

## 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

91 Webster

### Residential Real Property - Current

Number of Sales	129	COD	19.35
Total Sales Price	\$4,954,549	PRD	108.45
Total Adj. Sales Price	\$4,947,249	COV	39.29
Total Assessed Value	\$4,652,275	STD	40.07
Avg. Adj. Sales Price	\$38,351	Avg. Abs. Dev.	19.22
Avg. Assessed Value	\$36,064	Min	31.33
Median	99.33	Max	411.67
Wgt. Mean	94.04	95% Median C.I.	98.85 to 100.04
Mean	101.99	95% Wgt. Mean C.I.	90.50 to 97.57
		95% Mean C.I.	95.07 to 108.90
% of Value of the Class of all Real Property Value in the County			16.35
% of Records Sold in the Study Period			8.28
% of Value Sold in the Study Period			8.17
Average Assessed Value of the Base			36,535

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	129	99.33	19.35	108.45
2007	165	99.25	17.84	105.28
2006	147	99.25	15.67	103.08
2005	122	98.81	16.01	103.09
2004	128	97.79	23.10	103.61
2003	148	99	28.61	110.96
2002	152	100	30.12	115.1
2001	145	100	14.23	101.14

## 2008 Commission Summary

91 Webster

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### Commercial Real Property - Current

Number of Sales	15	COD	4.42
Total Sales Price	\$579,600	PRD	100.68
Total Adj. Sales Price	\$304,750	COV	8.65
Total Assessed Value	\$299,285	STD	8.55
Avg. Adj. Sales Price	\$20,317	Avg. Abs. Dev.	4.42
Avg. Assessed Value	\$19,952	Min	76.36
Median	100.00	Max	118.78
Wgt. Mean	98.21	95% Median C.I.	97.25 to 100.34
Mean	98.88	95% Wgt. Mean C.I.	91.02 to 105.39
		95% Mean C.I.	94.14 to 103.61
% of Value of the Class of all Real Property Value in the County			4.69
% of Records Sold in the Study Period			6.64
% of Value Sold in the Study Period			1.83
Average Assessed Value of the Base			72,296

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	15	100.00	4.42	100.68
2007	18	99.36	6.94	102.21
2006	21	96.13	13.93	95.73
2005	17	96.13	12.64	107.30
2004	22	100.24	15.90	104.21
2003	19	99	22.51	97.42
2002	28	100	17.96	101.04
2001	23	100	18.99	97.89



## 2008 Opinions of the Property Tax Administrator for Webster County

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Webster County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Webster County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

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

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen  
Property Tax Administrator



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	130	<b>MEDIAN:</b>	<b>98</b>	COV:	67.66	95% Median C.I.:	94.28 to 99.44	(! : Derived)
TOTAL Sales Price:	4,955,049	WGT. MEAN:	91	STD:	73.94	95% Wgt. Mean C.I.:	86.78 to 95.08	
TOTAL Adj.Sales Price:	4,947,749	MEAN:	109	AVG.ABS.DEV:	32.59	95% Mean C.I.:	96.57 to 122.00	
TOTAL Assessed Value:	4,498,925							
AVG. Adj. Sales Price:	38,059	COD:	33.25	MAX Sales Ratio:	647.00			
AVG. Assessed Value:	34,607	PRD:	120.19	MIN Sales Ratio:	31.37			

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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	17	99.19	96.95	94.46	11.37	102.64	74.21	140.17	85.83 to 102.98	34,684	32,762
10/01/05 TO 12/31/05	11	95.47	86.86	86.80	16.32	100.07	31.37	111.90	55.87 to 102.10	49,681	43,125
01/01/06 TO 03/31/06	18	97.42	102.72	98.26	16.99	104.54	66.14	196.20	90.33 to 101.88	40,497	39,791
04/01/06 TO 06/30/06	26	98.32	93.18	91.03	12.00	102.37	56.81	128.18	89.00 to 100.00	42,563	38,744
07/01/06 TO 09/30/06	14	92.03	110.38	87.02	46.74	126.84	33.97	411.67	67.39 to 125.53	33,675	29,303
10/01/06 TO 12/31/06	12	90.60	151.15	89.22	87.88	169.42	44.21	647.00	67.50 to 184.12	44,355	39,572
01/01/07 TO 03/31/07	15	114.48	159.56	100.33	66.66	159.03	34.20	397.00	96.00 to 258.75	21,700	21,772
04/01/07 TO 06/30/07	17	89.92	92.90	82.30	30.55	112.88	34.67	178.00	66.86 to 124.98	38,046	31,311
<u>Study Years</u>											
07/01/05 TO 06/30/06	72	98.32	95.49	92.70	13.74	103.01	31.37	196.20	95.47 to 99.89	41,274	38,262
07/01/06 TO 06/30/07	58	96.00	126.41	88.26	58.50	143.23	33.97	647.00	88.04 to 110.11	34,069	30,068
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	70	97.21	109.01	91.88	32.08	118.65	33.97	647.00	91.48 to 99.13	40,561	37,267
<u>ALL</u>											
	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLADEN	10	101.49	112.20	94.58	28.36	118.64	56.81	184.12	66.14 to 178.00	12,259	11,594
BLUE HILL	40	99.16	102.31	94.74	17.93	107.98	43.25	261.67	93.00 to 100.43	58,855	55,760
COWLES	2	99.63	99.63	99.83	0.38	99.79	99.25	100.00	N/A	4,500	4,492
GUIDE ROCK	15	89.00	94.12	80.31	33.50	117.19	34.20	258.75	63.63 to 111.90	23,093	18,545
INVALE	2	248.89	248.89	92.48	65.41	269.11	86.10	411.67	N/A	7,650	7,075
RED CLOUD	53	97.21	117.46	91.68	44.41	128.12	31.37	647.00	90.06 to 100.36	27,927	25,604
RURAL	8	87.97	82.30	79.70	13.79	103.26	59.54	102.17	59.54 to 102.17	77,512	61,777
<u>ALL</u>											
	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

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	118	98.53	109.07	92.64	32.34	117.74	31.37	647.00	96.00 to 100.00	35,087	32,504
2	5	89.92	81.32	85.76	10.44	94.82	67.39	91.48	N/A	60,900	52,230
3	7	89.71	132.83	79.98	59.93	166.08	59.54	411.67	59.54 to 411.67	71,842	57,458
<u>ALL</u>											
	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

**PAD 2008 Preliminary Statistics**

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TOTAL Sales Price:	4,955,049	WGT. MEAN:	91	STD:	73.94	95% Wgt. Mean C.I.:	86.78 to 95.08	
TOTAL Adj.Sales Price:	4,947,749	MEAN:	109	AVG.ABS.DEV:	32.59	95% Mean C.I.:	96.57 to 122.00	
TOTAL Assessed Value:	4,498,925							
AVG. Adj. Sales Price:	38,059	COD:	33.25	MAX Sales Ratio:	647.00			
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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	113	97.87	103.28	92.01	26.56	112.25	31.37	411.67	93.00 to 99.44	41,838	38,495
2	17	98.24	149.20	67.66	77.82	220.51	34.67	647.00	67.50 to 184.12	12,944	8,758
____ALL____											
	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	127	98.20	109.83	92.07	33.61	119.29	31.37	647.00	93.00 to 99.64	37,506	34,531
06	1	59.54	59.54	59.54			59.54	59.54	N/A	175,000	104,195
07	2	99.49	99.49	98.52	3.51	100.98	96.00	102.98	N/A	4,697	4,627
____ALL____											
	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	10	101.49	112.20	94.58	28.36	118.64	56.81	184.12	66.14 to 178.00	12,259	11,594
65-0005											
65-0011	16	88.29	92.45	78.44	33.19	117.85	34.20	258.75	63.63 to 111.90	25,306	19,850
91-0002	58	97.21	120.25	88.49	47.17	135.88	31.37	647.00	91.11 to 100.00	30,128	26,662
91-0074	46	99.11	100.68	94.24	16.95	106.83	43.25	261.67	90.33 to 100.25	58,104	54,760
NonValid School											
____ALL____											
	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	26	100.00	164.26	77.21	86.58	212.73	34.67	647.00	89.00 to 184.12	10,321	7,969
Prior TO 1860											
1860 TO 1899	26	97.54	94.69	90.46	22.14	104.67	31.37	258.75	86.24 to 100.36	37,023	33,492
1900 TO 1919	41	92.96	94.00	90.07	22.83	104.36	34.20	196.20	82.87 to 98.59	37,417	33,701
1920 TO 1939	9	101.88	101.89	93.05	26.15	109.49	48.78	150.31	67.39 to 132.61	29,244	27,213
1940 TO 1949	2	85.97	85.97	85.92	0.16	100.05	85.83	86.10	N/A	22,500	19,332
1950 TO 1959	2	99.18	99.18	99.32	0.72	99.86	98.47	99.89	N/A	11,750	11,670
1960 TO 1969	13	93.00	97.25	92.03	14.04	105.67	68.41	128.72	86.25 to 115.33	73,738	67,865
1970 TO 1979	6	97.60	96.43	95.42	4.41	101.06	90.06	102.98	90.06 to 102.98	60,815	58,031
1980 TO 1989	3	99.44	97.01	90.97	12.53	106.63	77.10	114.48	N/A	93,333	84,910
1990 TO 1994											
1995 TO 1999	1	99.10	99.10	99.10			99.10	99.10	N/A	87,500	86,710
2000 TO Present	1	100.22	100.22	100.22			100.22	100.22	N/A	160,000	160,350
ALL	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	22	159.09	198.06	158.05	65.68	125.31	56.81	647.00	98.24 to 261.67	1,952	3,085
5000 TO 9999	14	99.19	94.55	94.50	21.75	100.05	34.67	150.31	58.92 to 113.60	6,821	6,445
Total \$											
1 TO 9999	36	106.49	157.80	114.22	70.60	138.16	34.67	647.00	98.24 to 150.31	3,845	4,392
10000 TO 29999	35	96.10	89.18	88.41	21.18	100.87	31.37	134.43	82.87 to 99.89	17,094	15,112
30000 TO 59999	27	97.21	93.60	93.74	14.61	99.84	48.78	128.18	87.80 to 100.77	45,651	42,795
60000 TO 99999	21	90.33	90.97	91.57	11.64	99.35	66.86	128.72	86.24 to 99.10	74,157	67,902
100000 TO 149999	9	96.30	89.74	88.93	10.49	100.91	68.41	102.10	75.00 to 100.43	120,677	107,321
150000 TO 249999	2	79.88	79.88	78.97	25.46	101.15	59.54	100.22	N/A	167,500	132,272
ALL	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	4,947,749	MEAN:	109	AVG.ABS.DEV:	32.59	95% Mean C.I.:	96.57 to 122.00	
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AVG. Assessed Value:	34,607	PRD:	120.19	MIN Sales Ratio:	31.37			

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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	25	99.90	157.32	78.63	91.37	200.08	31.37	647.00	74.55 to 178.00	3,531	2,777
5000 TO 9999	17	98.47	114.07	84.93	44.02	134.30	34.20	261.67	63.63 to 125.53	8,547	7,259
Total \$ _____											
1 TO 9999	42	99.58	139.82	82.55	72.22	169.37	31.37	647.00	88.04 to 113.50	5,561	4,591
10000 TO 29999	33	97.87	95.52	89.58	16.19	106.64	48.78	150.31	87.04 to 101.80	19,795	17,731
30000 TO 59999	27	97.21	93.55	90.48	14.61	103.39	55.87	132.61	86.25 to 100.36	50,348	45,557
60000 TO 99999	18	91.30	95.90	93.71	10.06	102.33	68.41	128.72	89.71 to 100.02	79,750	74,734
100000 TO 149999	9	99.19	92.24	89.09	12.90	103.54	59.54	121.10	75.00 to 102.10	122,888	109,480
150000 TO 249999	1	100.22	100.22	100.22			100.22	100.22	N/A	160,000	160,350
ALL _____											
	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	100.00	158.24	76.30	76.27	207.39	43.25	411.67	89.00 to 205.78	11,705	8,931
0	6	105.30	190.65	98.04	118.00	194.45	34.67	647.00	34.67 to 647.00	4,174	4,092
10	2	117.41	117.41	86.13	51.61	136.31	56.81	178.00	N/A	3,100	2,670
20	42	96.00	91.95	85.13	25.05	108.01	31.37	258.75	80.58 to 98.90	25,477	21,688
30	57	96.30	95.48	93.31	13.29	102.33	48.78	132.61	91.11 to 99.89	60,765	56,700
40	2	100.35	100.35	101.16	1.75	99.19	98.59	102.10	N/A	68,500	69,297
ALL _____											
	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	27	100.00	165.44	78.31	86.94	211.26	34.67	647.00	89.00 to 196.20	10,031	7,856
100	2	99.49	99.49	98.52	3.51	100.98	96.00	102.98	N/A	4,697	4,627
101	70	97.21	97.50	91.38	18.28	106.70	48.78	258.75	90.33 to 99.10	45,988	42,025
102	9	100.43	100.87	100.82	7.47	100.05	86.24	121.10	87.04 to 111.90	70,927	71,506
104	22	87.69	82.18	85.46	25.83	96.16	31.37	128.18	66.86 to 104.77	36,815	31,463
ALL _____											
	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44	38,059	34,607

