16.300	8,150	60.900	30,450
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	17,968.110	22,363,351	322,246.210	385,129,199	340,214.320	407,492,550

2008 Agricultural Land Detail

County 48 - Jefferson

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,187.690	2.59%	2,446,642	2.41%	2,060.000
1A	24,116.160	52.68%	65,306,500	64.28%	2,707.997
2A1	2,851.100	6.23%	5,546,086	5.46%	1,945.244
2A	8,255.360	18.03%	13,447,309	13.24%	1,628.918
3A1	4,918.670	10.74%	9,117,730	8.97%	1,853.698
3A	0.000	0.00%	0	0.00%	0.000
4A1	3,599.400	7.86%	5,252,039	5.17%	1,459.142
4A	848.900	1.85%	478,400	0.47%	563.552
Irrigated Total	45,777.280	100.00%	101,594,706	100.00%	2,219.325

Dry:

1D1	868.790	3.08%	1,277,122	3.13%	1,470.000
1D	11,075.190	39.32%	20,765,917	50.86%	1,874.994
2D1	1,125.360	4.00%	1,591,046	3.90%	1,413.810
2D	6,191.960	21.98%	7,056,682	17.28%	1,139.652
3D1	4,865.870	17.27%	6,290,413	15.41%	1,292.762
3D	0.000	0.00%	0	0.00%	0.000
4D1	3,307.140	11.74%	3,547,934	8.69%	1,072.810
4D	734.520	2.61%	298,524	0.73%	406.420
Dry Total	28,168.830	100.00%	40,827,638	100.00%	1,449.390

Grass:

1G1	216.170	1.81%	198,242	2.25%	917.065
1G	905.130	7.59%	1,035,262	11.77%	1,143.771
2G1	1,054.980	8.85%	1,131,140	12.86%	1,072.190
2G	2,068.090	17.34%	1,937,629	22.02%	936.917
3G1	1,947.280	16.33%	1,583,277	18.00%	813.071
3G	0.000	0.00%	0	0.00%	0.000
4G1	2,212.620	18.55%	1,596,447	18.14%	721.518
4G	3,521.050	29.53%	1,316,320	14.96%	373.843
Grass Total	11,925.320	100.00%	8,798,317	100.00%	737.784

Irrigated Total	45,777.280	52.74%	101,594,706	67.15%	2,219.325
Dry Total	28,168.830	32.45%	40,827,638	26.98%	1,449.390
Grass Total	11,925.320	13.74%	8,798,317	5.82%	737.784
Waste	925.770	1.07%	78,728	0.05%	85.040
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	86,797.200	100.00%	151,299,389	100.00%	1,743.136

As Related to the County as a Whole

Irrigated Total	45,777.280	59.05%	101,594,706	63.66%	
Dry Total	28,168.830	18.65%	40,827,638	22.06%	
Grass Total	11,925.320	11.28%	8,798,317	14.13%	
Waste	925.770	15.73%	78,728	15.73%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	86,797.200	25.51%	151,299,389	37.13%	

2008 Agricultural Land Detail

County 48 - Jefferson

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,346.100	4.72%	2,712,241	5.20%	2,014.888
1A	12,196.700	42.75%	29,083,956	55.72%	2,384.575
2A1	2,103.830	7.37%	3,573,836	6.85%	1,698.728
2A	5,466.120	19.16%	8,253,841	15.81%	1,509.999
3A1	4,589.260	16.09%	5,739,143	10.99%	1,250.559
3A	0.000	0.00%	0	0.00%	0.000
4A1	2,337.400	8.19%	2,519,876	4.83%	1,078.067
4A	489.200	1.71%	315,160	0.60%	644.235
Irrigated Total	28,528.610	100.00%	52,198,053	100.00%	1,829.673

Dry:

1D1	3,822.020	4.14%	5,503,709	4.64%	1,440.000
1D	36,147.030	39.16%	61,444,007	51.79%	1,699.835
2D1	6,549.030	7.09%	8,375,818	7.06%	1,278.940
2D	20,034.990	21.70%	21,637,000	18.24%	1,079.960
3D1	15,822.410	17.14%	14,289,278	12.04%	903.103
3D	0.000	0.00%	0	0.00%	0.000
4D1	8,636.050	9.36%	6,764,681	5.70%	783.307
4D	1,299.750	1.41%	621,053	0.52%	477.824
Dry Total	92,311.280	100.00%	118,635,546	100.00%	1,285.168

Grass:

1G1	471.520	1.11%	304,116	1.16%	644.969
1G	2,886.620	6.79%	2,237,940	8.50%	775.280
2G1	3,756.450	8.83%	2,412,014	9.17%	642.099
2G	6,927.840	16.29%	5,175,866	19.67%	747.111
3G1	7,339.300	17.25%	5,517,475	20.97%	751.771
3G	0.000	0.00%	0	0.00%	0.000
4G1	7,310.780	17.19%	3,947,520	15.00%	539.958
4G	13,846.280	32.55%	6,718,479	25.53%	485.219
Grass Total	42,538.790	100.00%	26,313,410	100.00%	618.574

Irrigated Total	28,528.610	17.09%	52,198,053	26.44%	1,829.673
Dry Total	92,311.280	55.31%	118,635,546	60.09%	1,285.168
Grass Total	42,538.790	25.49%	26,313,410	13.33%	618.574
Waste	3,507.670	2.10%	298,236	0.15%	85.023
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	166,886.350	100.00%	197,445,245	100.00%	1,183.112

As Related to the County as a Whole

Irrigated Total	28,528.610	36.80%	52,198,053	32.71%	
Dry Total	92,311.280	61.12%	118,635,546	64.09%	
Grass Total	42,538.790	40.24%	26,313,410	42.26%	
Waste	3,507.670	59.58%	298,236	59.58%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	166,886.350	49.05%	197,445,245	48.45%	

2008 Agricultural Land Detail

County 48 - Jefferson

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	618.960	19.20%	2,967,346	51.26%	4,794.083
1A	822.890	25.53%	1,113,310	19.23%	1,352.926
2A1	207.070	6.42%	252,625	4.36%	1,219.998
2A	254.400	7.89%	283,658	4.90%	1,115.007
3A1	656.500	20.37%	659,636	11.40%	1,004.776
3A	0.000	0.00%	0	0.00%	0.000
4A1	471.230	14.62%	398,041	6.88%	844.685
4A	192.200	5.96%	113,795	1.97%	592.065
Irrigated Total	3,223.250	100.00%	5,788,411	100.00%	1,795.830

Dry:

1D1	2,615.930	8.56%	3,477,460	13.56%	1,329.339
1D	7,638.710	25.00%	7,407,906	28.88%	969.784
2D1	2,022.620	6.62%	1,759,437	6.86%	869.880
2D	6,743.130	22.07%	5,360,828	20.90%	795.005
3D1	5,641.760	18.46%	4,292,899	16.74%	760.914
3D	0.000	0.00%	0	0.00%	0.000
4D1	4,608.010	15.08%	2,739,621	10.68%	594.534
4D	1,285.510	4.21%	614,054	2.39%	477.673
Dry Total	30,555.670	100.00%	25,652,205	100.00%	839.523

Grass:

1G1	459.550	0.90%	251,816	0.93%	547.962
1G	1,597.030	3.12%	966,644	3.56%	605.276
2G1	1,335.950	2.61%	675,682	2.49%	505.768
2G	4,595.430	8.97%	2,352,634	8.66%	511.950
3G1	7,819.820	15.26%	5,739,376	21.14%	733.952
3G	0.000	0.00%	0	0.00%	0.000
4G1	9,602.430	18.74%	5,128,151	18.89%	534.047
4G	25,827.280	50.41%	12,038,949	44.34%	466.133
Grass Total	51,237.490	100.00%	27,153,252	100.00%	529.948

Irrigated Total	3,223.250	3.72%	5,788,411	9.85%	1,795.830
Dry Total	30,555.670	35.31%	25,652,205	43.66%	839.523
Grass Total	51,237.490	59.21%	27,153,252	46.22%	529.948
Waste	1,453.460	1.68%	123,598	0.21%	85.037
Other	60.900	0.07%	30,450	0.05%	500.000
Exempt	0.000	0.00%			
Market Area Total	86,530.770	100.00%	58,747,916	100.00%	678.925