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	130	<b>MEDIAN:</b>	<b>98</b>	COV:	67.66	95% Median C.I.:	94.28 to 99.44	(!: Derived)
TOTAL Sales Price:	4,955,049	WGT. MEAN:	91	STD:	73.94	95% Wgt. Mean C.I.:	86.78 to 95.08	
TOTAL Adj.Sales Price:	4,947,749	MEAN:	109	AVG.ABS.DEV:	32.59	95% Mean C.I.:	96.57 to 122.00	
TOTAL Assessed Value:	4,498,925							
AVG. Adj. Sales Price:	38,059	COD:	33.25	MAX Sales Ratio:	647.00			
AVG. Assessed Value:	34,607	PRD:	120.19	MIN Sales Ratio:	31.37			

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	25	100.00	172.75	78.81	90.73	219.19	43.25	647.00	97.00 to 196.20		10,354	8,160
0	2	74.13	74.13	67.57	53.23	109.72	34.67	113.60	N/A		5,997	4,052
10	10	92.46	93.47	82.39	31.43	113.44	44.21	178.00	51.45 to 125.53		9,070	7,473
20	25	87.80	94.97	81.24	36.15	116.90	31.37	258.75	70.91 to 109.67		18,849	15,313
30	63	96.10	94.21	91.93	12.58	102.49	48.78	132.61	91.11 to 99.10		55,229	50,770
40	5	99.44	99.12	99.24	1.04	99.87	96.30	100.43	N/A		127,100	126,138
ALL	130	98.04	109.28	90.93	33.25	120.19	31.37	647.00	94.28 to 99.44		38,059	34,607

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

### **Residential**

The Assessor and her office staff physically inspected and reviewed all 504 residential properties in Guide Rock, Cowles, Bladen, Inavale, Rosemont, and Amboy. They compared each property record card against the property itself; any discrepancies were noted and updates and necessary corrections were made.

Pickup work for all residential properties was done by the office staff, this included the remaining 131 properties.

Sales ratio studies were done for each market area and new depreciation schedules were made.

Webster County continued with their project of updating their property record cards. The data has been moved from the old residential cards to the new residential cards (2005). They are about 1/3 of the way through Red Cloud City proofing. All other towns have been completed.

## 2008 Assessment Survey for Webster County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	Assessor/Office Staff/Appraiser
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	6/06
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	2008
6.	<b>What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	2008
7.	<b>Number of market areas/neighborhoods for this property class:</b>
	7
8.	<b>How are these defined?</b>
	By town/geographic location
9.	<b>Is “Assessor Location” a usable valuation identity?</b>
	Yes
10.	<b>Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)</b>
	Yes, we have Red Cloud Suburban and Blue Hill Suburban – these use the land valuation of rural residential and the depreciation from the town that they are within one mile proximity.

11.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	Benefit of rural location, amenities of town, market is indicating value is higher than rural.
12.	<b>Are the county's ag residential and rural residential improvements classified and valued in the same manner?</b>
	Yes

**Residential Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
71	0	564	635

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	129	<b>MEDIAN:</b>	<b>99</b>	COV:	39.29	95% Median C.I.:	98.85 to 100.04	(! : Derived)
TOTAL Sales Price:	4,954,549	WGT. MEAN:	94	STD:	40.07	95% Wgt. Mean C.I.:	90.50 to 97.57	
TOTAL Adj.Sales Price:	4,947,249	MEAN:	102	AVG.ABS.DEV:	19.22	95% Mean C.I.:	95.07 to 108.90	
TOTAL Assessed Value:	4,652,275							
AVG. Adj. Sales Price:	38,350	COD:	19.35	MAX Sales Ratio:	411.67			
AVG. Assessed Value:	36,064	PRD:	108.45	MIN Sales Ratio:	31.33			

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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	17	98.90	94.44	93.59	6.46	100.91	71.66	102.50	86.10 to 101.38	34,684	32,460
10/01/05 TO 12/31/05	11	99.66	96.89	95.87	9.04	101.06	65.30	118.75	82.30 to 112.15	49,681	47,632
01/01/06 TO 03/31/06	18	99.02	100.56	99.84	12.68	100.72	58.57	150.87	96.64 to 101.88	40,497	40,430
04/01/06 TO 06/30/06	26	99.29	93.53	90.76	12.79	103.05	31.33	142.53	93.64 to 100.25	42,563	38,630
07/01/06 TO 09/30/06	14	99.54	113.84	92.53	40.21	123.03	39.65	411.67	70.72 to 125.27	33,675	31,159
10/01/06 TO 12/31/06	12	98.47	102.28	94.55	24.22	108.18	44.17	251.00	80.82 to 102.16	44,355	41,937
01/01/07 TO 03/31/07	14	107.24	118.24	97.90	33.75	120.78	43.25	214.50	73.25 to 175.22	23,214	22,727
04/01/07 TO 06/30/07	17	100.79	103.94	90.71	20.11	114.58	66.02	159.26	80.59 to 125.80	38,046	34,511
<u>Study Years</u>											
07/01/05 TO 06/30/06	72	99.24	96.01	94.49	10.72	101.62	31.33	150.87	97.69 to 99.92	41,274	38,998
07/01/06 TO 06/30/07	57	100.04	109.53	93.36	29.97	117.32	39.65	411.67	91.48 to 104.55	34,657	32,357
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	70	99.24	100.90	94.09	20.20	107.23	31.33	411.67	96.95 to 100.00	40,561	38,166
<u>ALL</u>											
	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLADEN	10	99.83	98.83	88.77	22.01	111.34	47.45	148.67	58.57 to 134.43	12,259	10,882
BLUE HILL	41	99.50	99.87	96.92	12.83	103.05	43.25	214.50	98.90 to 100.43	57,517	55,744
COWLES	2	98.88	98.88	98.67	0.38	100.21	98.50	99.25	N/A	4,500	4,440
GUIDE ROCK	15	99.92	96.96	95.67	11.66	101.35	44.17	140.25	91.82 to 101.38	23,093	22,092
INVALE	2	248.89	248.89	92.48	65.41	269.11	86.10	411.67	N/A	7,650	7,075
RED CLOUD	53	98.88	101.61	93.09	22.21	109.16	31.33	251.00	92.65 to 102.46	29,238	27,217
RURAL	6	96.69	89.65	84.41	11.82	106.21	60.33	102.17	60.33 to 102.17	91,016	76,825
<u>ALL</u>											
	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

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	117	99.33	100.49	95.04	17.55	105.73	31.33	251.00	98.88 to 100.04	35,383	33,627
2	4	96.14	90.97	98.68	11.94	92.19	67.50	104.10	N/A	61,500	60,686
3	8	96.69	129.46	84.63	50.95	152.97	60.33	411.67	60.33 to 411.67	70,175	59,388
<u>ALL</u>											
	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	129	<b>MEDIAN:</b>	<b>99</b>	COV:	39.29	95% Median C.I.:	98.85 to 100.04	(! : Derived)
TOTAL Sales Price:	4,954,549	WGT. MEAN:	94	STD:	40.07	95% Wgt. Mean C.I.:	90.50 to 97.57	
TOTAL Adj.Sales Price:	4,947,249	MEAN:	102	AVG.ABS.DEV:	19.22	95% Mean C.I.:	95.07 to 108.90	
TOTAL Assessed Value:	4,652,275							
AVG. Adj. Sales Price:	38,350	COD:	19.35	MAX Sales Ratio:	411.67			
AVG. Assessed Value:	36,064	PRD:	108.45	MIN Sales Ratio:	31.33			

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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	114	99.29	102.13	95.33	18.86	107.13	39.65	411.67	98.85 to 100.04	41,532	39,593
2	15	100.00	100.94	65.21	22.81	154.79	31.33	251.00	88.04 to 102.50	14,170	9,240
____ALL____											
	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	126	99.50	102.57	95.30	19.25	107.63	31.33	411.67	98.90 to 100.22	37,800	36,023
06	1	60.33	60.33	60.33			60.33	60.33	N/A	175,000	105,585
07	2	86.05	86.05	82.50	14.88	104.30	73.25	98.85	N/A	4,697	3,875
____ALL____											
	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	10	99.83	98.83	88.77	22.01	111.34	47.45	148.67	58.57 to 134.43	12,259	10,882
65-0005											
65-0011	16	99.59	95.96	93.53	12.16	102.59	44.17	140.25	87.63 to 101.38	25,306	23,669
91-0002	57	98.50	106.00	89.82	27.22	118.01	31.33	411.67	92.65 to 101.58	30,648	27,529
91-0074	46	99.70	99.80	97.11	11.66	102.77	43.25	214.50	99.10 to 100.43	58,104	56,425
NonValid School											
____ALL____											
	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	129	<b>MEDIAN:</b>	<b>99</b>	COV:	39.29	95% Median C.I.:	98.85 to 100.04	(! : Derived)
TOTAL Sales Price:	4,954,549	WGT. MEAN:	94	STD:	40.07	95% Wgt. Mean C.I.:	90.50 to 97.57	
TOTAL Adj.Sales Price:	4,947,249	MEAN:	102	AVG.ABS.DEV:	19.22	95% Mean C.I.:	95.07 to 108.90	
TOTAL Assessed Value:	4,652,275							
AVG. Adj. Sales Price:	38,350	COD:	19.35	MAX Sales Ratio:	411.67			
AVG. Assessed Value:	36,064	PRD:	108.45	MIN Sales Ratio:	31.33			

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	25	101.30	124.65	75.62	41.90	164.83	31.33	411.67	98.50 to 110.00	10,714	8,102
Prior TO 1860											
1860 TO 1899	26	98.22	91.32	90.04	12.26	101.43	39.65	140.25	91.34 to 99.33	37,023	33,334
1900 TO 1919	41	99.16	93.70	92.04	17.21	101.80	44.17	150.87	83.46 to 100.43	37,417	34,438
1920 TO 1939	9	101.88	108.48	101.93	13.87	106.42	80.90	132.33	93.64 to 131.75	29,244	29,809
1940 TO 1949	2	93.28	93.28	95.67	7.69	97.50	86.10	100.45	N/A	22,500	21,525
1950 TO 1959	2	130.64	130.64	128.36	9.10	101.77	118.75	142.53	N/A	11,750	15,082
1960 TO 1969	13	100.79	103.25	99.69	9.35	103.57	80.59	127.43	91.48 to 112.85	73,738	73,508
1970 TO 1979	6	99.02	94.85	98.54	7.98	96.26	73.25	104.98	73.25 to 104.98	60,815	59,928
1980 TO 1989	3	98.79	96.50	95.47	3.88	101.08	89.60	101.10	N/A	93,333	89,103
1990 TO 1994											
1995 TO 1999	1	99.10	99.10	99.10			99.10	99.10	N/A	87,500	86,710
2000 TO Present	1	100.22	100.22	100.22			100.22	100.22	N/A	160,000	160,350
ALL	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	21	102.16	135.53	116.36	44.87	116.47	47.45	411.67	98.85 to 148.67	2,021	2,352
5000 TO 9999	14	101.34	104.69	106.86	26.54	97.96	31.33	159.26	73.25 to 142.53	6,821	7,289
Total \$											
1 TO 9999	35	101.38	123.19	109.79	37.76	112.21	31.33	411.67	99.25 to 125.27	3,941	4,327
10000 TO 29999	35	98.90	93.81	93.26	16.86	100.59	39.65	134.43	86.10 to 101.80	17,094	15,942
30000 TO 59999	27	99.13	95.43	95.64	8.43	99.78	58.57	124.98	96.37 to 99.96	45,651	43,661
60000 TO 99999	21	99.10	93.61	94.21	11.24	99.36	65.51	127.43	88.75 to 101.13	74,157	69,863
100000 TO 149999	9	99.19	95.37	94.92	4.79	100.48	80.59	101.10	88.87 to 100.43	120,677	114,547
150000 TO 249999	2	80.28	80.28	79.38	24.85	101.12	60.33	100.22	N/A	167,500	132,967
ALL	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	129	<b>MEDIAN:</b>	<b>99</b>	COV:	39.29	95% Median C.I.:	98.85 to 100.04	(! : Derived)
TOTAL Sales Price:	4,954,549	WGT. MEAN:	94	STD:	40.07	95% Wgt. Mean C.I.:	90.50 to 97.57	
TOTAL Adj.Sales Price:	4,947,249	MEAN:	102	AVG.ABS.DEV:	19.22	95% Mean C.I.:	95.07 to 108.90	
TOTAL Assessed Value:	4,652,275							
AVG. Adj. Sales Price:	38,350	COD:	19.35	MAX Sales Ratio:	411.67			
AVG. Assessed Value:	36,064	PRD:	108.45	MIN Sales Ratio:	31.33			