As Related to the County as a Whole

Irrigated Total	3,223.250	4.16%	5,788,411	3.63%	
Dry Total	30,555.670	20.23%	25,652,205	13.86%	
Grass Total	51,237.490	48.47%	27,153,252	43.61%	
Waste	1,453.460	24.69%	123,598	24.69%	
Other	60.900	100.00%	30,450	100.00%	
Exempt	0.000	0.00%			
Market Area Total	86,530.770	25.43%	58,747,916	14.42%	

2008 Agricultural Land Detail

County 48 - Jefferson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	4,445.320	9,582,507	73,083.820	149,998,663
Dry	0.000	0	7,832.240	9,773,716	143,203.540	175,341,673
Grass	0.000	0	5,323.970	2,957,447	100,377.630	59,307,532
Waste	0.000	0	321.980	27,381	5,564.920	473,181
Other	0.000	0	44.600	22,300	16.300	8,150
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	17,968.110	22,363,351	322,246.210	385,129,199

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	77,529.140	159,581,170	77,529.140	22.79%	159,581,170	39.16%	2,058.337
Dry	151,035.780	185,115,389	151,035.780	44.39%	185,115,389	45.43%	1,225.639
Grass	105,701.600	62,264,979	105,701.600	31.07%	62,264,979	15.28%	589.063
Waste	5,886.900	500,562	5,886.900	1.73%	500,562	0.12%	85.029
Other	60.900	30,450	60.900	0.02%	30,450	0.01%	500.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	340,214.320	407,492,550	340,214.320	100.00%	407,492,550	100.00%	1,197.752

* 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)**

48 Jefferson

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	147,011,098	153,428,681	6,417,583	4.37	2,936,892	2.37
2. Recreational	5,214	5,214	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	42,429,125	43,409,704	980,579	2.31	*-----	2.31
4. Total Residential (sum lines 1-3)	189,445,437	196,843,599	7,398,162	3.91	2,936,892	2.35
5. Commercial	42,382,381	43,688,373	1,305,992	3.08	1,256,302	0.12
6. Industrial	6,799,040	6,791,350	-7,690	-0.11	0	-0.11
7. Ag-Farmsite Land, Outbuildings	21,071,523	25,591,461	4,519,938	21.45	4,001,351	2.46
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	70,252,944	76,071,184	5,818,240	8.28	4,751,553	1.52
10. Total Non-Agland Real Property	259,698,381	272,914,783	13,216,402	5.09	8,194,545	1.93
11. Irrigated	136,430,316	159,581,170	23,150,854	16.97		
12. Dryland	178,029,270	185,115,389	7,086,119	3.98		
13. Grassland	57,373,870	62,264,979	4,891,109	8.52		
14. Wasteland	480,069	500,562	20,493	4.27		
15. Other Agland	0	0	30,450			
16. Total Agricultural Land	372,313,525	407,492,550	35,179,025	9.45		
17. Total Value of All Real Property (Locally Assessed)	632,011,906	680,407,333	48,395,427	7.66	8,194,545	6.36

*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 Jefferson County
Assessment Years 2008, 2009, and 2010
Date: June 12, 2007
Amended: September 11, 2007

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. Section 77-1311.02 RS Supp 2005, 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. 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) 69% of actual value for agricultural land and horticultural land; and
- 3) 69% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 69% 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 2006).

General Description of Real Property in Jefferson County:

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

	Parcels	% of Total Parcels	% of Taxable Real Estate Value
Residential	3,604	51%	25%
Commercial	480	7%	6%
Industrial	26		1%
Recreational	1		1%
Agricultural	2,926	42%	67%

Agricultural land – 321,829.24 acres

New Property: For assessment year 2007, an estimated 409 building permits and/or information statements were filed for new property construction/additions, demolitions, land use changes and etc. in the county.

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

Current Resources:

A. Staff includes:

- 1 Deputy
- 2 Full-time employees

Budget for 2006-2007 salaries for above employees and deputy was \$ 105,579.00.

The Deputy as well as the Assessor is required to obtain 60 hours of education each by December 31, 2010, in order to retain their Assessor’s certificate, which is required by law in order to hold the position of Assessor or Deputy Assessor. The Property Tax Administrator must approve this education. The 60 hrs of continued education must be attained within a 4 year time period. The cost of this education includes registration fees, lodging, meals and any supplies needed.

(Section 77-702, R.S. Supp., 2002 and 77-414, R.S. Supp., 2003.)

B. Cadastral Maps

Cadastral Map Books were printed in 1984. The information in these books have been updated each time there is a change of ownership and the maps marked if there is a change in parcel lines. These books are used a great deal by our office, realtors, surveyors and the general public. The pages of this book are showing the wear. Eventually, the GIS system that we are in the process of entering data may replace the

cadastral books, but for the time being both the Cadastral Maps and the GIS have to be changed each time a split or combination of a parcel is made.

FSA maps were purchased for \$1.00 each for every section of land in Jefferson County in approximately 1989. The FSA office will no longer supply maps unless a written statement (form must be approved by FSA) signed by the land owner or tenant is presented at the FSA office. New maps have been requested from the land owner each time there has been a land use change reported or discovered and also if a protest has been made on a rural property.

Aerial photos were taken of rural buildings in 2002 , in the spring of 2005 and again in the spring of 2007. Copies of this last set of pictures will be made for the Assessor's office and put in each appropriate real estate card and a book of pictures by precinct. Pinpoints were added to the GIS program for each picture and are shared with the Zoning Manager, Emergency Manager and the Weed Superintendent.

The Law Enforcement Agency of Jefferson County has also requested various copies of these pictures. It is important that we continue to have new aerial photos taken in at least a **two year** cycle so each new home site or building site has a picture in its property record card and available for other departments to use. Aerial photos were also taken of the villages of Harbine and Jansen for 2007 and each parcels buildings were reviewed to be sure all buildings were accounted for on the property record card.

C. Property Record Cards

Property record cards are kept for taxable residential, commercial, industrial, improvements on leased land, TIF, and partially taxed parcels. Non-taxable property such as tax exempt (permissive exempt or government exempt) and centrally assessed utility companies also has a property record card. Property record cards are color coded in file cabinets and filed by legal description. Each taxable and permissive exempt property record card has according to REG-10-004; the legal description of the parcel, the book and page of the last deed of record during the past five years, current owner name and address, situs address of parcel, cadastral map book and page, current property classification code, tax district code and current and one or more prior years assessed value of land and improvements except property that receives an exemption pursuant to section 77-202 (1) (a) (b) (c) (d).

Each record card with buildings contains a picture, sketch of the house, aerial photographs if rural building site. The front of the card has identification number, school district codes, and land classification, history of valuation changes, coded for reason or change or assessment body or official ordering the change. The Status, property type, zoning, location, city size and parcel size.

A cost approach, income summary and comparable approach are included in each real estate card if applicable. Also found within each card is land size or acres and value.

All taxable property record cards are also entered into the computer Cama system with most of the above information. The Assessment Administration computer system is

County Solutions and includes most information in property record card plus two years of taxes for each parcel. This system links with the Cama system and also the GIS system that will eventually replace our old cadastral maps. Our property record card information has been made accessible through www.nebraskataxesonline.us in 2006. Updates to this information will be made once the 2007 tax have been certified to the County Treasure this fall.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property

Real estate transfer statement plus a copy of the deed is given to the Assessor's Office by the Register of Deeds. Appropriate real estate cards are pulled from files to be changed to the new owners name and address. Sales worksheets are filled out with the information needed for the PA & T's sales file. Sales history is added to real estate card, administrative computer program is changed for new owner, address and sales history. Alphabetical index file and cadastral maps are updated for ownership. Sales questionnaires are sent to new property owners of most transactions. Cama system is updated and sales are added to sales file plus sales sheets for Sales books are run and added to current book of sales. Properties that require a split are done on the GIS system before any other changes are made. Copy of real estate card and transfer are made to be used when our hired appraiser goes physically to the property and inventories the information that is on the card to what was actually there when the sale took place and any differences are noted and brought back to the Assessor's office to correct Cama sales file and real estate cards are tabbed for the next year to correct information. This on sight verification may also determine whether the sale was an arms-length transaction or not. New pictures are taken of the house, commercial building or lot for each residential and commercial property. Income data is collected if applicable. Rural land sales are broke down on a computer program as to acres of each soil type and classification, number of acres of each and percent each soil type attributes to the sale price. The clerk that works with rural land sales, splits and GIS programs attends most rural land auctions and verifies other sales.