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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	24	99.95	114.32	76.87	41.22	148.72	31.33	411.67	88.04 to 102.50	2,914	2,240
5000 TO 9999	12	99.90	107.24	91.16	30.73	117.64	44.17	214.50	70.72 to 125.27	8,137	7,418
Total \$ _____											
1 TO 9999	36	99.95	111.96	85.20	37.72	131.41	31.33	411.67	91.82 to 102.46	4,655	3,966
10000 TO 29999	38	99.85	101.53	94.13	17.96	107.85	58.57	159.26	91.34 to 105.62	18,769	17,668
30000 TO 59999	26	98.97	93.72	91.70	9.70	102.20	65.51	124.98	92.65 to 99.92	49,669	45,544
60000 TO 99999	19	100.79	100.62	100.18	5.36	100.44	84.95	127.43	97.69 to 104.10	76,547	76,686
100000 TO 149999	9	99.16	91.02	89.31	9.11	101.92	60.33	101.10	80.59 to 100.43	128,955	115,168
150000 TO 249999	1	100.22	100.22	100.22			100.22	100.22	N/A	160,000	160,350
ALL _____											
	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	100.00	121.76	71.91	40.80	169.32	31.33	411.67	97.20 to 110.00	12,265	8,820
0	6	101.73	129.70	114.13	40.40	113.64	67.50	251.00	67.50 to 251.00	4,174	4,764
10	2	98.06	98.06	71.94	51.61	136.32	47.45	148.67	N/A	3,100	2,230
20	42	98.86	94.62	89.07	18.52	106.22	44.17	150.87	83.56 to 100.43	25,477	22,693
30	57	99.33	97.78	96.81	9.49	101.00	39.65	132.33	97.69 to 100.43	60,765	58,828
40	2	99.72	99.72	99.62	0.24	100.11	99.49	99.96	N/A	68,500	68,237
ALL _____											
	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	100.65	123.59	75.82	40.70	163.00	31.33	411.67	97.20 to 110.00	10,398	7,884
100	2	86.05	86.05	82.50	14.88	104.30	73.25	98.85	N/A	4,697	3,875
101	70	99.79	98.96	96.41	13.10	102.65	39.65	148.67	98.90 to 100.45	45,988	44,337
102	9	99.49	100.32	99.17	3.01	101.16	93.44	112.15	96.37 to 101.58	70,927	70,337
104	22	84.97	88.21	86.78	20.68	101.65	44.17	150.87	70.72 to 99.94	36,815	31,949
ALL _____											
	129	99.33	101.99	94.04	19.35	108.45	31.33	411.67	98.85 to 100.04	38,350	36,064

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	129	<b>MEDIAN:</b>	<b>99</b>	COV:	39.29	95% Median C.I.:	98.85 to 100.04	(!: Derived)
TOTAL Sales Price:	4,954,549	WGT. MEAN:	94	STD:	40.07	95% Wgt. Mean C.I.:	90.50 to 97.57	
TOTAL Adj.Sales Price:	4,947,249	MEAN:	102	AVG.ABS.DEV:	19.22	95% Mean C.I.:	95.07 to 108.90	
TOTAL Assessed Value:	4,652,275							
AVG. Adj. Sales Price:	38,350	COD:	19.35	MAX Sales Ratio:	411.67			
AVG. Assessed Value:	36,064	PRD:	108.45	MIN Sales Ratio:	31.33			

Printed: 04/01/2008 18:55:45

<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	100.00	123.03	73.07	41.86	168.38	31.33	411.67	97.00 to 110.00	10,765	7,866
0	2	130.28	130.28	135.10	22.24	96.43	101.30	159.26	N/A	5,997	8,102
10	10	100.75	103.07	98.71	30.37	104.42	39.65	150.87	47.45 to 148.67	9,070	8,953
20	25	93.64	93.23	86.88	21.75	107.31	44.17	140.25	73.25 to 101.38	18,849	16,376
30	63	99.23	96.53	95.21	9.31	101.39	58.57	128.24	97.55 to 99.94	55,229	52,583
40	5	100.22	100.02	100.01	0.63	100.01	99.16	101.10	N/A	127,100	127,118
<u>ALL</u>	<u>129</u>	<u>99.33</u>	<u>101.99</u>	<u>94.04</u>	<u>19.35</u>	<u>108.45</u>	<u>31.33</u>	<u>411.67</u>	<u>98.85 to 100.04</u>	<u>38,350</u>	<u>36,064</u>



**2008 Correlation Section  
for Webster County**

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**Residential Real Property**

**I. Correlation**

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

Discussions throughout the past year between the Webster County Assessor and her state liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county. The Assessor is very conscientious about accuracy in the records and continually has staff auditing the paper and computer records to ensure accuracy.

The Assessor is responsive to changes in statutes and regulations. The office works hard to educate the public. They have an interactive website for parcel search to provide information to the public. This county is technologically advanced and would benefit greatly as would the residents in the county if they were to implement a GIS system. However, funding is an issue.

The Webster County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the residential valuations for Webster County and statistical evidence follows that lends its support to a level of value for residential property at 99% of the market.

**2008 Correlation Section  
for Webster County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>191</b>	<b>129</b>	<b>67.54</b>
<b>2007</b>	<b>211</b>	<b>165</b>	<b>78.2</b>
<b>2006</b>	<b>196</b>	<b>147</b>	<b>75</b>
<b>2005</b>	<b>175</b>	<b>122</b>	<b>69.71</b>
<b>2004</b>	<b>171</b>	<b>128</b>	<b>74.85</b>
<b>2003</b>	<b>195</b>	<b>148</b>	<b>75.9</b>
<b>2002</b>	<b>196</b>	<b>152</b>	<b>77.55</b>
<b>2001</b>	<b>187</b>	<b>145</b>	<b>77.54</b>

RESIDENTIAL: At first glance, it would appear that table two shows a decrease in the percentage of sales used. However, a review of the sales not used for measurement purposes shows that 20 of the sales were taken out due to their being substantially changed since the date of the sale. If the substantially changed parcels were added back to the file, the number of qualified sales would be similar to many of the previous years. Webster County has had in place for many years, established sales review procedures. It does not appear that Webster County has excessively trimmed their sales.

**2008 Correlation Section  
for Webster County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Webster County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>98.04</b>	<b>0.57</b>	<b>98.6</b>	<b>99.33</b>
<b>2007</b>	<b>96.03</b>	<b>31.59</b>	<b>126.37</b>	<b>99.25</b>
<b>2006</b>	<b>91.82</b>	<b>4.88</b>	<b>96.3</b>	<b>99.25</b>
<b>2005</b>	<b>96.47</b>	<b>1.2</b>	<b>97.63</b>	<b>98.81</b>
<b>2004</b>	<b>97.64</b>	<b>-0.85</b>	<b>96.81</b>	<b>97.79</b>
<b>2003</b>	<b>100</b>	<b>-3.28</b>	<b>96.72</b>	<b>99</b>
<b>2002</b>	<b>100</b>	<b>5.96</b>	<b>105.96</b>	<b>100</b>
<b>2001</b>	<b>92</b>	<b>16.63</b>	<b>107.3</b>	<b>100</b>

RESIDENTIAL: Table 3 illustrates that the residential values when trended from the previous year arrive at a ratio very similar to the R & O Ratio. The conclusion may be drawn that the residential population and the residential sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 99.33% of market and either the calculated ratio or the trended ratio could be used to call a level of value for residential property in Webster County.

**2008 Correlation Section  
for Webster County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section  
for Webster County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
5.78	2008	0.57
7.62	2007	31.59
12.24	2006	4.88
3.73	2005	1.2
1.14	2004	-0.85
2.11	2003	-3.28
4.36	2002	5.96
13.12	2001	16.63

RESIDENTIAL: At first glance it would appear that there might be a question of valuation uniformity in Webster County. However, a review of the sales indicates 15 sales occurred in the village of Guide Rock out of 129 qualified residential sales which would calculate out to over 11% of the sales file were made up of sales in Guide Rock. This equals \$331,385 assessed value for the 15 sales out of a total qualified residential sales file of \$4,652,275 or 7%. Historically Guide Rock makes up just slightly over 4% of the assessed value for the county. While the numbers are not dramatic, neither is the movement in the sales file. It is simply there is an over-representation of sales located in Guide Rock in the qualified residential sales file.

## 2008 Correlation Section for Webster County

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

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

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

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

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

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

**2008 Correlation Section  
for Webster County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>99.33</b>	<b>94.04</b>	<b>101.99</b>

RESIDENTIAL: A review of Table 5 indicates the median coming in at 99% with the wgt mean lower at 94% and the mean being more susceptible to outliers slightly high at 102%. All three measures of central tendency are within or very close to within the acceptable range giving credibility to the calculated statistical level of value.

**2008 Correlation Section  
for Webster County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>19.35</b>	<b>108.45</b>
<b>Difference</b>	<b>4.35</b>	<b>5.45</b>

RESIDENTIAL: Table 6 accurately reflects that the COD and PRD are both above the acceptable range for qualitative measures, but not excessively. This is to be expected after a review of the minimum and maximum sales which indicate that there are outliers within the residential sales data base. This would be another indication that there has been no excessive trimming. Upon closer inspection, the assessor location of Inavale has a COD of 65.41 negatively influencing the entire residential file. Both of the sales in Inavale were low dollar sales, under \$8,000.

**2008 Correlation Section  
for Webster County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>130</b>	<b>129</b>	<b>-1</b>
<b>Median</b>	<b>98.04</b>	<b>99.33</b>	<b>1.29</b>
<b>Wgt. Mean</b>	<b>90.93</b>	<b>94.04</b>	<b>3.11</b>
<b>Mean</b>	<b>109.28</b>	<b>101.99</b>	<b>-7.29</b>
<b>COD</b>	<b>33.25</b>	<b>19.35</b>	<b>-13.9</b>
<b>PRD</b>	<b>120.19</b>	<b>108.45</b>	<b>-11.74</b>
<b>Min Sales Ratio</b>	<b>31.37</b>	<b>31.33</b>	<b>-0.04</b>
<b>Max Sales Ratio</b>	<b>647.00</b>	<b>411.67</b>	<b>-235.33</b>

RESIDENTIAL: Table seven reflects that there is a one sale difference in the number of sales used between the preliminary and final statistical analyses. This sale had substantially changed since the date of the sale. This also reflects the commitment that Webster County has made to complete their pick up work timely, report sales information accurately and, in general, to follow good assessment practices in the office. The changes in the measures of central tendency and qualitative measures are accurately reflected when reviewed against the stated assessment actions. The minimum and maximum sales ratios also reflect the county's commitment to using all possible sales, not excessively trimming and willingness to recognize outliers for their informational value.



**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)

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>99</b>	COV:	26.12	95% Median C.I.:	78.77 to 100.00
TOTAL Sales Price:	579,600	WGT. MEAN:	96	STD:	23.69	95% Wgt. Mean C.I.:	90.66 to 101.35
TOTAL Adj.Sales Price:	304,750	MEAN:	91	AVG.ABS.DEV:	14.73	95% Mean C.I.:	77.58 to 103.82
TOTAL Assessed Value:	292,585						
AVG. Adj. Sales Price:	20,316	COD:	14.83	MAX Sales Ratio:	134.00		
AVG. Assessed Value:	19,505	PRD:	94.47	MIN Sales Ratio:	45.45		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	99.80	99.80	99.80			99.80	99.80	N/A	33,200	33,135
10/01/04 TO 12/31/04	3	99.36	99.41	99.19	0.38	100.23	98.87	100.00	N/A	24,983	24,780
01/01/05 TO 03/31/05	2	102.23	102.23	101.99	2.33	100.24	99.85	104.61	N/A	24,500	24,987
04/01/05 TO 06/30/05	1	103.46	103.46	103.46			103.46	103.46	N/A	25,000	25,865
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	95.48	95.48	95.48			95.48	95.48	N/A	30,000	28,645
01/01/06 TO 03/31/06	1	134.00	134.00	134.00			134.00	134.00	N/A	500	670
04/01/06 TO 06/30/06	3	96.22	91.45	89.96	7.13	101.66	78.77	99.36	N/A	28,333	25,488
07/01/06 TO 09/30/06	1	45.45	45.45	45.45			45.45	45.45	N/A	2,200	1,000
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	55.56	55.56	55.56			55.56	55.56	N/A	900	500
04/01/07 TO 06/30/07	1	49.75	49.75	49.75			49.75	49.75	N/A	4,000	1,990
<u>Study Years</u>											
07/01/04 TO 06/30/05	7	99.85	100.85	100.64	1.44	100.21	98.87	104.61	98.87 to 104.61	26,021	26,187
07/01/05 TO 06/30/06	5	96.22	100.77	91.58	12.29	110.03	78.77	134.00	N/A	23,100	21,156
07/01/06 TO 06/30/07	3	49.75	50.25	49.15	6.77	102.23	45.45	55.56	N/A	2,366	1,163
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	4	101.66	100.85	100.47	3.13	100.38	95.48	104.61	N/A	26,000	26,121
01/01/06 TO 12/31/06	5	96.22	90.76	89.09	22.69	101.87	45.45	134.00	N/A	17,540	15,627
<u>ALL</u>											
	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLUE HILL	5	99.36	87.89	97.45	11.72	90.19	45.45	99.80	N/A	23,080	22,492
GUIDE ROCK	2	52.66	52.66	50.82	5.52	103.62	49.75	55.56	N/A	2,450	1,245
RED CLOUD	7	99.85	102.25	96.09	9.76	106.41	78.77	134.00	78.77 to 134.00	24,921	23,947
RURAL	1	100.00	100.00	100.00			100.00	100.00	N/A	10,000	10,000
<u>ALL</u>											
	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505