Building permits are received from the rural zoning manager, the Fairbury city engineer, and the village clerks of Plymouth and Diller. The County Assessor and Clerk/Lister inspect other small towns, by driving each street and alley of the town to verify if any changes have been made. All appropriate real estate cards are pulled and tabbed. Information statements received in the Assessor's office are also tabbed.

B. Data Collection

All tabbed cards for new structures, additions, changes or demolition are pulled from the files and physically inspected by either the County Assessor or a hired appraiser between October and February of the Assessment year. The property record card is used for additions to buildings or changes so current data may be updated. New

structures are measured and a form filled out for all the components needed to produce a new cost approach on our Cama program. Commercial properties are listed and measured by a hired appraiser who also collects income data. New or corrected sketches are made and digital pictures are taken. Data entry is a combined effort between the appraiser and employees of the Assessor's office and the County Assessor approves the final value before it is placed on the property record card or computer administrative program.

C. Review assessment sales ratio studies before assessment actions.

Sales studies are done in office and compared to the sales analysis provided by the Department of Property Assessment and Taxation. Between these two sales studies and knowledge of the current sales not within the sales study, the Assessor determines where and what changes need to be made to valuation for the current assessment year to stay in compliance with the laws of Nebraska and to have a fair and equitable assessment of real estate within the County itself.

D. Approaches to Value

The Assessor and County to do mass appraisal within the County hire appraisers. The appraisers hired use the counties sales studies and comparisons to do a market approach that is in compliance with the IAAO standards. Cost approach is done on the Cama system using Marshall-Swift pricing and current depreciation study at the time of the appraisal. The hired appraiser also does income approach. He collects the income and expense data to be entered in the Counties Cama system and runs an analysis from the market.

Land valuation studies are done within the County using a spreadsheet program developed in the Assessor's office to analyze land valuations and check established market areas within the County.

New established values replace the old values and new statistics are ran using the same sales in our sales study to determine a cost approach to value. These statistics verify the fact that county valuations are in compliance with the laws of Nebraska.

Notices are mailed to all land owners in the County that have had either an increase or decrease to value from the previous assessment year. These notices are mailed by June 1 of each year. Any changes made after the 19th of March are made by the County Board of Equalization and also mailed after June 1. Approximately 3350 notice of valuation changes were mailed for the 2007 tax assessment year.

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

Property Class Median COD* PRD*

Residential	98%	15.26	106.23
Commercial	97%	23.32	91.80
Agricultural	73%	15.24	101.34

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2007 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2008:

Residential:

Review the three neighborhoods in Fairbury and adjust lines and land values to reflect sales study. If programmer updates Cama system so we have the capability to run new comparables, an appraiser will be hired to model residential properties and new comparables will be ran on the town of Fairbury & Plymouth using new Marshall-Swift pricing and updated depreciation. The hired appraiser will take new digital pictures to add to the Cama system and make random inside inspections. Appraiser will also physical review all revalued properties to help ensure equality. All other small towns that show a need for adjustment, based on their statistics, will be reviewed and valuations changed according to sales study. Plans are to hire a firm to take aerial photos of the small towns of Daykin, Diller and Endicott. All property with new, altered, or demolished buildings will be physically reviewed. New buildings and additions will be listed, measured; new sketches made, digital pictures taken and new cost sheets ran.

Commercial:

Commercial property statistic will be reviewed and analyzed for 2008 by the Assessor and a hired appraiser to determine any changes that need to be made in either land or building values. All new construction and changes reported on improvement statements, city permits or rural permits will be physically inspected, pictures taken and new sketches made for all changes. Income and expense information will be obtained on appropriate parcels and sales verifications will be made. An appraiser will be hired to help do this work.