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	14	99.12	90.04	95.87	15.88	93.91	45.45	134.00	55.56 to 103.46	21,053	20,184
3	1	100.00	100.00	100.00			100.00	100.00	N/A	10,000	10,000
<u>ALL</u>											
	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505

**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)

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>99</b>	COV:	26.12	95% Median C.I.:	78.77 to 100.00
TOTAL Sales Price:	579,600	WGT. MEAN:	96	STD:	23.69	95% Wgt. Mean C.I.:	90.66 to 101.35
TOTAL Adj.Sales Price:	304,750	MEAN:	91	AVG.ABS.DEV:	14.73	95% Mean C.I.:	77.58 to 103.82
TOTAL Assessed Value:	292,585						
AVG. Adj. Sales Price:	20,316	COD:	14.83	MAX Sales Ratio:	134.00		
AVG. Assessed Value:	19,505	PRD:	94.47	MIN Sales Ratio:	45.45		

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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	11	99.36	93.23	96.31	8.05	96.80	49.75	104.61	78.77 to 103.46	26,468	25,492
2	4	77.78	83.75	89.49	42.75	93.59	45.45	134.00	N/A	3,400	3,042
____ALL____	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	103.46	103.46	103.46			103.46	103.46	N/A	25,000	25,865
03	14	99.12	89.79	95.34	15.63	94.18	45.45	134.00	55.56 to 100.00	19,982	19,051
04											
____ALL____	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	1	100.00	100.00	100.00			100.00	100.00	N/A	10,000	10,000
65-0005											
65-0011	2	52.66	52.66	50.82	5.52	103.62	49.75	55.56	N/A	2,450	1,245
91-0002	8	99.36	101.41	96.00	9.13	105.63	78.77	134.00	78.77 to 134.00	25,556	24,535
91-0074	4	99.36	85.99	98.14	13.68	87.62	45.45	99.80	N/A	21,350	20,953
NonValid School											
____ALL____	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505

**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)

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>99</b>	COV:	26.12	95% Median C.I.:	78.77 to 100.00
TOTAL Sales Price:	579,600	WGT. MEAN:	96	STD:	23.69	95% Wgt. Mean C.I.:	90.66 to 101.35
TOTAL Adj.Sales Price:	304,750	MEAN:	91	AVG.ABS.DEV:	14.73	95% Mean C.I.:	77.58 to 103.82
TOTAL Assessed Value:	292,585						
AVG. Adj. Sales Price:	20,316	COD:	14.83	MAX Sales Ratio:	134.00		
AVG. Assessed Value:	19,505	PRD:	94.47	MIN Sales Ratio:	45.45		

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<b>YEAR BUILT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	3	55.56	67.00	87.79	32.73	76.33	45.45	100.00	N/A	4,366	3,833	
Prior TO 1860												
1860 TO 1899												
1900 TO 1919	10	99.36	97.73	98.27	9.86	99.45	49.75	134.00	95.48 to 104.61	23,165	22,765	
1920 TO 1939												
1940 TO 1949												
1950 TO 1959												
1960 TO 1969												
1970 TO 1979												
1980 TO 1989												
1990 TO 1994												
1995 TO 1999	2	91.11	91.11	89.06	13.55	102.31	78.77	103.46	N/A	30,000	26,717	
2000 TO Present												
ALL	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	4	52.66	71.19	54.74	44.80	130.06	45.45	134.00	N/A	1,900	1,040	
Total \$												
1 TO 9999	4	52.66	71.19	54.74	44.80	130.06	45.45	134.00	N/A	1,900	1,040	
10000 TO 29999	7	99.85	100.41	100.36	1.88	100.05	96.22	104.61	96.22 to 104.61	22,714	22,796	
30000 TO 59999	4	97.18	93.23	93.27	6.28	99.96	78.77	99.80	N/A	34,537	32,212	
ALL	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	4	52.66	71.19	54.74	44.80	130.06	45.45	134.00	N/A	1,900	1,040	
Total \$												
1 TO 9999	4	52.66	71.19	54.74	44.80	130.06	45.45	134.00	N/A	1,900	1,040	
10000 TO 29999	9	99.36	97.46	96.33	4.26	101.16	78.77	104.61	95.48 to 103.46	24,888	23,976	
30000 TO 59999	2	99.34	99.34	99.30	0.47	100.04	98.87	99.80	N/A	36,575	36,317	
ALL	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505	

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

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TOTAL Assessed Value:	292,585						
AVG. Adj. Sales Price:	20,316	COD:	14.83	MAX Sales Ratio:	134.00		
AVG. Assessed Value:	19,505	PRD:	94.47	MIN Sales Ratio:	45.45		

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<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	77.46	75.09	95.38	31.74	78.73	45.45	100.00	N/A	9,525	9,085	
10	1	99.36	99.36	99.36			99.36	99.36	N/A	25,000	24,840	
15	1	98.87	98.87	98.87			98.87	98.87	N/A	39,950	39,500	
20	9	99.80	95.77	95.14	13.55	100.66	49.75	134.00	78.77 to 104.61	22,411	21,322	
<u>ALL</u>												
	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	55.56	67.00	87.79	32.73	76.33	45.45	100.00	N/A	4,366	3,833	
304	1	99.80	99.80	99.80			99.80	99.80	N/A	33,200	33,135	
305	2	99.36	99.36	99.36	0.00	100.00	99.36	99.36	N/A	25,000	24,840	
332	1	98.87	98.87	98.87			98.87	98.87	N/A	39,950	39,500	
344	2	100.42	100.42	100.15	4.18	100.27	96.22	104.61	N/A	23,500	23,535	
353	2	99.47	99.47	99.11	4.01	100.36	95.48	103.46	N/A	27,500	27,255	
384	2	74.80	74.80	93.39	33.49	80.10	49.75	99.85	N/A	15,500	14,475	
386	1	78.77	78.77	78.77			78.77	78.77	N/A	35,000	27,570	
391	1	134.00	134.00	134.00			134.00	134.00	N/A	500	670	
<u>ALL</u>												
	15	99.36	90.70	96.01	14.83	94.47	45.45	134.00	78.77 to 100.00	20,316	19,505	

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

### **Commercial**

Contract Appraiser Bob Worman reviewed 253 commercial properties for the 2008 tax year. He did all commercial properties in Guide Rock, Inavale, Bladen, Cowles, Rosement, and Red Cloud. He checked all information on the property record card against the property itself. All information was moved over to the new property record card and the old values were typed onto a sheet for future reference. The old property record cards were then stored. Bob also had 3 commercial properties for pickup work.

The Assessor went through and removed trade fixtures, mailed letters to the property owners of the trade fixtures along with a letter of explanation and a personal property schedule. All commercial property coding was reviewed and corrections were made where necessary. This removal of the trade fixtures resulted in a loss of approximately \$1,316,260.00 in value as most of the property was too old to be placed back onto the personal property.

Then sales ratio studies were done for each market area and new depreciation schedules were made.

The information from the commercial data cards in Guide Rock, Inavale, Bladen, Cowles, Rosement, and Red Cloud has been moved to the new cards (2005) and proofed.

## 2008 Assessment Survey for Webster County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Appraiser
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Appraiser and Assessor
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	June 2006
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	2008
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	Never
7.	<b>When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	2008
8.	<b>Number of market areas/neighborhoods for this property class?</b>
	8 each town and 2 rural neighborhoods
9.	<b>How are these defined?</b>
	Location and market
10.	<b>Is "Assessor Location" a usable valuation identity?</b>
	Yes
11.	<b>Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)</b>
	No, Suburban valuation has not been indicated by the market

12.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	none

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>3</b>	<b>0</b>	<b>253</b>	<b>256</b>

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

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TOTAL Sales Price:	579,600	WGT. MEAN:	98	STD:	8.55	95% Wgt. Mean C.I.:	91.02 to 105.39
TOTAL Adj.Sales Price:	304,750	MEAN:	99	AVG.ABS.DEV:	4.42	95% Mean C.I.:	94.14 to 103.61
TOTAL Assessed Value:	299,285						
AVG. Adj. Sales Price:	20,316	COD:	4.42	MAX Sales Ratio:	118.78		
AVG. Assessed Value:	19,952	PRD:	100.68	MIN Sales Ratio:	76.36		

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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	101.28	101.28	101.28			101.28	101.28	N/A	33,200	33,625
10/01/04 TO 12/31/04	3	100.00	99.90	99.97	0.33	99.93	99.36	100.34	N/A	24,983	24,975
01/01/05 TO 03/31/05	2	105.06	105.06	106.46	13.06	98.69	91.34	118.78	N/A	24,500	26,082
04/01/05 TO 06/30/05	1	100.00	100.00	100.00			100.00	100.00	N/A	25,000	25,000
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	94.78	94.78	94.78			94.78	94.78	N/A	30,000	28,435
01/01/06 TO 03/31/06	1	100.00	100.00	100.00			100.00	100.00	N/A	500	500
04/01/06 TO 06/30/06	3	99.36	93.35	91.35	9.38	102.19	76.36	104.32	N/A	28,333	25,881
07/01/06 TO 09/30/06	1	100.00	100.00	100.00			100.00	100.00	N/A	2,200	2,200
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	100.00	100.00	100.00			100.00	100.00	N/A	900	900
04/01/07 TO 06/30/07	1	97.25	97.25	97.25			97.25	97.25	N/A	4,000	3,890
<u>Study Years</u>											
07/01/04 TO 06/30/05	7	100.00	101.59	101.96	4.24	99.64	91.34	118.78	91.34 to 118.78	26,021	26,530
07/01/05 TO 06/30/06	5	99.36	94.96	92.28	6.68	102.91	76.36	104.32	N/A	23,100	21,316
07/01/06 TO 06/30/07	3	100.00	99.08	98.45	0.92	100.64	97.25	100.00	N/A	2,366	2,330
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	4	97.39	101.23	101.54	8.38	99.69	91.34	118.78	N/A	26,000	26,400
01/01/06 TO 12/31/06	5	100.00	96.01	91.61	5.72	104.80	76.36	104.32	N/A	17,540	16,069
<u>ALL</u>											
	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLUE HILL	5	99.36	98.96	98.73	1.44	100.22	94.78	101.28	N/A	23,080	22,788
GUIDE ROCK	2	98.63	98.63	97.76	1.39	100.89	97.25	100.00	N/A	2,450	2,395
RED CLOUD	7	100.00	98.73	97.77	7.96	100.99	76.36	118.78	76.36 to 118.78	24,921	24,365
RURAL	1	100.00	100.00	100.00			100.00	100.00	N/A	10,000	10,000
<u>ALL</u>											
	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952

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	14	100.00	98.80	98.15	4.73	100.66	76.36	118.78	94.78 to 101.28	21,053	20,663
3	1	100.00	100.00	100.00			100.00	100.00	N/A	10,000	10,000
<u>ALL</u>											
	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952

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TOTAL Sales Price:	579,600	WGT. MEAN:	98	STD:	8.55	95% Wgt. Mean C.I.:	91.02 to 105.39
TOTAL Adj.Sales Price:	304,750	MEAN:	99	AVG.ABS.DEV:	4.42	95% Mean C.I.:	94.14 to 103.61
TOTAL Assessed Value:	299,285						
AVG. Adj. Sales Price:	20,316	COD:	4.42	MAX Sales Ratio:	118.78		
AVG. Assessed Value:	19,952	PRD:	100.68	MIN Sales Ratio:	76.36		

Printed: 04/01/2008 18:55:49

**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	11	99.36	98.47	98.12	6.00	100.35	76.36	118.78	91.34 to 104.32	26,468	25,971
2	4	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	3,400	3,400
____ALL____											
	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	100.00	100.00	100.00			100.00	100.00	N/A	25,000	25,000
03	14	100.00	98.80	98.05	4.73	100.77	76.36	118.78	94.78 to 101.28	19,982	19,591
04											
____ALL____											
	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	1	100.00	100.00	100.00			100.00	100.00	N/A	10,000	10,000
65-0005											
65-0011	2	98.63	98.63	97.76	1.39	100.89	97.25	100.00	N/A	2,450	2,395
91-0002	8	100.00	98.24	97.33	7.62	100.94	76.36	118.78	76.36 to 118.78	25,556	24,873
91-0074	4	99.68	100.00	100.12	0.64	99.88	99.36	101.28	N/A	21,350	21,376
NonValid School											
____ALL____											
	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952

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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	3	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	4,366	4,366
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	10	99.68	100.68	101.21	4.28	99.47	91.34	118.78	94.78 to 104.32	23,165	23,446
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	2	88.18	88.18	86.21	13.40	102.29	76.36	100.00	N/A	30,000	25,862
2000 TO Present											
ALL	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952

**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	100.00	99.31	98.55	0.69	100.77	97.25	100.00	N/A	1,900	1,872
Total \$											
1 TO 9999	4	100.00	99.31	98.55	0.69	100.77	97.25	100.00	N/A	1,900	1,872
10000 TO 29999	7	100.00	101.88	102.47	4.72	99.43	91.34	118.78	91.34 to 118.78	22,714	23,275
30000 TO 59999	4	97.56	93.19	93.28	7.81	99.90	76.36	101.28	N/A	34,537	32,217
ALL	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952

**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	4	100.00	99.31	98.55	0.69	100.77	97.25	100.00	N/A	1,900	1,872
Total \$											
1 TO 9999	4	100.00	99.31	98.55	0.69	100.77	97.25	100.00	N/A	1,900	1,872
10000 TO 29999	8	99.36	95.69	94.42	5.26	101.34	76.36	104.32	76.36 to 104.32	24,625	23,251
30000 TO 59999	3	101.28	106.80	105.62	6.07	101.12	100.34	118.78	N/A	33,383	35,260
ALL	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952

**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)

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>100</b>	COV:	8.65	95% Median C.I.:	97.25 to 100.34
TOTAL Sales Price:	579,600	WGT. MEAN:	98	STD:	8.55	95% Wgt. Mean C.I.:	91.02 to 105.39
TOTAL Adj.Sales Price:	304,750	MEAN:	99	AVG.ABS.DEV:	4.42	95% Mean C.I.:	94.14 to 103.61
TOTAL Assessed Value:	299,285						
AVG. Adj. Sales Price:	20,316	COD:	4.42	MAX Sales Ratio:	118.78		
AVG. Assessed Value:	19,952	PRD:	100.68	MIN Sales Ratio:	76.36		

Printed: 04/01/2008 18:55:49

<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	100.00	99.84	99.58	0.16	100.26	99.36	100.00	N/A	9,525	9,485	
10	1	99.36	99.36	99.36			99.36	99.36	N/A	25,000	24,840	
15	1	100.34	100.34	100.34			100.34	100.34	N/A	39,950	40,085	
20	9	100.00	98.23	97.38	7.18	100.88	76.36	118.78	91.34 to 104.32	22,411	21,824	
<u>ALL</u>												
	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	4,366	4,366	
304	1	101.28	101.28	101.28			101.28	101.28	N/A	33,200	33,625	
305	2	99.36	99.36	99.36	0.00	100.00	99.36	99.36	N/A	25,000	24,840	
332	1	100.34	100.34	100.34			100.34	100.34	N/A	39,950	40,085	
344	2	97.83	97.83	98.24	6.63	99.58	91.34	104.32	N/A	23,500	23,087	
353	2	97.39	97.39	97.15	2.68	100.24	94.78	100.00	N/A	27,500	26,717	
384	2	108.02	108.02	116.00	9.97	93.12	97.25	118.78	N/A	15,500	17,980	
386	1	76.36	76.36	76.36			76.36	76.36	N/A	35,000	26,725	
391	1	100.00	100.00	100.00			100.00	100.00	N/A	500	500	
<u>ALL</u>												
	15	100.00	98.88	98.21	4.42	100.68	76.36	118.78	97.25 to 100.34	20,316	19,952	



**2008 Correlation Section  
for Webster County**

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**Commerical Real Property**

**I. Correlation**

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

Discussions throughout the past year between the Webster County Assessor and her state liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county. The Assessor is very concientious about accuracy in the records and continually has staff auditing the paper and computer records to ensure accuracy.

The Assessor is responsive to changes in statues and regulations. The office works hard to educate the public. They have an interactive website for parcel search to provide information to the public. This county is technologically advanced and would benefit greatly as would the residentis in the county if they were to implement a GIS system. However, funding is an issue.

The Webster County Assessor and her staff have done a good job reacting to the indicated changes in the market. There are no areas to suggest a recommendation should be made by the state as to the commercial valuations for Webster County and statistical evidence follows that lends its support to a level of value for commercial property at 100% of the market.

**2008 Correlation Section  
for Webster County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>32</b>	<b>15</b>	<b>46.88</b>
<b>2007</b>	<b>33</b>	<b>18</b>	<b>54.55</b>
<b>2006</b>	<b>38</b>	<b>21</b>	<b>55.26</b>
<b>2005</b>	<b>31</b>	<b>17</b>	<b>54.84</b>
<b>2004</b>	<b>34</b>	<b>22</b>	<b>64.71</b>
<b>2003</b>	<b>27</b>	<b>19</b>	<b>70.37</b>
<b>2002</b>	<b>34</b>	<b>28</b>	<b>82.35</b>
<b>2001</b>	<b>28</b>	<b>23</b>	<b>82.14</b>

COMMERCIAL: At first glance, it would appear that table two shows a decrease in the percentage of sales used. However, a review of the sales not used for measurement purposes shows that 6 of the sales were taken out due to their being substantially changed since the date of the sale. If the substantially changed parcels were added back to the file, the number of qualified sales would be similar to many of the previous years. Webster County has had in place for many years, established sales review procedures. It does not appear that Webster County has excessively trimmed their sales.

**2008 Correlation Section  
for Webster County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Webster County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>99.36</b>	<b>-13.19</b>	<b>86.26</b>	<b>100.00</b>
<b>2007</b>	<b>92.86</b>	<b>-0.6</b>	<b>92.3</b>	<b>99.36</b>
<b>2006</b>	<b>94.68</b>	<b>1.82</b>	<b>96.4</b>	<b>96.13</b>
<b>2005</b>	<b>93.93</b>	<b>2.09</b>	<b>95.89</b>	<b>96.13</b>
<b>2004</b>	<b>100.41</b>	<b>-3.07</b>	<b>97.32</b>	<b>100.24</b>
<b>2003</b>	<b>100</b>	<b>-3.78</b>	<b>96.22</b>	<b>99</b>
<b>2002</b>	<b>100</b>	<b>16.74</b>	<b>116.74</b>	<b>100</b>
<b>2001</b>	<b>61</b>	<b>17.87</b>	<b>71.9</b>	<b>100</b>

COMMERCIAL: The trended preliminary ratio does not reflect the level of value in Webster County. When compared to the calculated R & O ratio it appears that commercial values declined. A review of the assessment actions, however, explains the loss of value due to the shifting of trade fixtures to personal property causing a loss of real property value of over \$1.3 million dollars. A history of solid assessment practices in Webster County gives confidence that the calculated R & O ratio of 100.00 represents the level of value for commercial property in Webster County.

**2008 Correlation Section  
for Webster County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section  
for Webster County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>100.31</b>	<b>2008</b>	<b>-13.19</b>
<b>130.68</b>	<b>2007</b>	<b>-0.6</b>
<b>26.89</b>	<b>2006</b>	<b>1.82</b>
<b>114.98</b>	<b>2005</b>	<b>2.09</b>
<b>0</b>	<b>2004</b>	<b>-3.07</b>
<b>-11.21</b>	<b>2003</b>	<b>-3.78</b>
<b>75.01</b>	<b>2002</b>	<b>16.74</b>
<b>27.62</b>	<b>2001</b>	<b>17.87</b>

COMMERCIAL: A review of table 4 indicates unequal movement between the sales file and base of commercial value. As was stated in Table 3 the movement in the assessed base value for Webster County reflects a loss of value and a shift of trade fixtures from the real property base to personal property in accordance with statute 77-105. The sharp movement upward in the sales file can be attributed to a shift in the wgt'd mean after a review of commercial property in Webster County. There are so few sales of commercial properties and the sales that do occur represent diverse parcels. As is stated in the assessment actions, Webster County conducted a review of most of the commercial property in the county. New depreciation tables were developed if indicated and any changes were made to the property record cards. The resulting values caused an upward shift of the sales file that was overshadowed by the \$1.3 million dollar downward shift of the commercial base of property resulting in uneven movement.

## 2008 Correlation Section for Webster County

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

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

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

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

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

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

**2008 Correlation Section  
for Webster County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>100.00</b>	<b>98.21</b>	<b>98.88</b>

COMMERCIAL: Table 5 indicates that all three measures of central tendency are within the acceptable range and within a two point range of each other. Any of the three statistical measures could be used as a point estimate of the level of value for the commercial property class.

**2008 Correlation Section  
for Webster County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>4.42</b>	<b>100.68</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

COMMERCIAL: The coefficient of dispersion and the price-related differential are both within the acceptable ranges. Both statistics indicate that uniformity has been met for the commercial class of property within Webster County.

**2008 Correlation Section  
for Webster County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>15</b>	<b>15</b>	<b>0</b>
<b>Median</b>	<b>99.36</b>	<b>100.00</b>	<b>0.64</b>
<b>Wgt. Mean</b>	<b>96.01</b>	<b>98.21</b>	<b>2.2</b>
<b>Mean</b>	<b>90.70</b>	<b>98.88</b>	<b>8.18</b>
<b>COD</b>	<b>14.83</b>	<b>4.42</b>	<b>-10.41</b>
<b>PRD</b>	<b>94.47</b>	<b>100.68</b>	<b>6.21</b>
<b>Min Sales Ratio</b>	<b>45.45</b>	<b>76.36</b>	<b>30.91</b>
<b>Max Sales Ratio</b>	<b>134.00</b>	<b>118.78</b>	<b>-15.22</b>

COMMERCIAL: Table seven reflects that no change was made in the number of sales used between the preliminary and final statistical analyses. This also reflects the commitment that Webster County has made to complete their pick up work timely, report sales information accurately and follow regulated assessment practices in the office. The changes in the measures of central tendency and qualitative measures are accurately reflected when reviewed against the stated assessment actions. The minimum and maximum sales ratios also reflect the county's commitment to using all possible sales, not excessively trimming and willingness to recognize outliers for their informational value.



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

### **Agricultural**

The Assessor performed a sales ratio study and adjusted values as indicated by the market. The Lower Republicans Occupation Tax has created a tremendous amount of work. This alone accounts for 105 parcels of pick up work. The office staff corrected irrigated acre counts as new certifications were brought in. Any parcel that had a correction through the NRD or an owner came in on them the property was totally re-measured. This process added a tremendous amount of value for the County. The Assessor also classified all these properties by the programs that they are enrolled in. This is information that was not available in the past but was gathered during this process of certification of irrigated acres. The classification included the type of irrigation used, pivot, surface water, Bostwick, etc. It also involved looking up deeds for the actual canal acres that ran through a property. One staff member was completely dedicated to this process for 2½ months. Properties that had a discrepancy were marked and they drove by and compared the maps with the layout of the land, this accounts for 31 parcels of pickup work. There were also 12 parcels of new construction that were picked up for 2008.

We have spent this year moving the information from the old agricultural cards to the new cards (2005). We have five precincts complete and are starting on the sixth. No proofing of this information transfer has been done.

## 2008 Assessment Survey for Webster County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor/Office Staff/Appraiser
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Yes
a.	<b>How is agricultural land defined in this county?</b>
	By soil type and usage
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The current assessor is not aware of any time that the Income Approach has been used to value agricultural property in Webster County.
6.	<b>What is the date of the soil survey currently used?</b>
	May 1974
7.	<b>What date was the last countywide land use study completed?</b>
	2005
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Physical inspection by the Assessor and staff, they drove every parcel in the county in conjunction with implementation of the 911 system
b.	<b>By whom?</b>
	Assessor and office staff
c.	<b>What proportion is complete / implemented at this time?</b>
	100%
8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	1

9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	By geographic characteristics and market data
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	Yes, through the Conservation Easement Act

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
		<b>148</b>	<b>148</b>



# Webster County Assessor

Sonja L. Krueger, Assessor  
621 N. Cedar St.  
Red Cloud, NE 68970  
402-746-2717

February 19, 2008

Property Assessment & Taxation  
Attention: Ruth Sorensen  
1033 "O" Street, Suite 600  
Lincoln NE 68508

## RE: Special Valuation

Methodology for determining recapture valuation of agricultural land: We figure the recapture valuation the same as we do the rest of the residential land within each market area. If I have enough sales I do a market analysis of the area. We do a printout of this pricing and write it on the front of the property record card.

Methodology for determining special valuation of agricultural land: Once a taxpayer comes in to request special valuation we go physically look at the land to determine the use. We figure the special valuation just as we do the rest of agricultural land. If I have enough sales I do a market analysis. We then do a printout of this pricing and write it on the front of the property record card.

Terra-Scan also shows both the recapture valuation and the special valuation.

An example of what this would be:

	Land	Imp	Total
2008	15,710	-0-	15,710
SPECIAL VALUATION			
2008	2,005	-0-	2,005

Sonja L. Krueger,  
Webster County Assessor



## **2008 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Webster County**

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

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Webster County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Webster County is in compliance with generally accepted mass appraisal practices.

### **Special Valuation of Agricultural Land**

It is my opinion that the level of value of the special valuation of the class of agricultural land in Webster County is 75% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Webster County is in compliance with generally accepted mass appraisal practices.

### **Recapture Valuation of Agricultural Land**

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Webster County is 75% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Webster County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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Ruth A. Sorensen  
Property Tax Administrator

# **SPECIAL VALUE SECTION**

## **CORRELATION for**

### **Webster County**

#### **I. Agricultural Land Value Correlation**

A review of the 2008 Unimproved Agricultural statistics indicates that an accurate measurement of the uninfluenced agricultural land in Webster County has been achieved. The measures of central tendency reflect that the median and aggregate are within the range, while the mean, being more influenced by outliers, is above the acceptable range. The coefficient of dispersion is above the range, but not excessively. The price-related differential is within the range at 102.66. According to the assessment actions report Webster County spent a great deal of time with the certification of irrigated acres. They also adjusted values after a market study of the sales of agricultural land. Specifically, Webster saw increases to all LCGs but the largest increases were in irrigated and grass acres. All of these LCGs increased by \$105 per LCG. Dry agricultural land also saw varying degrees of increases. After reviewing the Preliminary Statistical Report, as well as the 2008 Statistical Report for the Unimproved Agricultural real property, the statistical measurements appear to achieve an acceptable level of value in Webster County.

**PAD 2008 R&O Agricultural Statistics**

Base Stat

Query: 6587

Type: Qualified

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

NUMBER of Sales:	52	<b>MEDIAN:</b>	<b>75</b>	COV:	30.72	95% Median C.I.:	67.05 to 87.35	(! : Derived)
(AgLand) TOTAL Sales Price:	8,009,245	WGT. MEAN:	78	STD:	24.50	95% Wgt. Mean C.I.:	71.96 to 83.43	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,120,745	MEAN:	80	AVG.ABS.DEV:	18.57	95% Mean C.I.:	73.10 to 86.42	
(AgLand) TOTAL Assessed Value:	6,309,555							
AVG. Adj. Sales Price:	156,168	COD:	24.73	MAX Sales Ratio:	157.34			
AVG. Assessed Value:	121,337	PRD:	102.66	MIN Sales Ratio:	32.79			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	4	98.51	91.08	80.23	15.29	113.52	54.46	112.86	N/A	166,000	133,190
10/01/04 TO 12/31/04	4	92.99	99.03	75.27	29.47	131.57	52.79	157.34	N/A	134,961	101,583
01/01/05 TO 03/31/05	8	75.32	76.65	75.97	10.50	100.89	58.55	98.97	58.55 to 98.97	185,515	140,940
04/01/05 TO 06/30/05	8	81.15	78.29	86.11	19.09	90.92	47.35	104.64	47.35 to 104.64	155,560	133,955
07/01/05 TO 09/30/05	2	73.34	73.34	65.72	13.94	111.60	63.12	83.56	N/A	200,500	131,760
10/01/05 TO 12/31/05	1	64.91	64.91	64.91			64.91	64.91	N/A	75,000	48,685
01/01/06 TO 03/31/06	8	86.77	90.14	84.60	19.50	106.55	65.36	124.48	65.36 to 124.48	203,375	172,055
04/01/06 TO 06/30/06	2	67.67	67.67	67.67	0.64	100.00	67.24	68.10	N/A	116,000	78,500
07/01/06 TO 09/30/06	4	84.47	85.39	79.64	24.17	107.22	62.90	109.71	N/A	135,937	108,255
10/01/06 TO 12/31/06	2	48.87	48.87	56.15	30.38	87.02	34.02	63.71	N/A	124,750	70,052
01/01/07 TO 03/31/07	8	63.89	62.17	62.48	18.21	99.51	32.79	88.45	32.79 to 88.45	118,506	74,045
04/01/07 TO 06/30/07	1	143.00	143.00	143.00			143.00	143.00	N/A	112,000	160,160
<u>Study Years</u>											
07/01/04 TO 06/30/05	24	81.15	83.33	79.80	22.04	104.42	47.35	157.34	68.01 to 97.58	163,851	130,761
07/01/05 TO 06/30/06	13	74.06	82.16	79.04	19.83	103.94	63.12	124.48	65.36 to 99.40	179,615	141,972
07/01/06 TO 06/30/07	15	64.98	71.98	71.53	29.66	100.63	32.79	143.00	53.80 to 88.45	123,553	88,376
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	75.96	76.37	78.37	15.59	97.46	47.35	104.64	64.91 to 87.35	168,663	132,177
01/01/06 TO 12/31/06	16	73.43	80.98	79.43	24.97	101.96	34.02	124.48	65.36 to 101.89	165,765	131,660
<u>ALL</u>											
	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337

**PAD 2008 R&O Agricultural Statistics**

Base Stat

Query: 6587

Type: Qualified

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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	
4129	3	64.91	69.26	72.12	24.74	96.04	47.35	95.53	N/A	87,565	63,148	
4131	3	54.46	68.89	60.34	28.55	114.18	52.79	99.43	N/A	237,333	143,198	
4133	2	83.49	83.49	75.63	18.54	110.40	68.01	98.97	N/A	188,900	142,860	
4135	2	89.14	89.14	96.60	39.65	92.28	53.80	124.48	N/A	173,400	167,500	
4241	5	83.19	78.23	74.73	18.41	104.68	52.78	99.40	N/A	112,400	83,997	
4243	4	67.67	69.93	70.84	6.58	98.71	63.71	80.67	N/A	157,000	111,225	
4245	3	75.53	79.89	75.54	7.39	105.77	73.70	90.45	N/A	216,000	163,160	
4247	2	83.22	83.22	85.21	4.96	97.67	79.10	87.35	N/A	155,150	132,202	
4369	10	90.69	82.92	86.12	24.77	96.28	32.79	112.86	34.02 to 109.71	88,325	76,066	
4371	5	67.05	81.53	77.99	27.90	104.54	58.55	143.00	N/A	198,300	154,646	
4373	6	70.49	75.29	79.84	16.48	94.31	58.93	97.58	58.93 to 97.58	145,333	116,027	
4375	1	63.12	63.12	63.12			63.12	63.12	N/A	350,000	220,905	
4487	2	67.80	67.80	71.96	7.38	94.22	62.79	72.80	N/A	246,125	177,105	
4489	1	157.34	157.34	157.34			157.34	157.34	N/A	51,150	80,480	
4491	1	89.48	89.48	89.48			89.48	89.48	N/A	491,000	439,350	
4493	2	88.43	88.43	88.75	26.08	99.63	65.36	111.49	N/A	71,000	63,012	
ALL												
	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337	
ALL												
	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337	

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	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337	
ALL												
	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337	

**PAD 2008 R&O Agricultural Statistics**

Base Stat

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**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	77.32	77.32	76.97	2.31	100.45	75.53	79.10	N/A	100,240	77,150
DRY-N/A	14	70.86	73.78	77.52	27.76	95.17	32.79	124.48	47.35 to 95.53	152,497	118,211
GRASS	17	67.24	76.71	71.29	22.81	107.60	52.78	112.86	62.79 to 101.89	108,794	77,562
GRASS-N/A	10	93.02	91.38	85.88	21.72	106.41	53.80	157.34	58.93 to 104.64	162,080	139,192
IRRGTD	1	74.69	74.69	74.69			74.69	74.69	N/A	239,000	178,500
IRRGTD-N/A	8	78.18	83.44	77.62	25.61	107.51	52.79	143.00	52.79 to 143.00	259,500	201,415
ALL	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	74.62	73.32	73.01	17.17	100.41	34.02	99.43	34.02 to 99.43	166,240	121,376
DRY-N/A	8	74.28	75.12	83.36	30.32	90.11	32.79	124.48	32.79 to 124.48	125,689	104,780
GRASS	19	67.05	74.57	69.76	22.16	106.90	52.78	112.86	58.93 to 92.86	107,700	75,132
GRASS-N/A	8	98.28	100.14	90.10	15.21	111.15	74.06	157.34	74.06 to 157.34	178,000	160,370
IRRGTD	4	73.75	74.01	72.80	6.94	101.66	64.98	83.56	N/A	217,250	158,148
IRRGTD-N/A	5	89.48	89.24	80.03	27.92	111.51	52.79	143.00	N/A	289,200	231,445
ALL	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	74.62	74.22	77.47	23.67	95.80	32.79	124.48	64.91 to 90.45	145,965	113,078
GRASS	27	75.96	82.15	78.10	25.43	105.18	52.78	157.34	63.71 to 98.97	128,529	100,387
IRRGTD	8	73.75	81.60	74.04	24.64	110.21	52.79	143.00	52.79 to 143.00	228,000	168,808
IRRGTD-N/A	1	89.48	89.48	89.48			89.48	89.48	N/A	491,000	439,350
ALL	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0090											
01-0123	10	77.32	76.61	73.88	17.79	103.70	47.35	99.43	52.79 to 95.53	164,899	121,824
65-0005	1	53.80	53.80	53.80			53.80	53.80	N/A	136,800	73,600
65-0011	6	67.96	82.00	71.91	33.02	114.03	52.78	157.34	52.78 to 157.34	194,233	139,679
91-0002	24	75.96	81.46	82.71	26.22	98.48	32.79	143.00	65.83 to 97.82	140,822	116,476
91-0074	11	68.10	80.07	77.34	24.04	103.54	54.46	124.48	62.90 to 99.40	162,709	125,836
NonValid School											
ALL	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	58.79	58.79	56.09	42.13	104.82	34.02	83.56	N/A	57,250	32,110
50.01 TO 100.00	15	65.36	70.51	66.30	21.60	106.36	32.79	112.86	58.93 to 79.10	66,665	44,198
100.01 TO 180.00	19	83.19	87.01	79.90	26.68	108.90	52.78	157.34	66.28 to 99.40	130,094	103,945
180.01 TO 330.00	11	72.80	78.18	74.54	19.29	104.88	54.46	109.71	63.12 to 104.64	243,224	181,299
330.01 TO 650.00	5	89.48	91.86	86.77	16.61	105.86	73.70	124.48	N/A	371,800	322,622
ALL	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	8	87.01	95.10	94.82	23.60	100.30	62.79	157.34	62.79 to 157.34	47,518	45,056
60000 TO 99999	12	65.60	73.06	74.87	27.76	97.59	34.02	111.49	58.55 to 98.97	73,623	55,120
100000 TO 149999	15	68.10	77.58	77.01	28.79	100.74	32.79	143.00	62.90 to 95.53	123,699	95,265
150000 TO 249999	9	87.35	88.67	88.06	17.60	100.68	63.71	124.48	67.05 to 104.64	211,091	185,895
250000 TO 499999	8	70.41	68.55	70.46	12.72	97.29	52.79	89.48	52.79 to 89.48	387,725	273,202
ALL	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	2	48.41	48.41	45.35	29.72	106.73	34.02	62.79	N/A	52,375	23,752
30000 TO 59999	13	65.83	71.88	66.50	24.86	108.08	32.79	112.86	58.55 to 90.45	61,634	40,988
60000 TO 99999	14	71.82	82.20	75.73	27.71	108.54	52.78	157.34	62.90 to 99.40	106,826	80,897
100000 TO 149999	5	88.45	86.06	83.29	10.87	103.32	63.71	99.43	N/A	130,309	108,539
150000 TO 249999	13	80.67	84.68	78.29	24.79	108.17	52.79	143.00	63.12 to 104.64	230,586	180,515
250000 TO 499999	5	74.06	86.90	82.48	18.22	105.37	72.80	124.48	N/A	414,000	341,448
ALL	52	75.11	79.76	77.70	24.73	102.66	32.79	157.34	67.05 to 87.35	156,168	121,337

**SPECIAL VALUE SECTION  
CORRELATION for  
Webster County**

**II. Special Value Correlation**

Only a small portion of Webster County is affected by special value, for purposes of valuation the special value has been established using similar uninfluenced agricultural sales that have occurred in the surrounding area and valued the same as other agricultural property in the county. For the assessment year 2008, LCGs received an increase, with the largest increases in irrigated and grass. The recapture value was set, in relation to residential lots, in the areas where the land qualifying for special valuation was located. The assessor has met the criteria to achieve an acceptable level and quality of assessment for the agricultural class for the 2008 assessment year. It is the opinion that the level of value for special value in Webster County is equal to the uninfluenced agricultural level of value.

**SPECIAL VALUE SECTION  
CORRELATION for  
Webster County**

**III. Recapture Value Correlation**

There is no information available to suggest that the level of value is not in compliance. Due to the lack of any sales among the parcels designated with special valuation, there is no evidence to indicate that the quality of assessment or assessment uniformity for recapture value is outside of the acceptable range.



County 91 - Webster

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,311	<b>Value</b> 348,087,945	<b>Total Growth</b> 1,852,295 (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	128	150,615	3	2,555	14	6,905	145	160,075	
2. Res Improv Land	1,176	1,955,240	47	642,075	159	1,884,920	1,382	4,482,235	
3. Res Improvements	1,196	41,941,095	47	2,984,135	166	7,270,185	1,409	52,195,415	
4. Res Total	1,324	44,046,950	50	3,628,765	180	9,162,010	1,554	56,837,725	1,315,615
% of Total	85.19	77.49	3.21	6.38	11.58	16.11	36.04	16.32	71.02
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	4	49,720	4	49,720	
7. Rec Improvements	0	0	0	0	4	34,545	4	34,545	
8. Rec Total	0	0	0	0	4	84,265	4	84,265	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.09	0.02	0.00
Res+Rec Total	1,324	44,046,950	50	3,628,765	184	9,246,275	1,558	56,921,990	1,315,615
% of Total	84.98	77.38	3.20	6.37	11.81	16.24	36.14	16.35	71.02

**County 91 - Webster**

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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	19	49,045	1	0	5	38,615	25	87,660	
10. Comm Improv Land	156	493,035	4	39,515	26	595,150	186	1,127,700	
11. Comm Improvements	170	7,289,030	4	432,575	27	7,401,950	201	15,123,555	
12. Comm Total	189	7,831,110	5	472,090	32	8,035,715	226	16,338,915	185,625
% of Total	83.62	47.92	2.21	2.88	14.15	49.18	5.24	4.69	10.02
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	189	7,831,110	5	472,090	32	8,035,715	226	16,338,915	185,625
% of Total	83.62	47.92	2.21	2.88	14.15	49.18	5.24	4.69	10.02
17. Taxable Total	1,513	51,878,060	55	4,100,855	216	17,281,990	1,784	73,260,905	1,501,240
% of Total	84.80	70.81	3.08	4.95	12.10	12.62	41.38	21.04	81.04

**County 91 - Webster**

**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	2	346,100	277,115	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	346,100	277,115
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>2</b>	<b>346,100</b>	<b>277,115</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	112	2	127	<b>241</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	77	200,030	8	7,305	1,850	182,674,680	1,935	182,882,015
28. Ag-Improved Land	9	131,130	5	72,200	557	62,888,765	571	63,092,095
29. Ag-Improvements	9	91,440	5	210,310	578	28,551,180	592	28,852,930
<b>30. Ag-Total Taxable</b>							<b>2,527</b>	<b>274,827,040</b>

County 91 - Webster

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	4	4.000	40,000	
33. HomeSite Improvements	6		47,760	4		188,710	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	9	7.800	24,300	4	3.600	10,800	
37. FarmSite Improv	3		43,680	4		21,600	
38. FarmSite Total							
39. Road & Ditches		2.020			0.480		
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	5	5.000	50,000	5	5.000	50,000	
32. HomeSite Improv Land	411	424.950	4,160,000	415	428.950	4,200,000	
33. HomeSite Improvements	435		22,671,240	445		22,907,710	351,055
34. HomeSite Total				450	433.950	27,157,710	
35. FarmSite UnImp Land	26	48.500	81,180	26	48.500	81,180	
36. FarmSite Impr Land	490	545.130	1,366,380	503	556.530	1,401,480	
37. FarmSite Improv	491		5,879,940	498		5,945,220	0
38. FarmSite Total				524	605.030	7,427,880	
39. Road & Ditches		8,906.340			8,908.840		
40. Other-Non Ag Use		437.560	70		437.560	70	
41. Total Section VI				974	10,385.380	34,585,660	351,055

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	3	459.990	179,515	3	459.990	179,515

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	85	521.690	306,345	0	0.000	0
44. Recapture Val			478,715			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2	2.010	1,005	87	523.700	307,350
44. Recapture Val			4,685			483,400

County 91 - Webster

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	5.000	6,900	4,231.530	5,839,505	4,236.530	5,846,405
46. 1A	0.000	0	0.000	0	22,307.220	30,777,245	22,307.220	30,777,245
47. 2A1	0.000	0	0.000	0	4,379.620	5,211,745	4,379.620	5,211,745
48. 2A	0.000	0	0.000	0	2,822.510	3,358,795	2,822.510	3,358,795
49. 3A1	0.000	0	0.000	0	2,097.550	2,496,095	2,097.550	2,496,095
50. 3A	0.000	0	0.000	0	8,450.970	9,380,585	8,450.970	9,380,585
51. 4A1	0.000	0	0.000	0	5,695.270	6,321,740	5,695.270	6,321,740
52. 4A	0.000	0	0.000	0	13,895.700	15,424,235	13,895.700	15,424,235
53. Total	0.000	0	5.000	6,900	63,880.370	78,809,945	63,885.370	78,816,845
<b>Dryland:</b>								
54. 1D1	18.000	14,760	0.000	0	2,243.620	1,839,770	2,261.620	1,854,530
55. 1D	100.970	82,805	0.000	0	55,234.420	45,292,215	55,335.390	45,375,020
56. 2D1	42.410	34,775	0.000	0	4,984.070	4,086,935	5,026.480	4,121,710
57. 2D	6.180	3,335	0.000	0	2,050.280	1,107,155	2,056.460	1,110,490
58. 3D1	4.280	2,310	0.000	0	7,285.720	3,934,295	7,290.000	3,936,605
59. 3D	28.230	15,245	0.000	0	18,623.230	10,056,555	18,651.460	10,071,800
60. 4D1	26.000	14,040	0.000	0	9,158.250	4,945,470	9,184.250	4,959,510
61. 4D	32.670	17,640	0.000	0	13,123.350	7,086,625	13,156.020	7,104,265
62. Total	258.740	184,910	0.000	0	112,702.940	78,349,020	112,961.680	78,533,930
<b>Grass:</b>								
63. 1G1	0.000	0	2.000	1,000	526.700	263,350	528.700	264,350
64. 1G	86.440	43,220	3.650	1,825	12,845.740	6,422,870	12,935.830	6,467,915
65. 2G1	55.150	27,575	12.560	6,280	8,909.780	4,454,890	8,977.490	4,488,745
66. 2G	20.510	10,255	3.000	1,500	10,365.910	5,182,955	10,389.420	5,194,710
67. 3G1	3.580	1,790	3.220	1,610	3,495.960	1,747,980	3,502.760	1,751,380
68. 3G	22.840	11,420	3.000	1,500	24,325.530	12,162,765	24,351.370	12,175,685
69. 4G1	12.250	6,125	0.000	0	22,579.840	11,289,920	22,592.090	11,296,045
70. 4G	40.000	20,000	15.980	7,990	81,479.250	40,739,625	81,535.230	40,767,615
71. Total	240.770	120,385	43.410	21,705	164,528.710	82,264,355	164,812.890	82,406,445
72. Waste	20.510	1,225	0.780	100	7,923.000	482,495	7,944.290	483,820
73. Other	0.680	340	0.000	0	109.100	0	109.780	340
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	520.700	306,860	49.190	28,705	349,144.120	239,905,815	349,714.010	240,241,380

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	5.000	6,900	63,880.370	78,809,945	63,885.370	78,816,845
77.Dry Land	258.740	184,910	0.000	0	112,702.940	78,349,020	112,961.680	78,533,930
78.Grass	240.770	120,385	43.410	21,705	164,528.710	82,264,355	164,812.890	82,406,445
79.Waste	20.510	1,225	0.780	100	7,923.000	482,495	7,944.290	483,820
80.Other	0.680	340	0.000	0	109.100	0	109.780	340
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	<b>520.700</b>	<b>306,860</b>	<b>49.190</b>	<b>28,705</b>	<b>349,144.120</b>	<b>239,905,815</b>	<b>349,714.010</b>	<b>240,241,380</b>

## 2008 Agricultural Land Detail

### County 91 - Webster

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	4,236.530	6.63%	5,846,405	7.42%	1,379.998
1A	22,307.220	34.92%	30,777,245	39.05%	1,379.698
2A1	4,379.620	6.86%	5,211,745	6.61%	1,189.999
2A	2,822.510	4.42%	3,358,795	4.26%	1,190.002
3A1	2,097.550	3.28%	2,496,095	3.17%	1,190.005
3A	8,450.970	13.23%	9,380,585	11.90%	1,110.000
4A1	5,695.270	8.91%	6,321,740	8.02%	1,109.998
4A	13,895.700	21.75%	15,424,235	19.57%	1,110.000
<b>Irrigated Total</b>	<b>63,885.370</b>	<b>100.00%</b>	<b>78,816,845</b>	<b>100.00%</b>	<b>1,233.722</b>

**Dry:**

1D1	2,261.620	2.00%	1,854,530	2.36%	820.000
1D	55,335.390	48.99%	45,375,020	57.78%	820.000
2D1	5,026.480	4.45%	4,121,710	5.25%	819.999
2D	2,056.460	1.82%	1,110,490	1.41%	540.000
3D1	7,290.000	6.45%	3,936,605	5.01%	540.000
3D	18,651.460	16.51%	10,071,800	12.82%	540.000
4D1	9,184.250	8.13%	4,959,510	6.32%	540.001
4D	13,156.020	11.65%	7,104,265	9.05%	540.001
<b>Dry Total</b>	<b>112,961.680</b>	<b>100.00%</b>	<b>78,533,930</b>	<b>100.00%</b>	<b>695.226</b>

**Grass:**

1G1	528.700	0.32%	264,350	0.32%	500.000
1G	12,935.830	7.85%	6,467,915	7.85%	500.000
2G1	8,977.490	5.45%	4,488,745	5.45%	500.000
2G	10,389.420	6.30%	5,194,710	6.30%	500.000
3G1	3,502.760	2.13%	1,751,380	2.13%	500.000
3G	24,351.370	14.78%	12,175,685	14.78%	500.000
4G1	22,592.090	13.71%	11,296,045	13.71%	500.000
4G	81,535.230	49.47%	40,767,615	49.47%	500.000
<b>Grass Total</b>	<b>164,812.890</b>	<b>100.00%</b>	<b>82,406,445</b>	<b>100.00%</b>	<b>500.000</b>

<b>Irrigated Total</b>	<b>63,885.370</b>	<b>18.27%</b>	<b>78,816,845</b>	<b>32.81%</b>	<b>1,233.722</b>
<b>Dry Total</b>	<b>112,961.680</b>	<b>32.30%</b>	<b>78,533,930</b>	<b>32.69%</b>	<b>695.226</b>
<b>Grass Total</b>	<b>164,812.890</b>	<b>47.13%</b>	<b>82,406,445</b>	<b>34.30%</b>	<b>500.000</b>
Waste	7,944.290	2.27%	483,820	0.20%	60.901
Other	109.780	0.03%	340	0.00%	3.097
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>349,714.010</b>	<b>100.00%</b>	<b>240,241,380</b>	<b>100.00%</b>	<b>686.965</b>

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

<b>Irrigated Total</b>	<b>63,885.370</b>	<b>100.00%</b>	<b>78,816,845</b>	<b>100.00%</b>
<b>Dry Total</b>	<b>112,961.680</b>	<b>100.00%</b>	<b>78,533,930</b>	<b>100.00%</b>
<b>Grass Total</b>	<b>164,812.890</b>	<b>100.00%</b>	<b>82,406,445</b>	<b>100.00%</b>
Waste	7,944.290	100.00%	483,820	100.00%
Other	109.780	100.00%	340	100.00%
Exempt	0.000	0.00%		
<b>Market Area Total</b>	<b>349,714.010</b>	<b>100.00%</b>	<b>240,241,380</b>	<b>100.00%</b>

## 2008 Agricultural Land Detail

### County 91 - Webster

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	5.000	6,900	63,880.370	78,809,945
Dry	258.740	184,910	0.000	0	112,702.940	78,349,020
Grass	240.770	120,385	43.410	21,705	164,528.710	82,264,355
Waste	20.510	1,225	0.780	100	7,923.000	482,495
Other	0.680	340	0.000	0	109.100	0
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>520.700</b>	<b>306,860</b>	<b>49.190</b>	<b>28,705</b>	<b>349,144.120</b>	<b>239,905,815</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	63,885.370	78,816,845	63,885.370	18.27%	78,816,845	32.81%	1,233.722
Dry	112,961.680	78,533,930	112,961.680	32.30%	78,533,930	32.69%	695.226
Grass	164,812.890	82,406,445	164,812.890	47.13%	82,406,445	34.30%	500.000
Waste	7,944.290	483,820	7,944.290	2.27%	483,820	0.20%	60.901
Other	109.780	340	109.780	0.03%	340	0.00%	3.097
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>349,714.010</b>	<b>240,241,380</b>	<b>349,714.010</b>	<b>100.00%</b>	<b>240,241,380</b>	<b>100.00%</b>	<b>686.965</b>

\* Department of Property Assessment & Taxation Calculates

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

91 Webster

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	55,207,950	56,837,725	1,629,775	2.95	1,315,615	0.57
2. Recreational	83,715	84,265	550	0.66	0	0.66
3. Ag-Homesite Land, Ag-Res Dwellings	25,986,935	27,157,710	1,170,775	4.51	*-----	4.51
<b>4. Total Residential (sum lines 1-3)</b>	<b>81,278,600</b>	<b>84,079,700</b>	<b>2,801,100</b>	<b>3.45</b>	<b>1,315,615</b>	<b>1.83</b>
5. Commercial	18,606,710	16,338,915	-2,267,795	-12.19	185,625	-13.19
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	7,268,970	7,427,880	158,910	2.19	351,055	-2.64
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>25,875,680</b>	<b>23,766,795</b>	<b>-2,108,885</b>	<b>-8.15</b>	<b>185,625</b>	<b>-8.87</b>
<b>10. Total Non-Agland Real Property</b>	<b>107,154,280</b>	<b>107,846,565</b>	<b>692,285</b>	<b>0.65</b>	<b>1,852,295</b>	<b>-1.08</b>
11. Irrigated	70,570,660	78,816,845	8,246,185	11.69		
12. Dryland	71,065,110	78,533,930	7,468,820	10.51		
13. Grassland	76,783,820	82,406,445	5,622,625	7.32		
14. Wasteland	482,260	483,820	1,560	0.32		
15. Other Agland	70	70	270	385.71		
<b>16. Total Agricultural Land</b>	<b>218,901,920</b>	<b>240,241,380</b>	<b>21,339,460</b>	<b>9.75</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>326,056,200</b>	<b>348,087,945</b>	<b>22,031,745</b>	<b>6.76</b>	<b>1,852,295</b>	<b>6.19</b>

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

**2007 Plan of Assessment for Webster County  
Assessment Years 2006, 2007, and 2008  
June 15, 2006**

**Plan of Assessment Requirements:**

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

**Real Property Assessment Requirements:**

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural land and horticultural land; for the 2006 value year and will change for the 2007 assessment year and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications
- 4) for special valuation under §77-1344 and 80% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347; and will change for the 2007 assessment year.

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

**General Description of Real Property in Webster County:**

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1436	30%	.1486%
Commercial	235	5%	.0632%
Industrial	0	0%	0%
Recreational	0	0%	0%
Agricultural	2723	57%	.7873%
Special Valuation	99	2%	.0009%
Exempt	262	6%	0%

Agricultural land is our most predominant property. They make up nearly 79% of our tax base. Of the agricultural land 47% is grassland followed by 33% dryland.

**Current Resources:**

***A. Staff / Budget / Training***

***Elected Assessor:***

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

***Deputy Assessor:***

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

Nature of Responsibility:

Number of employees supervised by this position: All clerks

Nature and extent of instructions given this position regarding work: Take over all responsibilities when the Assessor is not present. As with every position within this office you will be expected to handle any issue that arises or do any work that is needed.

Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in cadastral mapping, calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

***Clerk:***

There are no Continuing Education requirements for this position.

Nature of Responsibility:

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

***Clerk, part-time:***

There are no Continuing Education requirements for this position.

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

***Appraiser (Contracted):***

Job description is to do whatever pick-up work we have not completed in office. Also watch for changes in the agricultural land year round. Continuing Education requirements for this position is to obtain 28 hours of approved continuing education every two years.

### ***Budget***

County Assessor office budget was \$85,204.68 for the 2005/2006 budget year. I am requesting a budget of \$88,040.00 for the 2006/2007 budget year. The County Appraiser office budget was \$6,150 for the 2005/2006 budget year. We are requesting the same amount of \$6,150 for the 2006/2007 budget year.

The 911 GIS mapping is done and paid off. At this time the County budgeted for road signs in 2005/2006. They covered all roads leading off the highways and blacktops, also all intersections on River RD. All funding for road signs has been suspended. Due to budgeting problems within the county GIS mapping within the Assessors Office has also been suspended.

### ***Training***

We continue to train the clerks on statutory dates and pertinent information that may not be understood or has not been performed. Any new information obtained at schooling or meetings is brought back to the office and the remaining staff is updated.

### ***B. Cadastral Maps***

The Cadastral maps for the towns have been completely proofed and we feel, except for a few problems, are in good condition. In the rural area only one precinct (4-9) has been proofed and is in good condition. As deeds come in we update ownership and make any splits that need to be done.

### ***C. Property Record Cards***

These records are maintained and updated by office staff. They are in good condition. We have successfully moved all data from old property cards onto new property cards in the Residential files. We are continuing as time allows to finish moving the information on the Commercial and Agricultural property cards. Within the Residential files we are in the process of removing all the old cards and pricing sheets to the historical files. Once the information has been moved within the Commercial and Agricultural files we also purge the old information from the files to the historical files. Information on all files includes the following:

Filing ID number, Parcel ID number (computer ID number), Cadastral number, Glide number (the cadastral pages hang from glides), Ownership, Legal description, Deed information, Utilities, Offsite improvements, Zoning, Neighborhood analysis, Land size computations, School district, Situs address, Map number, Class code, House data, Building data, Picture of house, Sketch of house, Ground plan sketch (on some – work in progress), Annual valuations, Remarks sheet, Deed sheet, and Valuation worksheets

### ***D. Software***

We use Terra-Scan for our property pricing. I use Microsoft Excel to run my sales ration studies.

### ***E. Web based***

Tricia Allen (Deputy Assessor) and I have taken schooling to set up a Web page. We have applied for a grant but have not yet heard if we will receive it.

## **Current Assessment Procedures for Real Property:**

### ***A. Discover, List & Inventory all Property***

Real estate transfers are brought over to the Assessors office from the Register of Deeds office. Within a few days, the Deputy Assessor processes the deed. This consists of pulling the property record cards confirming information on deed matches property record information. If anything does not match, we do a deed research then contact the person that prepared the deed. They then file a corrective deed. If everything on the deed matches our property record card we change Terra-Scan, update the record card with new owner, and update the Deed card within the property record card. The cadastral book is then changed; the sale is entered into Excel for the sales ratio study, and also put in the "Sales Book" for appraisers. We do the supplemental sheet through the mail to the PA&T Department. Then we mail a "Sales Review" sheet to the buyer and the seller. The information off of the sales review is used to determine "arms-length" sales.

Sales reviews are done on each and every sale as they come through the office. A sales verification letter is sent out to both the buyer and the seller of each transaction. We get back about 60% of the letters. If we do not receive the sales verification back within two weeks, we will attempt to contact the person(s) to verify the sale. The individual, who processes the sale, also updates the sales book for the appraiser's use and maintains data entry for both Terra-Scan and the Excel program used for the Sales Ratio Study.

Building permits are filed in the Clerks office, during the month of November, we make copies of all building permits. We contact Bladen, Blue Hill, and Red Cloud for their building permits during this month also.

### ***B. Data Collection***

From November until the March 20 cut-off date, we inspect every property with a building permit. We are currently reviewing all rural properties so if we are out on a permit, we do a full review of the property. Sales information is updated in Excel every time we process a Real Estate Transfer and when we receive the Sales Review back.

### ***C. Review assessment sales ratio studies before assessment action***

Internally a sales ratio study is done annually for each class of property: residential, commercial and agricultural. Residential is then broke down by each market area. It is then broke down within each sub-class in that market area that is deemed necessary. Commercial is broke down by each market area. Agricultural is broke down by use, area of the county where it is located, and by school districts. We try to keep our Field Liaison updated on what we are doing usually just over the phone.

### ***D. Approaches to Value***

We are using Marshall and Swift 06/99 pricing. Each year when we do the sales ratio studies if needed we update the depreciation worksheets. The most recent depreciation study being used was done in 2005/2006 for the 2006 valuation year. Sales ratio studies are also run on agricultural land as a whole. Then it is broke out and studied by predominant use, school district, and location within the county.

**E. Reconciliation of Final Value and documentation**

The final values are checked against the sales ratio studies. Any corrections are made and then the rest of the property within the county is changed.

**F. Review assessment sales ratio studies after assessment actions**

If needed the sales ratio studies are reviewed again to determine where we need to make additional changes.

**G. Notices and Public Relations**

Notice of Valuation change is sent along with a letter of explanation on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	99%	16%	103%
Commercial	96%	14%	96%
Agricultural Land	75%	27%	102%
Special Value Agland	75%	27%	102%

\*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2006 Reports & Opinions.

**Assessment Actions Planned for Assessment Year 2006:**

**For 2006**

Agricultural: Our goal is for Bob Worman, contracted appraiser, to review all of Elm Creek, Cowles/Pleasant Hill, Garfield, Glenwood, Batin and part of Red Cloud precincts. This is a total of 232 rural parcels. In this count also includes the rural residential houses. This will include all buildings and residents located within these precincts. Finish transferring information from the old agricultural cards to the new agricultural cards. Proof the new agricultural cards against the old agricultural cards to make sure all data has been transferred accurately.

Residential: Finish transferring information from the old residential cards to the new residential cards. Proof the new residential cards against the old residential cards to make sure all data has been transferred accurately.

Commercial: Our goal is for Bob Worman, contracted appraiser, to review commercial properties in Elm Creek, Cowles/Pleasant Hill, Garfield, Glenwood, Batin and part of Red Cloud precincts. This is a total of 7 rural commercial parcels. Finish transferring information from the old commercial cards to the new commercial cards. Proof the new commercial cards against the old commercial cards to make sure all data has been transferred accurately.

**Special Value - Agland:** Assessor and/or deputy will review each special value parcel.

## **For 2007**

**Agricultural:** Bob Worman, contracted appraiser, was able to finish the reviews on all rural parcels for the 2006 value year. All buildings and residents located within rural Webster County have now been looked at. The Assessor and/or deputy will drive the county to check for any land use changes.

**Residential:** Assessor and/or deputy will review the Village of Guide Rock with 168 improved parcels and Village of Bladen with 124 improved parcels. This will include all buildings and residents located within this city.

**Commercial:** Our goal is for Bob Worman, contracted appraiser, has reviewed all commercial properties in the county. As money allows Bob is doing the commercial properties in Red Cloud from scratch. Due to the cost of each parcel I am hoping to just get Red Cloud done in 2007.

***Special Value - Agland:*** Assessor and/or deputy will review each special value parcel

## **For 2008**

***Agricultural:*** Rural properties have all been looked at now, so we will concentrate on the town reviews.

***Residential:*** Contracted appraiser, Bob Worman, the assessor and/or deputy will review the City of Blue Hill with 326 improved parcels and the City of Red Cloud with 539 improved parcels. This will include all buildings and residents located within this city.

***Commercial:*** Contracted appraiser, Bob Worman, will start from scratch on the City of Blue Hill with 45 improved parcels.

***Special Value - Agland:*** Assessor and/or deputy will review each special value parcel

## ***Plan of Review***

When we review a property, we compare the property record card to the physical site. If anything appears to be wrong, we contact the owner to obtain entrance and do an interior inspection and re-measurement. If not allowed inside, we attempt to review the information with the owner and do a review of the outside. Digital photos are taken of all homes and some outbuildings. The rural ground plan sketches are drawn at this time also. Aerial photographs are unrealistic due to budget constraints.

## **Other functions performed by the assessor's office, but not limited to:**

1. Record Maintenance, mapping updates, & ownership changes were discussed in previous sections.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts
  - b. Assessor Survey
  - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report

- f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- g. Certificate of Taxes Levied Report
- h. Report of current values for properties owned by Board of Education Land & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report
- k. Certify Trusts owning Agland to Secretary of State

3. Personal Property: administer annual filings of approximately 628 schedules, prepare subsequent notices for incomplete filings or failure to file, and penalties applied, as required.

4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax and follow through this process with any protests and a review of those properties.

6. Homestead Exemptions: administer approximately 264 annual filings of applications, approval/denial process, taxpayer notifications, taxpayer assistance, and sending applications onto the state department.

7. Centrally Assessed: review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.

8. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

9. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input/review of tax rates used for tax billing process.

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

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

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

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

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

15. Education: Assessor, Deputy Assessor, and/or Appraisal Education: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license. Always send new help to an educational workshop.

AMENDMENTS:

Tricia Allen wrote a grant application to the State Records Board. We were approved September 26, 2006 for the amount of \$3000.00, any of these funds not used must be returned to the State Records Board. Our Web page is being done by Terra Scan and should be up and running by the end of October 2006.

We are looking into doing data transfer with the PA&T Department. As of today we are still doing the supplemental sheet through the mail to the PA&T Department.

We have just updated our Marshall and Swift, to 06/06. As we were doing the Sales Ratio Study in Blue Hill we discovered that our replacement cost new pricing was lower than what the properties were selling for.

Respectfully submitted:

Assessor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Copy distribution: Submit the plan to the county board of equalization on or before July 31 of each year. Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 each year.

## 2008 Assessment Survey for Webster County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	1
4.	<b>Other part-time employees</b>
	1
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$94,590
7.	<b>Part of the budget that is dedicated to the computer system</b>
	Actual \$7,619 Software \$5,310.60 Data Processing \$500 Supplies \$850
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$94,590
9.	<b>Amount of the total budget set aside for appraisal work</b>
	Separate Budget
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$745.00
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$8,000
12.	<b>Other miscellaneous funds</b>

13.	<b>Total budget</b>
	\$102,590
a.	<b>Was any of last year's budget not used:</b>
	No

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

1.	<b>Administrative software</b>
	Terra Scan
2.	<b>CAMA software</b>
	Terra Scan
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Deputy Assessor
5.	<b>Does the county have GIS software?</b>
	Yes – currently only used for 911 addressing
6.	<b>Who maintains the GIS software and maps?</b>
	Deputy Assessor
7.	<b>Personal Property software:</b>
	Terra Scan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	No
3.	<b>What municipalities in the county are zoned?</b>
	All but Bladen

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

**D. Contracted Services**

1.	<b>Appraisal Services</b>
	Bob Worman does some contract appraisal, mainly done by Assessor and staff
2.	<b>Other services</b>

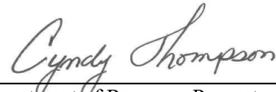


## Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Webster County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5203.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division



## Valuation History Charts