Agricultural Land:

An employee of the County Assessor's office attends most agricultural auction sales. Verification of rural sales is done by phone or in person with buyer, seller, auctioneer or Realtor and occasionally an attorney may be contacted. A yearly review of all agricultural sales within the study period set forth by TERC and PAD is done to determine any changes in land value according to the market in Jefferson County. The study of agricultural land sales is done by breaking each sale down by total number of acres, soil type and land use in each parcel sold. Using this study the weighted average value per acre is determined. If there were no sales of a certain type of soil, the value is determined by using values within the same land classification. Our three neighborhoods are also reviewed to determine if changes in area lines need to be made to keep equality in the valuations for Jefferson County. An increase in values will be made again

in agricultural land values for 2008 tax roll in order to stay within the 69 to 75 per cent level of assessment based on the three year sales study in Jefferson County.

All land use changes reported are verified and files are changed to reflect current land use. New FSA maps are requested from property owners and the GIS system is changed accordingly.

Update GIS maps to most current flight taken by FSA aerial which should be 2005.

Pickup work is done annually with an on sight inspection of each reported improvement or demolition. Unreported improvements that come to the attention of the County Assessor are also visually inspected if possible and also reported to the Zoning Manager. Requests by real estate owners to review property are also done at this time. Digital pictures are taken of new homes to be added to the Cama system. All new or changed improvements are listed and entered into the Assessor's Cama system and priced out using the Marshall Swift pricing.

No special value has been determined in Jefferson County at this time.

Since the definition of agricultural land and horticultural land has changed (77-1359), a questionnaire will be mailed to land owners with 5 acres or more that is currently more than 51% grass land and has no cultivated acres and are not in a federal conservation program to determine the current use and determine if they still qualify as agricultural or horticultural land whether or not it has a home site on the property.

Hire a microfilming company to microfilm old records for storage with the State Archives to help free space for other things that need to be stored.

Staff will keep on updating and correcting information on GIS layers and probably add more layers and information as it is collected.

Prepare a policy for determining what qualifies a parcel to be valued as an Agricultural or horticultural parcel at the 75% of market value.

Assessment Actions Planned for 2009

Residential:

Update Marshall Swift unit cost to most current figures.

Review depreciation schedule

Run new cost sheets and comparables on the small towns of Daykin, Diller, Endicott, Jansen, Harbine, Reynolds and Steele City. Review all parcels and take new digital pictures of property record card and cama system.

Hire appraiser to help review these small towns to verify new valuations and do sales verifications.

Have digital pictures available on the GIS system.

Physically inspect and list all new or changed construction and update all records accordingly.

Have aerial photos take of the small towns of Reynolds and Steele City.

Commercial:

Update Marshall Swift unit costs to most current figures.

Review depreciation.

Run new cost sheets.

Review income and expense on appropriate commercial properties and run new income summary.

Study sales statistics to determine if any changes need to be made

Hire appraiser to help review sales and valuations and to do pickup work of all new or changed construction by physically inspecting, listing and updating all records.

Have digital pictures available on GIS system

Agricultural Land

Verify sales.

Review sales study to determine changes of valuations per soil type and land use.

Review neighborhood boundaries

Make all known changes to land use

Do physical inspection of all pickup work and change all records accordingly.

Run new irrigation listing for Jefferson County from Internet

Continue updating the GIS system

Print maps on GIS to replace old cadastral maps land ownership and parcel lines.

Assessment Actions Planned for Assessment Year 2010

Residential:

Review whatever small towns that didn't get finished in 2008 or 2009.

Run new cost sheets using most current Marshall Swift costing available.

Review depreciation table

Run new comparables

Have new aerial photos taken of rural building sites.

Physically review parcels

Hire an appraiser to help accomplish this project

Review statistics to determine what other towns or subclasses need to be reviewed

Have aerial photos take of Plymouth.

Commercial:

Review sales

Study Statistics

Physically review all Commercial properties in the small towns

Hire an appraiser to help with this physical review and to also do pickup work

Agricultural Land:

Verify sales
Study sales
Make changes to reported or discovered changes
Get new FSA maps if available
Change valuations according to sales analysis
Do pickup work by physically inspecting, listing and changing records

Other functions preformed by the Assessor's office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes are a monthly project that usually takes about a week to get everything changed. Records that need to be split take longer than just a change of ownership. Changes to a record card also have to be changed on the Cama program, the County Solutions program, the GIS program if there is a split or combination, the cadastral books, the alphabetical index cards and the black books before the card maybe refilled. Each transfer statement has to have a sales worksheet filled out if there are doc stamps \$1.75 or more and sent along with a copy of the 521 transfer statement to the Property Assessment and Taxation Department for the State Sales file.

2. Annually prepare and file Assessor Administrative Reports with the Property Tax Administrator as required by law/regulation:

- Real Estate Abstract
- Personal Property Abstract
- Assessor Survey
- Sales information to PA & T rosters & annual Assessed Value Update w/Abstract
- Certification of Value to Political Sub Divisions and a copy of each to the County Clerk
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report
- Certificate of Taxes Levied Report and a copy for the County Treasurer
- Report of current values for properties owned by Board of Education Lands & Funds
- Report of all Exempt Property and Taxable Government Owned Property
- Annual Plan of Assessment Report
- Annual Report of agricultural land owned by a Trust to the Nebraska Secretary of State
- Required 3 year plan

3. Personal Property; administer annual filings which was 1008 schedules that were on the tax roll, prepare notices of change, unsigned schedule notices, reminder of schedules due, penalties applied notices. Help people review schedule mailed them; fill out schedule for new schedules and contact personal property owner when needed to obtain more information regarding the filed personal property.

4. Permissive exemptions are typed and mailed to previous years applicants, send reminders that they are due, 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 and attend protest hearing if entity files a protest.
6. Homestead Exemptions: mailed out for 2007 were 483 applications. 2006 we have 468 approved applications and 15 disapproved. Taxpayer assistance is given at counter, applications are processed as to ownership and that everything is filled out properly, copy of exemption application is returned to applicant after the current valuation is entered and the application approved or disapproved and signed by the Assessor. Reminders are sent or calls made to applicants that haven't filed by June 15.
7. Centrally Assessed – review of valuations as certified by PA & T for railroads and public service entities, establish assessment records for each subdivision taxed to each company and tax billing for tax list given the County Treasurer.
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. Two parcels for each TIF property, one real estate card with the base value and one for the excess value of the property are maintained.
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 list to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval and file with County Clerk and County Treasurer.
12. County Board of Equalization – attends county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC and defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC which requires an amended abstract be filed with the PA & T.
15. Trust owning agricultural land – a list of all trusts owning agricultural land must be filed with the Secretary of State each year
16. Pull real estate cards make copies and answer questions over the phone, over the counter or through the mail for realtors, appraisers, lending institutions, property owners, lawyers, other county offices and surveyors. Just to name a few of the people that visit our office each year.

17. Attend Southeast Assessor's meetings as Vice President, NACO meetings & conferences, Nebraska Assessor's Workshops, North Central Region Association of Assessing Officers as a director from Nebraska and other meetings that provide hours of credit for continuing education to keep my Assessor's certificate current as required by law.

Respectfully submitted:

Assessor signature _____ Date June 12, 2007

2008 Assessment Survey for Jefferson County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	2
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	164,819
7.	Part of the budget that is dedicated to the computer system
	4,500
8.	Adopted budget, or granted budget if different from above
	155,567
9.	Amount of the total budget set aside for appraisal work
	N/A
10.	Amount of the total budget set aside for education/workshops
	2,500
11.	Appraisal/Reappraisal budget, if not part of the total budget
	55,000
12.	Other miscellaneous funds
	N/A

13.	Total budget
	210,567
a.	Was any of last year's budget not used:
	40,464

B. Computer, Automation Information and GIS

1.	Administrative software
	County Solutions
2.	CAMA software
	County Solutions
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Assessor and staff
7.	Personal Property software:
	County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Diller, Fairbury, and Plymouth

4.	When was zoning implemented?
	2001

D. Contracted Services

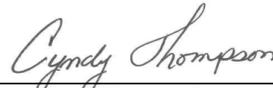
1.	Appraisal Services
	Knoche Consulting LLC
2.	Other services

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Jefferson County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5272.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts