

Table of Contents

2009 Commission Summary

2009 Opinions of the Property Tax Administrator

Residential Reports

- Preliminary Statistics
- Residential Assessment Actions
- Residential Assessment Survey
- R&O Statistics

Residential Correlation

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

Commercial Reports

- Preliminary Statistics
- Commercial Assessment Actions
- Commercial Assessment Survey
- R&O Statistics

Commercial Correlation

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

Agricultural or Special Valuation Reports

- Preliminary Statistics
- Agricultural Assessment Actions
- Agricultural Assessment Survey
- R&O Statistics
- 2009 Special Valuation Methodology

Agricultural or Special Valuation Correlation

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

County Reports

- 2009 County Abstract of Assessment for Real Property, Form 45
- 2009 County Agricultural Land Detail
- 2009 County Abstract of Assessment for Real Property Compared with the 2008 Certificate of Taxes Levied (CTL)
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

Certification

Maps

- Market Areas
- Registered Wells > 500 GPM
- Geo Codes
- Soil Classes

Valuation History Charts

2009 Commission Summary

34 Gage

Residential Real Property - Current

Number of Sales	654	COD	22.88
Total Sales Price	\$55,677,037	PRD	113.61
Total Adj. Sales Price	\$55,859,437	COV	85.53
Total Assessed Value	\$53,797,660	STD	93.58
Avg. Adj. Sales Price	\$85,412	Avg. Absolute Deviation	22.17
Avg. Assessed Value	\$82,259	Average Assessed Value of the Base	\$73,278
Median	97	Wgt. Mean	96
Mean	109	Max	1,500
Min	19.47		

Confidence Interval - Current

95% Median C.I	96.32 to 97.35
95% Mean C.I	102.24 to 116.59
95% Wgt. Mean C.I	94.86 to 97.76

% of Value of the Class of all Real Property Value in the County	40.34
% of Records Sold in the Study Period	6.92
% of Value Sold in the Study Period	7.77

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	709	97	14.4	107.07
2007	827	97	22.94	112.8
2006	888	98	19.78	108.82
2005	818	97	21.54	107.94

2009 Commission Summary

34 Gage

Commercial Real Property - Current

Number of Sales	69	COD	29.43
Total Sales Price	\$10,497,743	PRD	103.76
Total Adj. Sales Price	\$10,185,568	COV	80.72
Total Assessed Value	\$10,840,450	STD	89.14
Avg. Adj. Sales Price	\$147,617	Avg. Absolute Deviation	29.43
Avg. Assessed Value	\$157,108	Average Assessed Value of the Base	\$143,081
Median	100	Wgt. Mean	106
Mean	110	Max	802
Min	33		

Confidence Interval - Current

95% Median C.I	94.74 to 103.82
95% Mean C.I	89.40 to 131.47
95% Wgt. Mean C.I	91.44 to 121.42
% of Value of the Class of all Real Property Value in the County	10.21
% of Records Sold in the Study Period	5.63
% of Value Sold in the Study Period	6.18

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	83	96	30.96	109.84
2007	84	97	18.69	99.76
2006	96	97	19.01	100.86
2005	99	98	16.79	100.55

2009 Commission Summary

34 Gage

Agricultural Land - Current

Number of Sales	128	COD	23.61
Total Sales Price	\$24,747,268	PRD	104.53
Total Adj. Sales Price	\$24,747,268	COV	33.91
Total Assessed Value	\$17,974,850	STD	25.75
Avg. Adj. Sales Price	\$193,338	Avg. Absolute Deviation	17.20
Avg. Assessed Value	\$140,429	Average Assessed Value of the Base	\$150,828
Median	73	Wgt. Mean	73
Mean	76	Max	237.71
Min	10.23		

Confidence Interval - Current

95% Median C.I	68.96 to 77.81
95% Mean C.I	71.46 to 80.39
95% Wgt. Mean C.I	69.02 to 76.25

% of Value of the Class of all Real Property Value in the County	49.44
% of Records Sold in the Study Period	2.28
% of Value Sold in the Study Period	1.66

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	135	72	22.5	105.81
2007	131	71	24.81	108.12
2006	127	75	21.1	108.33
2005	116	75	18.38	104.74

2009 Opinions of the Property Tax Administrator for Gage County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within this Reports and Opinions of the Property Tax Administrator. The resource used regarding the quality of assessment for each class of real property in this county are the performance standards issued by the International Association of Assessing Officers (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 Gage County is 97.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Gage 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 Gage County is 100.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Gage County is in compliance with generally accepted mass appraisal practices.

Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural or special value land in Gage County is 72.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Gage County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	687	MEDIAN:	96	COV:	104.81	95% Median C.I.:	95.85 to 96.95
TOTAL Sales Price:	57,307,152	WGT. MEAN:	93	STD:	117.44	95% Wgt. Mean C.I.:	90.43 to 95.43
TOTAL Adj.Sales Price:	57,489,552	MEAN:	112	AVG.ABS.DEV:	29.08	95% Mean C.I.:	103.26 to 120.83
TOTAL Assessed Value:	53,423,375						
AVG. Adj. Sales Price:	83,682	COD:	30.15	MAX Sales Ratio:	1944.17		
AVG. Assessed Value:	77,763	PRD:	120.57	MIN Sales Ratio:	7.34		

Printed: 01/22/2009 22:13:14

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>											
07/01/06 TO 09/30/06	88	94.74	101.12	93.11	16.71	108.61	40.00	500.00	93.85 to 96.12	86,078	80,148
10/01/06 TO 12/31/06	73	95.60	103.71	90.78	17.80	114.24	36.87	500.00	94.10 to 96.95	76,576	69,519
01/01/07 TO 03/31/07	64	96.46	100.33	95.89	13.28	104.63	40.05	414.24	94.39 to 97.62	82,041	78,671
04/01/07 TO 06/30/07	113	96.41	113.86	97.06	28.33	117.31	28.14	865.31	95.44 to 97.28	91,567	88,874
07/01/07 TO 09/30/07	104	98.40	144.19	90.10	65.41	160.04	9.01	1944.17	96.64 to 99.00	90,261	81,322
10/01/07 TO 12/31/07	105	97.69	104.84	94.01	20.59	111.51	7.34	308.26	95.87 to 98.67	79,876	75,095
01/01/08 TO 03/31/08	55	98.53	132.43	101.13	50.14	130.95	34.88	903.05	94.45 to 102.19	61,921	62,622
04/01/08 TO 06/30/08	85	91.89	93.31	85.21	23.17	109.50	9.83	226.12	86.03 to 97.23	88,786	75,657
<u>Study Years</u>											
07/01/06 TO 06/30/07	338	95.88	105.79	94.59	20.22	111.85	28.14	865.31	95.27 to 96.56	85,096	80,490
07/01/07 TO 06/30/08	349	97.49	118.10	91.27	39.36	129.41	7.34	1944.17	96.41 to 98.43	82,311	75,122
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	386	97.10	117.33	94.15	33.98	124.62	7.34	1944.17	96.56 to 97.77	86,456	81,399
<u>ALL</u>											
	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	687	MEDIAN:	96	COV:	104.81	95% Median C.I.:	95.85 to 96.95
TOTAL Sales Price:	57,307,152	WGT. MEAN:	93	STD:	117.44	95% Wgt. Mean C.I.:	90.43 to 95.43
TOTAL Adj.Sales Price:	57,489,552	MEAN:	112	AVG.ABS.DEV:	29.08	95% Mean C.I.:	103.26 to 120.83
TOTAL Assessed Value:	53,423,375						
AVG. Adj. Sales Price:	83,682	COD:	30.15	MAX Sales Ratio:	1944.17		
AVG. Assessed Value:	77,763	PRD:	120.57	MIN Sales Ratio:	7.34		

Printed: 01/22/2009 22:13:15

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	19	99.01	97.59	94.92	13.85	102.82	34.88	195.43	95.82 to 99.69	92,031	87,352
BARNESTON	5	201.67	272.94	170.88	75.90	159.73	98.86	525.08	N/A	10,510	17,959
BEATRICE	424	96.60	103.73	93.72	15.85	110.69	9.01	1500.00	96.07 to 97.13	88,153	82,614
BEATRICE SUBDIVISION	8	92.29	83.11	91.40	16.67	90.93	7.34	110.23	7.34 to 110.23	125,125	114,365
BLUE SPRINGS	18	100.00	188.23	123.66	95.84	152.21	50.00	1015.50	96.89 to 141.24	8,490	10,498
CLATONIA	8	97.33	95.51	96.44	3.72	99.04	86.64	100.95	86.64 to 100.95	51,250	49,424
CORTLAND	18	97.64	139.38	104.05	54.19	133.95	74.13	865.31	88.21 to 108.48	103,883	108,094
ELLIS	1	60.59	60.59	60.59			60.59	60.59	N/A	69,000	41,810
FILLEY	4	86.59	75.73	89.68	27.46	84.44	28.14	101.61	N/A	89,750	80,491
HOLMESVILLE	3	50.00	58.19	82.54	29.71	70.50	40.00	84.57	N/A	13,000	10,730
ODELL	12	85.35	91.89	88.71	24.95	103.59	49.96	196.53	70.33 to 99.32	43,958	38,995
PICKRELL	13	83.41	82.61	80.52	6.81	102.60	58.88	94.08	77.18 to 88.18	96,797	77,940
ROCKFORD	1	98.24	98.24	98.24			98.24	98.24	N/A	84,900	83,405
RURAL	56	79.85	94.13	81.47	36.58	115.54	11.68	391.67	75.25 to 86.56	132,297	107,786
RURAL SUB NORTH	29	95.79	138.13	99.95	71.22	138.19	34.36	414.24	87.50 to 109.44	99,608	99,561
RURAL SUB SOUTH	3	62.21	77.22	66.29	43.17	116.49	44.44	125.00	N/A	78,333	51,925
VIRGINIA	8	90.19	92.54	94.98	37.74	97.42	42.82	152.40	42.82 to 152.40	26,400	25,075
WYMORE	57	100.00	164.69	109.12	78.58	150.92	50.00	1944.17	96.73 to 106.83	31,515	34,391
<u>ALL</u>											
	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	591	96.82	113.03	94.50	27.69	119.61	9.01	1944.17	96.28 to 97.35	77,760	73,484
2	19	77.37	95.24	81.80	48.96	116.42	7.34	391.67	62.21 to 95.46	128,663	105,251
3	77	87.92	108.62	87.96	48.19	123.50	11.68	414.24	80.25 to 95.79	118,035	103,821
<u>ALL</u>											
	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763

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
0	1	184.38	184.38	184.38			184.38	184.38	N/A	105,500	194,520
1	616	96.51	101.26	91.72	16.19	110.40	9.01	676.67	95.87 to 96.95	89,767	82,332
2	70	94.69	205.92	120.33	154.84	171.13	7.34	1944.17	84.75 to 100.00	29,819	35,883
<u>ALL</u>											
	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	687	MEDIAN:	96	COV:	104.81	95% Median C.I.:	95.85 to 96.95
TOTAL Sales Price:	57,307,152	WGT. MEAN:	93	STD:	117.44	95% Wgt. Mean C.I.:	90.43 to 95.43
TOTAL Adj.Sales Price:	57,489,552	MEAN:	112	AVG.ABS.DEV:	29.08	95% Mean C.I.:	103.26 to 120.83
TOTAL Assessed Value:	53,423,375						
AVG. Adj. Sales Price:	83,682	COD:	30.15	MAX Sales Ratio:	1944.17		
AVG. Assessed Value:	77,763	PRD:	120.57	MIN Sales Ratio:	7.34		

Printed: 01/22/2009 22:13:15

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
01	674	96.41	111.48	92.93	29.35	119.96	7.34	1944.17	95.83 to 96.94	84,806	78,811	
06												
07	13	100.00	141.64	92.39	69.07	153.31	28.14	500.00	74.13 to 142.59	25,373	23,442	
<u>ALL</u>												
	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	226.12	226.12	226.12			226.12	226.12	N/A	13,000	29,395	
34-0001	88	99.78	167.33	106.25	84.20	157.48	40.00	1944.17	96.95 to 101.26	29,426	31,266	
34-0015	474	96.26	104.49	93.02	19.63	112.34	7.34	1500.00	95.61 to 96.80	91,331	84,952	
34-0034	49	95.82	98.85	85.16	29.54	116.08	28.14	391.67	81.79 to 98.24	108,866	92,713	
34-0100	19	87.41	91.37	89.25	22.62	102.38	49.96	196.53	73.92 to 99.32	54,000	48,197	
48-0300	3	99.93	114.31	103.84	16.56	110.08	96.67	146.33	N/A	81,833	84,975	
55-0160	30	93.63	113.50	93.56	42.97	121.31	38.10	865.31	81.54 to 98.51	120,893	113,111	
67-0069	12	90.19	93.31	90.36	31.93	103.27	42.82	152.40	65.50 to 126.33	42,758	38,636	
76-0002												
76-0082	11	97.42	95.34	94.65	4.90	100.73	81.79	104.94	86.64 to 100.95	77,272	73,135	
NonValid School	1	226.12	226.12	226.12			226.12	226.12	N/A	13,000	29,395	
<u>ALL</u>												
	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763	

YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	74	92.50	187.24	97.69	141.29	191.68	7.34	1944.17	80.00 to 100.00	29,345	28,665	
Prior TO 1860	1	97.28	97.28	97.28			97.28	97.28	N/A	58,000	56,420	
1860 TO 1899	12	96.38	157.16	93.29	75.46	168.47	63.26	500.00	88.21 to 127.84	48,225	44,987	
1900 TO 1919	144	96.28	100.95	90.50	18.04	111.55	10.28	298.70	95.20 to 97.14	52,589	47,593	
1920 TO 1939	113	96.89	111.05	92.95	25.35	119.47	19.47	676.67	95.64 to 98.23	59,137	54,969	
1940 TO 1949	36	94.50	92.30	90.04	8.17	102.52	52.66	126.64	92.23 to 97.68	70,061	63,081	
1950 TO 1959	53	98.42	99.75	96.84	6.47	103.00	77.25	196.53	96.08 to 98.87	82,674	80,063	
1960 TO 1969	66	95.28	97.51	97.12	12.22	111.92	9.01	337.20	93.88 to 97.65	105,554	91,956	
1970 TO 1979	79	96.61	96.48	95.27	9.81	101.27	28.14	233.31	95.11 to 98.11	106,275	101,249	
1980 TO 1989	30	96.64	95.93	93.78	9.72	102.29	60.59	184.38	94.94 to 98.54	133,110	124,834	
1990 TO 1994	12	97.63	97.81	98.10	4.07	99.71	87.53	109.21	94.20 to 102.18	167,416	164,235	
1995 TO 1999	16	96.65	93.29	90.61	7.11	102.95	72.14	104.94	86.01 to 100.00	150,375	136,258	
2000 TO Present	51	96.11	114.51	93.96	30.98	121.87	34.36	903.05	94.97 to 97.23	191,200	179,660	
<u>ALL</u>												
	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763	

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	687	MEDIAN:	96	COV:	104.81	95% Median C.I.:	95.85 to 96.95
TOTAL Sales Price:	57,307,152	WGT. MEAN:	93	STD:	117.44	95% Wgt. Mean C.I.:	90.43 to 95.43
TOTAL Adj.Sales Price:	57,489,552	MEAN:	112	AVG.ABS.DEV:	29.08	95% Mean C.I.:	103.26 to 120.83
TOTAL Assessed Value:	53,423,375						
AVG. Adj. Sales Price:	83,682	COD:	30.15	MAX Sales Ratio:	1944.17		
AVG. Assessed Value:	77,763	PRD:	120.57	MIN Sales Ratio:	7.34		

Printed: 01/22/2009 22:13:15

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	31	100.00	251.86	210.72	182.27	119.52	19.47	1500.00	95.00 to 250.00	1,776	3,743	
5000 TO 9999	17	156.81	290.26	282.61	125.13	102.71	28.14	1944.17	92.90 to 308.26	6,175	17,452	
Total \$ _____												
1 TO 9999	48	104.57	265.46	257.87	182.06	102.94	19.47	1944.17	96.89 to 233.06	3,334	8,598	
10000 TO 29999	99	99.29	136.07	131.75	49.31	103.28	7.34	903.05	97.52 to 100.28	20,726	27,307	
30000 TO 59999	146	97.18	100.57	99.66	16.42	100.91	36.87	414.24	95.64 to 98.44	44,761	44,610	
60000 TO 99999	174	96.12	92.70	92.79	9.28	99.91	11.68	146.76	95.04 to 97.28	77,437	71,852	
100000 TO 149999	118	94.91	93.95	93.82	6.71	100.14	58.88	184.38	93.85 to 96.40	122,915	115,321	
150000 TO 249999	90	94.42	88.25	88.10	10.95	100.17	9.83	112.63	92.89 to 95.59	187,661	165,323	
250000 TO 499999	11	86.01	82.87	83.25	17.41	99.54	34.36	109.44	62.28 to 99.65	300,700	250,324	
500000 +	1	9.01	9.01	9.01			9.01	9.01	N/A	567,000	51,070	
ALL	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763	

ASSESSED VALUE *											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	31	96.89	141.92	69.35	88.65	204.66	7.34	676.67	62.00 to 101.13	2,949	2,045	
5000 TO 9999	11	95.58	120.34	52.64	63.65	228.59	11.68	337.20	34.88 to 315.50	15,727	8,279	
Total \$ _____												
1 TO 9999	42	96.24	136.27	58.42	82.47	233.26	7.34	676.67	76.80 to 100.00	6,295	3,677	
10000 TO 29999	106	97.37	132.73	77.84	61.25	170.50	9.83	1500.00	96.22 to 98.67	26,251	20,435	
30000 TO 59999	162	97.00	103.33	90.66	17.18	113.97	9.01	278.57	95.61 to 98.31	49,704	45,062	
60000 TO 99999	180	96.67	98.42	93.39	11.96	105.39	34.36	309.20	95.82 to 97.92	83,962	78,414	
100000 TO 149999	117	95.42	120.40	95.29	34.03	126.36	56.79	1944.17	94.03 to 96.41	128,616	122,556	
150000 TO 249999	74	95.39	108.82	94.29	23.57	115.41	62.28	903.05	94.20 to 96.89	194,012	182,931	
250000 TO 499999	6	97.72	98.09	96.80	7.94	101.34	80.25	109.44	80.25 to 109.44	312,000	302,009	
ALL	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763	

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	687	MEDIAN:	96	COV:	104.81	95% Median C.I.:	95.85 to 96.95
TOTAL Sales Price:	57,307,152	WGT. MEAN:	93	STD:	117.44	95% Wgt. Mean C.I.:	90.43 to 95.43
TOTAL Adj.Sales Price:	57,489,552	MEAN:	112	AVG.ABS.DEV:	29.08	95% Mean C.I.:	103.26 to 120.83
TOTAL Assessed Value:	53,423,375						
AVG. Adj. Sales Price:	83,682	COD:	30.15	MAX Sales Ratio:	1944.17		
AVG. Assessed Value:	77,763	PRD:	120.57	MIN Sales Ratio:	7.34		

Printed: 01/22/2009 22:13:15

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	20	93.68	129.33	85.91	87.89	150.55	7.34	500.00	48.62 to 100.00	83,208	71,481	
0	63	93.68	200.89	110.61	147.51	181.62	9.83	1944.17	84.75 to 100.00	26,817	29,662	
10	8	98.71	104.15	95.62	31.09	108.92	19.47	225.00	19.47 to 225.00	16,990	16,246	
15	1	92.91	92.91	92.91			92.91	92.91	N/A	49,900	46,360	
20	113	98.06	112.43	95.49	24.13	117.74	10.28	676.67	96.89 to 99.26	44,879	42,855	
25	13	94.10	93.57	91.05	3.81	102.76	72.43	101.31	92.23 to 97.92	58,884	53,613	
30	413	96.25	100.83	92.10	15.64	109.48	9.01	903.05	95.60 to 96.82	90,395	83,253	
35	32	96.28	93.49	93.02	7.04	100.51	41.54	112.63	92.89 to 99.18	181,089	168,448	
40	22	96.67	94.57	94.35	5.68	100.23	67.55	109.21	93.90 to 98.13	197,505	186,351	
45	2	85.86	85.86	83.65	27.46	102.64	62.28	109.44	N/A	320,000	267,685	
<u>ALL</u>												
	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	17	80.01	135.53	81.15	119.83	167.02	7.34	500.00	40.05 to 286.03	62,480	50,700	
0	64	93.51	199.21	109.08	145.49	182.63	9.83	1944.17	84.75 to 100.00	28,898	31,521	
100	11	98.06	108.98	90.53	42.03	120.38	28.14	337.20	42.28 to 127.80	28,977	26,233	
101	418	96.65	102.82	93.11	15.68	110.43	9.01	903.05	95.85 to 97.28	90,880	84,618	
102	52	95.22	91.57	89.50	11.98	102.31	42.82	164.50	92.17 to 96.65	108,774	97,350	
103	11	94.05	91.57	90.76	6.41	100.89	74.64	100.02	77.18 to 99.77	122,918	111,558	
104	92	96.85	106.92	91.44	23.12	116.92	48.90	525.08	95.60 to 98.45	74,995	68,578	
106	4	95.66	96.61	96.68	6.56	99.92	86.64	108.48	N/A	68,937	66,651	
111	10	99.01	96.53	95.44	3.28	101.15	77.35	100.55	93.86 to 100.00	110,517	105,473	
301	5	98.81	98.09	98.00	0.93	100.09	96.63	99.24	N/A	140,480	137,667	
304	3	98.84	98.90	98.87	0.41	100.03	98.32	99.54	N/A	93,333	92,278	
<u>ALL</u>												
	687	96.46	112.05	92.93	30.15	120.57	7.34	1944.17	95.85 to 96.95	83,682	77,763	

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

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

NUMBER of Sales:	687	MEDIAN:	96	COV:	104.81	95% Median C.I.:	95.85 to 96.95
TOTAL Sales Price:	57,307,152	WGT. MEAN:	93	STD:	117.44	95% Wgt. Mean C.I.:	90.43 to 95.43
TOTAL Adj.Sales Price:	57,489,552	MEAN:	112	AVG.ABS.DEV:	29.08	95% Mean C.I.:	103.26 to 120.83
TOTAL Assessed Value:	53,423,375						
AVG. Adj. Sales Price:	83,682	COD:	30.15	MAX Sales Ratio:	1944.17		
AVG. Assessed Value:	77,763	PRD:	120.57	MIN Sales Ratio:	7.34		

Printed: 01/22/2009 22:13:15

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	93.68	129.33	85.91	87.89	150.55	7.34	500.00	48.62 to 100.00	83,208	71,481
0	63	93.68	200.89	110.61	147.51	181.62	9.83	1944.17	84.75 to 100.00	26,817	29,662
10	16	96.97	136.13	98.86	56.76	137.69	19.47	676.67	92.89 to 100.62	17,401	17,204
15	3	96.16	95.47	95.02	0.80	100.48	93.98	96.28	N/A	86,633	82,316
20	72	98.12	113.86	79.34	36.20	143.50	9.01	525.08	95.83 to 99.29	45,560	36,149
25	61	96.95	100.86	96.32	9.76	104.72	62.79	226.12	96.08 to 98.11	48,431	46,646
30	318	96.68	101.78	95.06	13.82	107.06	34.36	903.05	96.07 to 97.51	90,260	85,804
35	61	94.58	92.80	91.31	7.72	101.63	41.54	141.24	93.57 to 97.35	114,901	104,920
40	70	95.43	95.09	91.04	11.95	104.45	56.79	337.20	93.89 to 96.63	154,349	140,518
45	1	62.28	62.28	62.28			62.28	62.28	N/A	350,000	217,995
50	2	87.14	87.14	83.44	7.91	104.43	80.25	94.03	N/A	248,250	207,150
<u>ALL</u>	<u>687</u>	<u>96.46</u>	<u>112.05</u>	<u>92.93</u>	<u>30.15</u>	<u>120.57</u>	<u>7.34</u>	<u>1944.17</u>	<u>95.85 to 96.95</u>	<u>83,682</u>	<u>77,763</u>

Gage County 2009 Assessment Actions taken to address the following property classes/subclasses:

Residential; Gage County followed the 3-year plan for 2009 by doing a statistical analysis by assessor location in the residential class. The county conducted a sales analysis for the various locations and adjusted by a percentage the rural residential. The County also reviewed the towns of Odell and Pickrell.

In the Odell review the appraiser drove by all properties to check for additions or updates and corrected the property record card. If additions were noted the improvement was measured. New photos were taken of the major improvement on the property. The market analysis showed that adjustments were necessary one-story homes built prior to 1951. Also the 1-1/2 and two story homes built prior to 1940 were adjusted.

In Pickrell a drive by review was completed by the appraiser where the property record card was updated to reflect changes in the properties. New photos were taken and properties were measured if there was a change to the improvement. In Pickrell an adjustment was necessary to all 1 story homes. This was accomplished by using the information gathered in the sales analysis for the location. Tables were set up for year built, quality and condition.

The county completed their annual pick-up and permit work for 2009.

2009 Assessment Survey for Gage County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Staff
2.	Valuation done by:
	Contractor
3.	Pickup work done by whom:
	Urban- Contractor Suburban, Rural and Res. Ag- Staff and contractor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2007
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2007
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	RCNLD Using a market based depreciation.
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	Urban-23 Suburban- 1 Rural-3 Residential Ag-2
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	The market areas are defined by location and similar property characteristics.
9.	Is “Market Area/Neighborhoods Is /Assessor Locations” a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes
10.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	There is no market significance.

11.	Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?
	No They are treated as two different subclasses. Rural residential and ag-dwellings are not valued in the same assessment cycle.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
461			461

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

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

NUMBER of Sales:	654	MEDIAN:	97	COV:	85.53	95% Median C.I.:	96.32 to 97.35
TOTAL Sales Price:	55,677,037	WGT. MEAN:	96	STD:	93.58	95% Wgt. Mean C.I.:	94.86 to 97.76
TOTAL Adj.Sales Price:	55,859,437	MEAN:	109	AVG.ABS.DEV:	22.17	95% Mean C.I.:	102.24 to 116.59
TOTAL Assessed Value:	53,797,660						
AVG. Adj. Sales Price:	85,411	COD:	22.88	MAX Sales Ratio:	1500.00		
AVG. Assessed Value:	82,259	PRD:	113.61	MIN Sales Ratio:	19.47		

Printed: 03/19/2009 14:02:18

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>											
07/01/06 TO 09/30/06	87	95.00	102.63	95.13	16.77	107.87	40.00	500.00	94.03 to 96.39	86,938	82,707
10/01/06 TO 12/31/06	71	95.60	107.47	93.08	18.46	115.46	65.51	500.00	94.10 to 97.24	78,824	73,369
01/01/07 TO 03/31/07	60	96.46	93.59	94.49	5.98	99.05	40.05	114.67	94.39 to 97.62	83,091	78,512
04/01/07 TO 06/30/07	107	96.18	100.09	94.86	12.98	105.52	28.14	298.70	95.44 to 97.28	95,143	90,249
07/01/07 TO 09/30/07	96	98.56	125.74	98.63	35.52	127.49	19.47	1500.00	97.77 to 99.39	90,209	88,974
10/01/07 TO 12/31/07	98	98.02	108.13	97.19	19.74	111.26	27.14	539.10	96.89 to 98.81	82,626	80,302
01/01/08 TO 03/31/08	50	99.09	136.77	102.77	49.73	133.09	42.28	903.05	96.80 to 104.65	61,698	63,405
04/01/08 TO 06/30/08	85	95.86	107.85	96.79	28.87	111.43	50.00	1007.69	88.81 to 98.43	90,481	87,574
<u>Study Years</u>											
07/01/06 TO 06/30/07	325	95.99	101.18	94.51	13.87	107.05	28.14	500.00	95.42 to 96.59	87,157	82,376
07/01/07 TO 06/30/08	329	98.18	117.55	98.16	31.28	119.76	19.47	1500.00	97.41 to 98.67	83,687	82,143
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	361	97.39	108.02	96.41	19.86	112.03	19.47	1500.00	96.76 to 97.97	88,430	85,259
<u>ALL</u>											
	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35	85,411	82,259

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	654	MEDIAN:	97	COV:	85.53	95% Median C.I.:	96.32 to 97.35
TOTAL Sales Price:	55,677,037	WGT. MEAN:	96	STD:	93.58	95% Wgt. Mean C.I.:	94.86 to 97.76
TOTAL Adj.Sales Price:	55,859,437	MEAN:	109	AVG.ABS.DEV:	22.17	95% Mean C.I.:	102.24 to 116.59
TOTAL Assessed Value:	53,797,660						
AVG. Adj. Sales Price:	85,411	COD:	22.88	MAX Sales Ratio:	1500.00		
AVG. Assessed Value:	82,259	PRD:	113.61	MIN Sales Ratio:	19.47		

Printed: 03/19/2009 14:02:18

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	16	99.05	100.07	101.18	3.87	98.91	93.08	118.17	95.83 to 99.84	100,958	102,151
BARNESTON	5	201.67	272.94	170.88	75.90	159.73	98.86	525.08	N/A	10,510	17,959
BEATRICE	411	96.65	106.98	96.74	17.44	110.59	19.47	1500.00	96.08 to 97.23	87,379	84,528
BEATRICE SUBDIVISION	7	92.70	93.93	93.55	5.81	100.41	85.50	110.23	85.50 to 110.23	139,428	130,441
BLUE SPRINGS	18	100.00	196.01	124.32	103.61	157.67	50.00	1035.50	96.89 to 200.00	8,490	10,554
CLATONIA	8	97.33	95.51	96.44	3.72	99.04	86.64	100.95	86.64 to 100.95	51,250	49,424
CORTLAND	17	96.76	95.76	96.53	10.22	99.20	74.13	114.67	82.67 to 108.47	109,052	105,269
ELLIS	1	60.59	60.59	60.59			60.59	60.59	N/A	69,000	41,810
FILLEY	4	86.59	75.73	89.68	27.46	84.44	28.14	101.61	N/A	89,750	80,491
HOLMESVILLE	3	50.00	58.19	82.54	29.71	70.50	40.00	84.57	N/A	13,000	10,730
ODELL	12	99.00	98.61	99.41	5.00	99.19	76.80	116.57	96.61 to 99.93	43,958	43,700
PICKRELL	13	94.08	95.59	96.03	6.50	99.54	80.57	109.01	90.05 to 105.17	96,797	92,950
ROCKFORD	1	98.24	98.24	98.24			98.24	98.24	N/A	84,900	83,405
RURAL	54	93.72	103.58	94.52	26.79	109.58	27.14	391.67	88.65 to 103.01	143,400	135,540
RURAL SUB NORTH	22	95.37	99.80	90.38	25.92	110.43	40.05	269.23	77.52 to 100.00	121,247	109,579
RURAL SUB SOUTH	1	71.37	71.37	71.37			71.37	71.37	N/A	162,000	115,615
VIRGINIA	8	90.19	92.54	94.98	37.74	97.42	42.82	152.40	42.82 to 152.40	26,400	25,075
WYMORE	53	98.17	120.42	101.26	35.93	118.92	50.00	500.00	95.64 to 105.99	33,278	33,699
<u>ALL</u>											
	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35	85,411	82,259

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	571	97.00	110.50	97.11	22.65	113.79	19.47	1500.00	96.56 to 97.52	77,645	75,399
2	19	92.70	109.36	93.95	37.75	116.40	27.14	391.67	76.52 to 100.88	152,035	142,837
3	64	94.12	99.72	92.99	20.94	107.24	40.05	269.23	90.86 to 98.68	134,927	125,474
<u>ALL</u>											
	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35	85,411	82,259

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	601	96.92	105.29	96.34	16.38	109.29	19.47	1035.50	96.39 to 97.41	89,887	86,595
2	53	91.67	156.18	95.45	101.81	163.63	27.14	1500.00	76.92 to 100.00	34,666	33,089
<u>ALL</u>											
	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35	85,411	82,259

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	654	MEDIAN:	97	COV:	85.53	95% Median C.I.:	96.32 to 97.35
TOTAL Sales Price:	55,677,037	WGT. MEAN:	96	STD:	93.58	95% Wgt. Mean C.I.:	94.86 to 97.76
TOTAL Adj.Sales Price:	55,859,437	MEAN:	109	AVG.ABS.DEV:	22.17	95% Mean C.I.:	102.24 to 116.59
TOTAL Assessed Value:	53,797,660						
AVG. Adj. Sales Price:	85,411	COD:	22.88	MAX Sales Ratio:	1500.00		
AVG. Assessed Value:	82,259	PRD:	113.61	MIN Sales Ratio:	19.47		

Printed: 03/19/2009 14:02:19

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	642	96.89	108.77	96.31	21.91	112.94	19.47	1500.00	96.26 to 97.35	86,510	83,316
06											
07	12	100.60	144.06	96.47	71.33	149.33	28.14	500.00	74.13 to 142.59	26,654	25,712
ALL	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35	85,411	82,259

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001	84	98.81	142.14	103.18	59.20	137.75	40.00	1035.50	96.89 to 101.13	30,439	31,409
34-0015	450	96.60	106.09	96.32	17.33	110.14	19.47	1500.00	96.00 to 97.19	92,129	88,737
34-0034	44	96.82	102.48	92.49	21.51	110.80	28.14	391.67	93.08 to 99.22	120,142	111,115
34-0100	20	99.09	101.19	101.85	11.35	99.35	62.00	150.78	96.61 to 105.97	51,950	52,910
48-0300	3	113.89	127.05	117.49	13.26	108.14	110.98	156.28	N/A	81,833	96,143
55-0160	29	93.57	90.44	92.73	13.25	97.53	40.05	116.04	83.56 to 98.51	130,095	120,639
67-0069	12	96.18	96.59	97.76	29.27	98.80	42.82	152.40	65.50 to 142.10	42,758	41,802
76-0002											
76-0082	12	97.33	98.63	100.40	6.92	98.24	86.64	120.91	91.21 to 100.95	82,291	82,620
NonValid School											
ALL	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35	85,411	82,259

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	54	91.10	176.27	101.07	122.14	174.40	27.14	1500.00	77.52 to 100.00	32,212	32,557
Prior TO 1860	1	97.28	97.28	97.28			97.28	97.28	N/A	58,000	56,420
1860 TO 1899	12	96.38	158.38	94.50	74.19	167.60	72.38	500.00	88.21 to 127.84	48,225	45,572
1900 TO 1919	141	96.91	105.64	95.48	18.95	110.65	40.00	539.10	95.60 to 97.62	52,220	49,857
1920 TO 1939	111	96.89	106.20	95.28	17.86	111.47	19.47	525.08	96.15 to 98.23	60,345	57,495
1940 TO 1949	36	94.50	93.49	92.39	6.92	101.19	52.66	126.64	92.54 to 97.68	70,061	64,729
1950 TO 1959	52	98.46	98.27	97.00	4.94	101.31	77.25	147.86	97.28 to 99.04	80,514	78,097
1960 TO 1969	64	95.94	101.19	96.74	10.50	104.60	75.76	337.20	94.61 to 98.01	97,500	94,323
1970 TO 1979	77	97.77	96.41	97.33	7.37	99.05	28.14	161.55	96.07 to 98.33	108,672	105,775
1980 TO 1989	29	96.63	94.04	92.86	6.40	101.27	60.59	110.23	93.92 to 98.54	137,958	128,105
1990 TO 1994	12	97.63	97.81	98.10	4.07	99.71	87.53	109.21	94.20 to 102.18	167,416	164,235
1995 TO 1999	16	98.11	97.50	95.76	5.75	101.81	78.28	120.91	93.57 to 101.19	150,375	144,003
2000 TO Present	49	96.68	112.69	97.65	22.32	115.40	79.68	903.05	95.00 to 97.94	197,741	193,093
ALL	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35	85,411	82,259

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	654	MEDIAN:	97	COV:	85.53	95% Median C.I.:	96.32 to 97.35
TOTAL Sales Price:	55,677,037	WGT. MEAN:	96	STD:	93.58	95% Wgt. Mean C.I.:	94.86 to 97.76
TOTAL Adj.Sales Price:	55,859,437	MEAN:	109	AVG.ABS.DEV:	22.17	95% Mean C.I.:	102.24 to 116.59
TOTAL Assessed Value:	53,797,660						
AVG. Adj. Sales Price:	85,411	COD:	22.88	MAX Sales Ratio:	1500.00		
AVG. Assessed Value:	82,259	PRD:	113.61	MIN Sales Ratio:	19.47		

Printed: 03/19/2009 14:02:19

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	30	100.57	242.37	207.42	172.82	116.85	19.47	1500.00	95.00 to 225.00	1,815	3,766	
5000 TO 9999	13	100.00	182.82	178.72	102.44	102.29	28.14	439.10	80.00 to 298.70	6,053	10,819	
Total \$ _____												
1 TO 9999	43	100.00	224.36	190.46	152.22	117.80	19.47	1500.00	95.58 to 225.00	3,097	5,898	
10000 TO 29999	87	99.26	137.44	133.76	46.88	102.75	42.28	1007.69	97.52 to 100.17	20,721	27,715	
30000 TO 59999	135	97.57	96.66	96.70	9.01	99.96	40.05	169.47	95.91 to 98.53	44,854	43,373	
60000 TO 99999	172	96.40	95.08	95.02	8.27	100.06	27.14	161.55	95.56 to 97.65	77,380	73,524	
100000 TO 149999	116	95.59	95.62	95.59	4.81	100.03	75.76	120.91	94.41 to 96.80	123,008	117,582	
150000 TO 249999	89	95.28	93.59	93.57	7.02	100.02	57.53	118.17	93.90 to 96.68	187,745	175,672	
250000 TO 499999	12	95.53	94.13	93.75	9.89	100.41	62.28	116.23	83.12 to 100.88	298,367	279,720	
ALL	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35	85,411	82,259	

ASSESSED VALUE *											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	29	96.89	132.26	88.27	75.21	149.84	19.47	500.00	62.00 to 108.00	2,269	2,003	
5000 TO 9999	9	97.00	141.91	98.93	59.93	143.44	46.67	337.20	92.15 to 315.50	8,388	8,299	
Total \$ _____												
1 TO 9999	38	96.89	134.55	93.97	71.61	143.18	19.47	500.00	80.00 to 100.00	3,719	3,494	
10000 TO 29999	92	97.80	139.30	94.53	57.99	147.36	27.14	1500.00	96.95 to 99.29	22,451	21,224	
30000 TO 59999	153	97.28	101.75	96.17	13.96	105.80	50.00	278.57	95.47 to 98.44	47,058	45,258	
60000 TO 99999	163	97.30	100.96	97.59	9.51	103.45	67.55	539.10	96.36 to 98.23	80,213	78,279	
100000 TO 149999	121	95.42	95.26	94.10	6.59	101.23	57.53	161.55	94.30 to 96.40	129,664	122,016	
150000 TO 249999	78	96.29	117.42	96.91	29.24	121.17	62.28	1007.69	94.45 to 97.35	192,103	186,169	
250000 TO 499999	9	99.65	102.12	101.43	5.64	100.69	94.18	116.23	94.97 to 109.44	300,490	304,777	
ALL	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35	85,411	82,259	

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	654	MEDIAN:	97	COV:	85.53	95% Median C.I.:	96.32 to 97.35
TOTAL Sales Price:	55,677,037	WGT. MEAN:	96	STD:	93.58	95% Wgt. Mean C.I.:	94.86 to 97.76
TOTAL Adj.Sales Price:	55,859,437	MEAN:	109	AVG.ABS.DEV:	22.17	95% Mean C.I.:	102.24 to 116.59
TOTAL Assessed Value:	53,797,660						
AVG. Adj. Sales Price:	85,411	COD:	22.88	MAX Sales Ratio:	1500.00		
AVG. Assessed Value:	82,259	PRD:	113.61	MIN Sales Ratio:	19.47		

Printed: 03/19/2009 14:02:19

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	18	94.85	131.56	92.12	67.60	142.81	27.14	500.00	76.52 to 116.23		109,707	101,064
0	44	90.48	187.53	111.42	134.14	168.31	40.00	1500.00	76.92 to 100.00		20,723	23,090
10	8	98.71	104.15	95.62	31.09	108.92	19.47	225.00	19.47 to 225.00		16,990	16,246
15	1	92.91	92.91	92.91			92.91	92.91	N/A		49,900	46,360
20	110	97.92	107.37	98.67	17.08	108.82	52.66	298.70	96.89 to 99.16		44,612	44,020
25	13	94.10	93.78	92.73	3.58	101.13	83.71	101.31	92.00 to 97.92		58,884	54,604
30	405	96.76	102.90	95.93	14.08	107.27	28.14	903.05	96.08 to 97.42		90,195	86,521
35	31	96.94	97.34	97.42	5.78	99.92	79.68	118.17	94.45 to 99.22		180,640	175,976
40	22	96.79	96.30	96.71	4.14	99.58	67.55	109.21	94.18 to 99.22		197,505	191,007
45	2	85.86	85.86	83.65	27.46	102.64	62.28	109.44	N/A		320,000	267,685
<u>ALL</u>												
	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35		85,411	82,259

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	15	96.90	139.02	91.16	79.07	152.50	27.14	500.00	62.00 to 142.59		91,516	83,428
0	45	91.67	185.43	108.65	129.48	170.66	40.00	1500.00	77.52 to 100.00		23,818	25,880
100	10	99.03	108.61	94.69	42.25	114.69	28.14	337.20	42.28 to 110.86		30,875	29,237
101	409	97.00	101.60	96.50	11.41	105.29	19.47	903.05	96.28 to 97.57		90,128	86,973
102	50	95.58	95.80	94.71	9.14	101.15	42.82	164.50	94.30 to 96.95		109,805	103,994
103	11	95.11	94.62	93.81	3.77	100.86	86.19	100.02	87.45 to 99.77		122,918	115,309
104	92	97.07	114.34	96.11	27.68	118.97	57.48	539.10	95.83 to 98.54		76,499	73,524
106	4	95.66	96.61	96.68	6.56	99.92	86.64	108.48	N/A		68,937	66,651
111	10	99.01	97.91	97.40	1.89	100.53	91.12	100.55	93.86 to 100.00		110,517	107,640
301	5	96.89	94.82	94.64	3.90	100.19	82.54	99.24	N/A		140,480	132,953
304	3	98.84	98.90	98.87	0.41	100.03	98.32	99.54	N/A		93,333	92,278
<u>ALL</u>												
	654	96.90	109.42	96.31	22.88	113.61	19.47	1500.00	96.32 to 97.35		85,411	82,259

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

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

NUMBER of Sales:	654	MEDIAN:	97	COV:	85.53	95% Median C.I.:	96.32 to 97.35
TOTAL Sales Price:	55,677,037	WGT. MEAN:	96	STD:	93.58	95% Wgt. Mean C.I.:	94.86 to 97.76
TOTAL Adj.Sales Price:	55,859,437	MEAN:	109	AVG.ABS.DEV:	22.17	95% Mean C.I.:	102.24 to 116.59
TOTAL Assessed Value:	53,797,660						
AVG. Adj. Sales Price:	85,411	COD:	22.88	MAX Sales Ratio:	1500.00		
AVG. Assessed Value:	82,259	PRD:	113.61	MIN Sales Ratio:	19.47		

Printed: 03/19/2009 14:02:19

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	94.85	131.56	92.12	67.60	142.81	27.14	500.00	76.52 to 116.23	109,707	101,064
0	44	90.48	187.53	111.42	134.14	168.31	40.00	1500.00	76.92 to 100.00	20,723	23,090
10	15	96.95	103.08	104.97	21.77	98.20	19.47	225.00	92.89 to 100.00	18,521	19,442
15	2	95.07	95.07	94.76	1.15	100.33	93.98	96.16	N/A	107,950	102,292
20	70	98.49	114.98	99.92	29.67	115.08	28.14	525.08	97.28 to 99.39	37,124	37,093
25	57	97.08	105.20	98.46	14.00	106.84	62.79	539.10	96.08 to 98.30	47,979	47,240
30	315	97.23	102.69	97.14	12.21	105.71	60.59	903.05	96.40 to 97.97	90,656	88,063
35	60	95.40	95.54	94.84	6.02	100.73	67.67	141.24	93.92 to 97.77	115,629	109,667
40	70	95.61	97.54	94.14	10.17	103.61	57.53	337.20	94.45 to 96.89	154,349	145,306
45	1	62.28	62.28	62.28			62.28	62.28	N/A	350,000	217,995
50	2	94.11	94.11	94.15	0.08	99.96	94.03	94.18	N/A	248,250	233,717
<u>ALL</u>	<u>654</u>	<u>96.90</u>	<u>109.42</u>	<u>96.31</u>	<u>22.88</u>	<u>113.61</u>	<u>19.47</u>	<u>1500.00</u>	<u>96.32 to 97.35</u>	<u>85,411</u>	<u>82,259</u>

**2009 Correlation Section
for Gage County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. Although these quality statistics improved since the preliminary statistics, they do not support assessment uniformity or assessment vertical uniformity. In analyzing the measures of central tendency only the mean is outside the range. It is the opinion of the Division that the R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value that is best represented by the median measure of central tendency.

**2009 Correlation Section
for Gage County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	1,046	654	62.52
2008	1,119	709	63.36
2007	1,208	827	68.46
2006	1,198	888	74.12
2005	1,075	818	76.09

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

**2009 Correlation Section
for Gage County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Gage County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	96	2.89	99	97
2008	92.14	6.65	98	96.6
2007	96	0.70	97	97
2006	93	9.64	102	98
2005	92	6.88	99	97

RESIDENTIAL: The difference between the preliminary ratio and the R&O ratio is approximately two points. The relationship suggests the assessment practices are applied to the sales file and the assessed base in a similar manner.

**2009 Correlation Section
for Gage County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 Correlation Section
for Gage County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
7.69	2009	2.89
12.54	2008	6.65
3.64	2007	0.70
9.73	2006	9.64
2.88	2005	6.88

RESIDENTIAL: A review of the percent change report reveals an approximate 5 point difference between the assessed base and the sales base. The difference may imply that the assessment actions had more of a pronounced affect on the sales sample when compared to the assessed base. This raises the concern of the representativeness of the sales file.

**2009 Correlation Section
for Gage County**

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

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

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

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

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

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

**2009 Correlation Section
for Gage County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	96	109

RESIDENTIAL: The median ratio and weighted mean ratio are within the acceptable range. The mean is outside the acceptable range.

**2009 Correlation Section
for Gage County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	22.88	113.61
Difference	7.88	10.61

RESIDENTIAL: Both quality of assessment measurements are outside the acceptable range.

**2009 Correlation Section
for Gage County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	687	654	-33
Median	96	97	1
Wgt. Mean	93	96	3
Mean	112	109	-3
COD	30.15	22.88	-7.27
PRD	120.57	113.61	-6.96
Minimum	7.34	19.47	12.13
Maximum	1,944.17	1,500.00	-444.17

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

**2009 Correlation Section
for Gage County**

VIII. Trended Ratio Analysis

In order to be meaningful, statistical inferences must be based on a representative and proportionate sample of the population. If the sales are representative of the population and the sales have been appraised in a similar manner to the unsold properties, statistical inferences should be substantially the same as statistics developed from actual assessed value. This comparison is to provide additional information to the analyst in determining the reliability of the statistical inference.

	R&O Statistics	Trended Ratio	Difference
Number of Sales	654	247	407
Median	97	85	12
Wgt. Mean	96	93	3
Mean	109	112	-3
COD	22.88	49.31	-26.43
PRD	113.61	121.26	-7.65
Minimum	19.47	28.45	-8.98
Maximum	1,500.00	459.78	1,040.22

The table above is a direct comparison of the statistics generated using the 2009 assessed values reported by the assessor to the statistics generated using the assessed value for the year prior to the sale factored by the annual movement in the population.

In Gage County the sales file was randomly trimmed to 260 parcels from which parcels where previous years values were not available were removed from the analysis leaving the 247 sales. From the county, parcel counts for each assessor location were gathered to determine the percentage of parcels that were sold out of the total residential parcels in the location and in the county. The goal was to achieve a similar sample from the sales file to aid in replicating the movement in the assessed base.

In Gage County the trended median and R&O median are dissimilar suggesting the sales file may not be representative of the population. The mean came in 3 points higher and the weighted mean is 3 points lower.

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

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

NUMBER of Sales:	75	MEDIAN:	97	COV:	81.86	95% Median C.I.:	93.09 to 102.14
TOTAL Sales Price:	11,532,548	WGT. MEAN:	102	STD:	86.57	95% Wgt. Mean C.I.:	87.96 to 115.70
TOTAL Adj.Sales Price:	11,220,373	MEAN:	106	AVG.ABS.DEV:	30.00	95% Mean C.I.:	86.17 to 125.35
TOTAL Assessed Value:	11,425,820						
AVG. Adj. Sales Price:	149,604	COD:	30.96	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	152,344	PRD:	103.86	MIN Sales Ratio:	26.00		

Printed: 01/22/2009 22:13:28

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	8	99.30	99.71	95.17	17.25	104.77	41.67	140.00	41.67 to 140.00	160,250	152,513
10/01/05 TO 12/31/05	6	84.71	97.47	81.80	35.27	119.16	59.12	192.31	59.12 to 192.31	47,675	38,996
01/01/06 TO 03/31/06	7	100.08	103.13	99.90	8.32	103.23	92.98	119.98	92.98 to 119.98	26,660	26,635
04/01/06 TO 06/30/06	7	96.01	103.96	96.67	15.76	107.54	80.00	171.94	80.00 to 171.94	355,563	343,728
07/01/06 TO 09/30/06	5	96.06	230.92	158.72	156.79	145.49	76.00	801.97	N/A	248,280	394,069
10/01/06 TO 12/31/06	9	99.40	98.03	83.05	23.09	118.03	26.00	148.00	84.64 to 131.17	122,264	101,546
01/01/07 TO 03/31/07	4	103.69	104.04	107.51	12.90	96.77	90.51	118.26	N/A	152,818	164,293
04/01/07 TO 06/30/07	5	56.00	65.05	70.38	38.79	92.43	32.50	100.00	N/A	34,200	24,070
07/01/07 TO 09/30/07	7	120.55	104.40	103.52	23.81	100.85	36.78	139.25	36.78 to 139.25	91,171	94,376
10/01/07 TO 12/31/07	10	101.07	95.70	102.73	15.06	93.16	62.50	121.85	63.08 to 120.38	222,700	228,780
01/01/08 TO 03/31/08	5	82.13	83.05	77.00	21.79	107.85	59.85	105.71	N/A	193,000	148,619
04/01/08 TO 06/30/08	2	109.29	109.29	114.96	12.29	95.07	95.85	122.72	N/A	11,250	12,932
<u>Study Years</u>											
07/01/05 TO 06/30/06	28	96.46	101.15	95.36	18.76	106.07	41.67	192.31	93.09 to 101.56	151,557	144,522
07/01/06 TO 06/30/07	23	91.51	120.79	117.21	55.82	103.05	26.00	801.97	84.64 to 105.82	135,828	159,208
07/01/07 TO 06/30/08	24	102.87	96.74	96.49	22.07	100.26	36.78	139.25	80.00 to 120.55	160,529	154,891
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	28	96.48	124.52	109.16	41.88	114.07	26.00	801.97	92.98 to 105.00	179,191	195,600
01/01/07 TO 12/31/07	26	100.00	93.43	102.15	24.73	91.46	32.50	139.25	80.00 to 118.26	140,287	143,306
<u>ALL</u>											
	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	2	39.23	39.23	40.32	6.23	97.27	36.78	41.67	N/A	45,500	18,347
BEATRICE	45	99.17	113.83	105.46	35.49	107.94	26.00	801.97	90.81 to 105.82	176,822	186,479
BEATRICE SUBDIVISION	1	96.90	96.90	96.90			96.90	96.90	N/A	2,185,944	2,118,180
BLUE SPRINGS	1	192.31	192.31	192.31			192.31	192.31	N/A	1,300	2,500
CLATONIA	1	62.40	62.40	62.40			62.40	62.40	N/A	6,250	3,900
CORTLAND	3	84.64	76.26	74.95	19.49	101.74	47.32	96.82	N/A	153,441	115,010
ODELL	8	117.82	109.73	107.01	13.46	102.55	80.00	139.25	80.00 to 139.25	26,675	28,543
PICKRELL	1	100.00	100.00	100.00			100.00	100.00	N/A	27,000	27,000
ROCKFORD	1	76.00	76.00	76.00			76.00	76.00	N/A	5,000	3,800
RURAL	2	66.29	66.29	97.39	50.97	68.06	32.50	100.08	N/A	12,562	12,235
WYMORE	10	99.72	96.44	98.52	9.69	97.90	47.83	118.26	94.74 to 105.71	24,800	24,432
<u>ALL</u>											
	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	75	MEDIAN:	97	COV:	81.86	95% Median C.I.:	93.09 to 102.14
TOTAL Sales Price:	11,532,548	WGT. MEAN:	102	STD:	86.57	95% Wgt. Mean C.I.:	87.96 to 115.70
TOTAL Adj.Sales Price:	11,220,373	MEAN:	106	AVG.ABS.DEV:	30.00	95% Mean C.I.:	86.17 to 125.35
TOTAL Assessed Value:	11,425,820						
AVG. Adj. Sales Price:	149,604	COD:	30.96	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	152,344	PRD:	103.86	MIN Sales Ratio:	26.00		

Printed: 01/22/2009 22:13:28

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	71	99.17	107.16	103.08	30.93	103.96	26.00	801.97	92.98 to 103.82	126,300	130,190
2	3	94.35	74.58	96.82	22.75	77.03	32.50	96.90	N/A	742,981	719,376
3	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
ALL	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

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	64	98.15	96.71	95.40	21.09	101.37	26.00	192.31	92.98 to 103.59	168,125	160,399
2	11	96.01	158.42	252.05	87.49	62.85	32.50	801.97	62.40 to 148.00	41,848	105,480
ALL	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001	11	100.00	105.16	99.01	17.18	106.22	47.83	192.31	94.74 to 118.26	22,663	22,438
34-0015	48	99.29	112.90	103.60	33.32	108.98	26.00	801.97	91.51 to 105.60	212,377	220,018
34-0034	4	39.23	46.74	42.08	30.84	111.06	32.50	76.00	N/A	24,250	10,205
34-0100	8	117.82	109.73	107.01	13.46	102.55	80.00	139.25	80.00 to 139.25	26,675	28,543
48-0300											
55-0160	3	84.64	76.26	74.95	19.49	101.74	47.32	96.82	N/A	153,441	115,010
67-0069											
76-0002											
76-0082	1	62.40	62.40	62.40			62.40	62.40	N/A	6,250	3,900
NonValid School											
ALL	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	75	MEDIAN:	97	COV:	81.86	95% Median C.I.:	93.09 to 102.14
TOTAL Sales Price:	11,532,548	WGT. MEAN:	102	STD:	86.57	95% Wgt. Mean C.I.:	87.96 to 115.70
TOTAL Adj.Sales Price:	11,220,373	MEAN:	106	AVG.ABS.DEV:	30.00	95% Mean C.I.:	86.17 to 125.35
TOTAL Assessed Value:	11,425,820						
AVG. Adj. Sales Price:	149,604	COD:	30.96	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	152,344	PRD:	103.86	MIN Sales Ratio:	26.00		

Printed: 01/22/2009 22:13:28

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	7	105.00	192.32	321.93	125.31	59.74	32.50	801.97	32.50 to 801.97	45,011	144,905
Prior TO 1860											
1860 TO 1899	7	99.17	97.18	85.84	26.08	113.21	47.83	171.94	47.83 to 171.94	29,214	25,078
1900 TO 1919	18	96.33	104.09	93.49	19.64	111.33	62.50	192.31	88.94 to 115.08	37,150	34,733
1920 TO 1939	7	88.17	85.25	79.95	20.93	106.63	47.32	120.55	47.32 to 120.55	79,853	63,845
1940 TO 1949	2	101.99	101.99	93.10	20.33	109.55	81.25	122.72	N/A	28,000	26,067
1950 TO 1959	5	63.08	76.13	70.40	27.23	108.14	56.00	105.71	N/A	114,420	80,552
1960 TO 1969	5	102.14	84.40	85.67	20.29	98.52	26.00	105.93	N/A	272,700	233,632
1970 TO 1979	10	101.25	99.32	100.51	14.70	98.82	61.97	121.85	76.74 to 120.38	395,074	397,103
1980 TO 1989	7	100.00	103.66	105.34	9.84	98.40	84.64	128.90	84.64 to 128.90	181,250	190,932
1990 TO 1994	3	103.82	110.93	103.60	14.75	107.07	91.51	137.45	N/A	407,816	422,498
1995 TO 1999	2	68.22	68.22	91.17	38.92	74.83	41.67	94.77	N/A	487,000	444,000
2000 TO Present	2	120.27	120.27	120.35	0.24	99.93	119.98	120.55	N/A	32,288	38,857
ALL	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	105.00	109.94	115.79	50.73	94.95	32.50	192.31	N/A	1,266	1,466
5000 TO 9999	4	85.93	83.42	84.40	16.55	98.83	62.40	99.43	N/A	6,187	5,222
Total \$											
1 TO 9999	7	95.85	94.78	88.58	33.66	107.00	32.50	192.31	32.50 to 192.31	4,078	3,612
10000 TO 29999	19	109.71	109.42	107.74	21.64	101.55	36.78	171.94	94.74 to 131.17	19,733	21,260
30000 TO 59999	12	98.81	104.37	103.47	15.61	100.87	80.00	137.45	88.94 to 120.55	40,958	42,379
60000 TO 99999	12	84.91	79.74	79.57	20.10	100.21	41.67	105.82	59.12 to 96.01	71,825	57,154
100000 TO 149999	7	103.59	197.35	176.40	103.52	111.87	84.64	801.97	84.64 to 801.97	127,628	225,141
150000 TO 249999	7	63.08	70.07	69.26	36.48	101.18	26.00	105.93	26.00 to 105.93	186,892	129,439
250000 TO 499999	6	99.70	98.16	99.07	17.04	99.08	61.97	128.90	61.97 to 128.90	330,483	327,421
500000 +	5	102.14	103.90	101.45	6.66	102.41	94.77	121.85	N/A	1,055,788	1,071,117
ALL	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

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

NUMBER of Sales:	75	MEDIAN:	97	COV:	81.86	95% Median C.I.:	93.09 to 102.14
TOTAL Sales Price:	11,532,548	WGT. MEAN:	102	STD:	86.57	95% Wgt. Mean C.I.:	87.96 to 115.70
TOTAL Adj.Sales Price:	11,220,373	MEAN:	106	AVG.ABS.DEV:	30.00	95% Mean C.I.:	86.17 to 125.35
TOTAL Assessed Value:	11,425,820						
AVG. Adj. Sales Price:	149,604	COD:	30.96	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	152,344	PRD:	103.86	MIN Sales Ratio:	26.00		

Printed: 01/22/2009 22:13:28

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	5	76.00	93.64	80.40	53.27	116.47	32.50	192.31	N/A	3,010	2,420
5000 TO 9999	3	95.85	77.35	58.14	21.79	133.04	36.78	99.43	N/A	12,833	7,461
Total \$ _____											
1 TO 9999	8	85.93	87.53	64.40	41.45	135.93	32.50	192.31	32.50 to 192.31	6,693	4,310
10000 TO 29999	17	100.08	103.76	95.01	19.75	109.21	41.67	140.00	94.44 to 122.72	21,937	20,841
30000 TO 59999	19	93.09	95.34	76.01	26.28	125.43	26.00	171.94	80.00 to 120.38	56,157	42,687
60000 TO 99999	8	93.26	93.67	84.98	18.85	110.22	47.32	137.45	47.32 to 137.45	83,012	70,546
100000 TO 149999	9	90.81	88.21	86.16	13.66	102.38	59.85	106.67	63.08 to 105.60	145,272	125,171
150000 TO 249999	3	96.82	88.24	85.38	15.13	103.34	61.97	105.93	N/A	224,966	192,086
250000 TO 499999	5	100.00	105.40	105.25	12.79	100.14	82.13	128.90	N/A	340,000	357,843
500000 +	6	102.98	220.24	114.67	118.77	192.07	94.77	801.97	94.77 to 801.97	896,740	1,028,264
ALL _____											
	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	105.00	192.32	321.93	125.31	59.74	32.50	801.97	32.50 to 801.97	45,011	144,905
10	10	99.80	107.68	85.16	28.06	126.44	47.32	192.31	76.00 to 139.25	60,310	51,362
20	56	96.86	94.91	96.20	19.11	98.66	26.00	171.94	91.51 to 101.56	167,539	161,168
30	1	94.77	94.77	94.77			94.77	94.77	N/A	908,000	860,500
70	1	99.17	99.17	99.17			99.17	99.17	N/A	12,000	11,900
ALL _____											
	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

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

NUMBER of Sales:	75	MEDIAN:	97	COV:	81.86	95% Median C.I.:	93.09 to 102.14
TOTAL Sales Price:	11,532,548	WGT. MEAN:	102	STD:	86.57	95% Wgt. Mean C.I.:	87.96 to 115.70
TOTAL Adj.Sales Price:	11,220,373	MEAN:	106	AVG.ABS.DEV:	30.00	95% Mean C.I.:	86.17 to 125.35
TOTAL Assessed Value:	11,425,820						
AVG. Adj. Sales Price:	149,604	COD:	30.96	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	152,344	PRD:	103.86	MIN Sales Ratio:	26.00		

Printed: 01/22/2009 22:13:28

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	105.00	192.32	321.93	125.31	59.74	32.50	801.97	32.50 to 801.97	45,011	144,905
330	1	121.85	121.85	121.85			121.85	121.85	N/A	650,000	792,000
336	1	91.51	91.51	91.51			91.51	91.51	N/A	158,450	145,000
340	1	86.00	86.00	86.00			86.00	86.00	N/A	20,000	17,200
343	3	102.14	101.79	102.42	1.44	99.39	99.40	103.82	N/A	653,333	669,111
344	6	88.09	93.85	68.38	36.15	137.26	47.32	171.94	47.32 to 171.94	105,583	72,193
346	1	122.00	122.00	122.00			122.00	122.00	N/A	15,000	18,300
349	1	26.00	26.00	26.00			26.00	26.00	N/A	230,000	59,800
350	4	100.28	103.53	113.25	13.80	91.41	84.64	128.90	N/A	131,281	148,678
352	10	98.41	97.91	97.22	9.69	100.71	80.00	116.56	82.13 to 115.08	241,890	235,171
353	13	93.09	89.08	90.55	21.96	98.38	47.83	140.00	59.12 to 105.93	55,057	49,855
384	1	90.51	90.51	90.51			90.51	90.51	N/A	70,000	63,360
406	12	106.65	109.29	90.20	25.55	121.17	59.85	192.31	76.00 to 137.45	47,623	42,955
426	3	106.67	104.91	102.93	8.89	101.92	89.81	118.26	N/A	76,666	78,916
442	3	88.94	89.65	86.51	7.50	103.63	80.00	100.00	N/A	37,000	32,008
470	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
494	2	108.73	108.73	97.23	10.88	111.82	96.90	120.55	N/A	1,108,484	1,077,790
528	5	94.35	83.11	71.22	23.68	116.70	41.67	120.38	N/A	71,000	50,563
<u>ALL</u>											
	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	5	94.77	92.50	93.70	9.17	98.72	80.00	105.60	N/A	344,400	322,696
03	68	98.00	106.49	105.17	32.57	101.26	26.00	801.97	92.98 to 103.59	107,318	112,863
04	2	114.04	114.04	97.13	15.03	117.40	96.90	131.17	N/A	1,100,374	1,068,800
<u>ALL</u>											
	75	96.90	105.76	101.83	30.96	103.86	26.00	801.97	93.09 to 102.14	149,604	152,344

Gage County 2009 Assessment Actions taken to address the following property classes/subclasses:

Commercial:

No changes were reported to the commercial and industrial class of property for 2009. A market analysis was conducted of this class of property and determined that no valuation groupings had a representative number of sales to indicate an adjustment was necessary.

The county also did their annual pick-up work based on permits filed. The county is in the process of updating photos for this class as well as reviewing property record cards for additions or deletions of improvements. Office staff has been updating the photos and doing the drive-by review.

2009 Assessment Survey for Gage County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contractor and staff
2.	Valuation done by:
	Contractor
3.	Pickup work done by whom:
	Contractor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2002
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2004
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	2004
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	RCNLD based on market depreciation.
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	Commercial-7 Industrial-2
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	The market areas are defined by location.
10.	Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes
11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	No
12.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real property located outside of the

	<i>limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</i>
	There is no market significance. Suburban as defined is used for classification only.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
81			81

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

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

NUMBER of Sales:	69	MEDIAN:	100	COV:	80.72	95% Median C.I.:	94.74 to 103.82
TOTAL Sales Price:	10,497,743	WGT. MEAN:	106	STD:	89.14	95% Wgt. Mean C.I.:	91.44 to 121.42
TOTAL Adj.Sales Price:	10,185,568	MEAN:	110	AVG.ABS.DEV:	29.43	95% Mean C.I.:	89.40 to 131.47
TOTAL Assessed Value:	10,840,450						
AVG. Adj. Sales Price:	147,616	COD:	29.43	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	157,107	PRD:	103.76	MIN Sales Ratio:	32.50		

Printed: 03/19/2009 14:02:33

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	8	99.30	99.71	95.17	17.25	104.77	41.67	140.00	41.67 to 140.00	160,250	152,513
10/01/05 TO 12/31/05	6	84.71	97.47	81.80	35.27	119.16	59.12	192.31	59.12 to 192.31	47,675	38,996
01/01/06 TO 03/31/06	7	100.08	103.13	99.90	8.32	103.23	92.98	119.98	92.98 to 119.98	26,660	26,635
04/01/06 TO 06/30/06	7	96.01	103.96	96.67	15.76	107.54	80.00	171.94	80.00 to 171.94	355,563	343,728
07/01/06 TO 09/30/06	5	96.06	230.92	158.72	156.79	145.49	76.00	801.97	N/A	248,280	394,069
10/01/06 TO 12/31/06	7	100.00	103.67	97.86	14.48	105.94	84.64	148.00	84.64 to 148.00	122,225	119,610
01/01/07 TO 03/31/07	4	103.69	104.04	107.51	12.90	96.77	90.51	118.26	N/A	152,818	164,293
04/01/07 TO 06/30/07	5	56.00	65.05	70.38	38.79	92.43	32.50	100.00	N/A	34,200	24,070
07/01/07 TO 09/30/07	6	133.06	125.46	108.70	19.94	115.42	47.32	167.25	47.32 to 167.25	102,200	111,087
10/01/07 TO 12/31/07	10	102.76	98.35	103.50	12.48	95.02	62.50	121.85	66.15 to 120.38	222,700	230,501
01/01/08 TO 03/31/08	2	105.66	105.66	105.64	0.05	100.01	105.60	105.71	N/A	100,000	105,640
04/01/08 TO 06/30/08	2	109.29	109.29	114.96	12.29	95.07	95.85	122.72	N/A	11,250	12,932
<u>Study Years</u>											
07/01/05 TO 06/30/06	28	96.46	101.15	95.36	18.76	106.07	41.67	192.31	93.09 to 101.56	151,557	144,522
07/01/06 TO 06/30/07	21	91.51	124.84	124.52	55.69	100.26	32.50	801.97	84.64 to 105.82	137,107	170,720
07/01/07 TO 06/30/08	20	105.66	108.30	104.77	18.90	103.38	47.32	167.25	100.00 to 121.85	153,135	160,434
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	26	96.48	128.07	113.15	40.93	113.19	76.00	801.97	92.98 to 105.00	183,559	207,698
01/01/07 TO 12/31/07	25	102.14	99.10	103.49	24.15	95.76	32.50	167.25	90.51 to 118.26	144,898	149,962
<u>ALL</u>											
	69	100.00	110.43	106.43	29.43	103.76	32.50	801.97	94.74 to 103.82	147,616	157,107

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	1	41.67	41.67	41.67			41.67	41.67	N/A	66,000	27,500
BEATRICE	40	100.00	119.12	112.11	34.52	106.25	56.00	801.97	92.98 to 105.93	173,680	194,712
BEATRICE SUBDIVISION	1	96.90	96.90	96.90			96.90	96.90	N/A	2,185,944	2,118,180
BLUE SPRINGS	1	192.31	192.31	192.31			192.31	192.31	N/A	1,300	2,500
CLATONIA	1	62.40	62.40	62.40			62.40	62.40	N/A	6,250	3,900
CORTLAND	3	84.64	76.26	74.95	19.49	101.74	47.32	96.82	N/A	153,441	115,010
ODELL	8	117.82	120.02	119.60	17.23	100.35	86.00	167.25	86.00 to 167.25	26,675	31,904
PICKRELL	1	100.00	100.00	100.00			100.00	100.00	N/A	27,000	27,000
ROCKFORD	1	76.00	76.00	76.00			76.00	76.00	N/A	5,000	3,800
RURAL	2	66.29	66.29	97.39	50.97	68.06	32.50	100.08	N/A	12,562	12,235
WYMORE	10	99.72	96.44	98.52	9.69	97.90	47.83	118.26	94.74 to 105.71	24,800	24,432
<u>ALL</u>											
	69	100.00	110.43	106.43	29.43	103.76	32.50	801.97	94.74 to 103.82	147,616	157,107

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

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

NUMBER of Sales:	69	MEDIAN:	100	COV:	80.72	95% Median C.I.:	94.74 to 103.82
TOTAL Sales Price:	10,497,743	WGT. MEAN:	106	STD:	89.14	95% Wgt. Mean C.I.:	91.44 to 121.42
TOTAL Adj.Sales Price:	10,185,568	MEAN:	110	AVG.ABS.DEV:	29.43	95% Mean C.I.:	89.40 to 131.47
TOTAL Assessed Value:	10,840,450						
AVG. Adj. Sales Price:	147,616	COD:	29.43	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	157,107	PRD:	103.76	MIN Sales Ratio:	32.50		

Printed: 03/19/2009 14:02:33

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	65	100.00	112.25	109.15	30.07	102.84	41.67	801.97	94.77 to 105.00	122,038	133,202
2	3	94.35	74.58	96.82	22.75	77.03	32.50	96.90	N/A	742,981	719,376
3	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
<u>ALL</u>	<u>69</u>	<u>100.00</u>	<u>110.43</u>	<u>106.43</u>	<u>29.43</u>	<u>103.76</u>	<u>32.50</u>	<u>801.97</u>	<u>94.74 to 103.82</u>	<u>147,616</u>	<u>157,107</u>

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	59	100.00	101.84	99.58	19.20	102.26	41.67	192.31	94.77 to 105.60	165,085	164,399
2	10	95.18	161.15	256.07	93.39	62.93	32.50	801.97	62.40 to 148.00	44,552	114,086
<u>ALL</u>	<u>69</u>	<u>100.00</u>	<u>110.43</u>	<u>106.43</u>	<u>29.43</u>	<u>103.76</u>	<u>32.50</u>	<u>801.97</u>	<u>94.74 to 103.82</u>	<u>147,616</u>	<u>157,107</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001	11	100.00	105.16	99.01	17.18	106.22	47.83	192.31	94.74 to 118.26	22,663	22,438
34-0015	43	100.00	117.71	108.42	32.19	108.57	56.00	801.97	93.09 to 105.82	213,588	231,577
34-0034	3	41.67	50.06	43.92	34.80	113.96	32.50	76.00	N/A	24,000	10,541
34-0100	8	117.82	120.02	119.60	17.23	100.35	86.00	167.25	86.00 to 167.25	26,675	31,904
48-0300											
55-0160	3	84.64	76.26	74.95	19.49	101.74	47.32	96.82	N/A	153,441	115,010
67-0069											
76-0002											
76-0082	1	62.40	62.40	62.40			62.40	62.40	N/A	6,250	3,900
NonValid School											
<u>ALL</u>	<u>69</u>	<u>100.00</u>	<u>110.43</u>	<u>106.43</u>	<u>29.43</u>	<u>103.76</u>	<u>32.50</u>	<u>801.97</u>	<u>94.74 to 103.82</u>	<u>147,616</u>	<u>157,107</u>

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	69	MEDIAN:	100	COV:	80.72	95% Median C.I.:	94.74 to 103.82
TOTAL Sales Price:	10,497,743	WGT. MEAN:	106	STD:	89.14	95% Wgt. Mean C.I.:	91.44 to 121.42
TOTAL Adj.Sales Price:	10,185,568	MEAN:	110	AVG.ABS.DEV:	29.43	95% Mean C.I.:	89.40 to 131.47
TOTAL Assessed Value:	10,840,450						
AVG. Adj. Sales Price:	147,616	COD:	29.43	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	157,107	PRD:	103.76	MIN Sales Ratio:	32.50		

Printed: 03/19/2009 14:02:33

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	105.00	235.66	358.09	157.46	65.81	32.50	801.97	N/A	55,054	197,145
Prior TO 1860											
1860 TO 1899	7	99.17	97.18	85.84	26.08	113.21	47.83	171.94	47.83 to 171.94	29,214	25,078
1900 TO 1919	18	98.41	106.94	96.08	20.22	111.30	62.50	192.31	89.81 to 115.08	37,150	35,693
1920 TO 1939	7	88.17	89.67	81.67	25.94	109.80	47.32	151.50	47.32 to 151.50	79,853	65,216
1940 TO 1949	2	101.99	101.99	93.10	20.33	109.55	81.25	122.72	N/A	28,000	26,067
1950 TO 1959	4	81.08	80.97	76.53	24.53	105.80	56.00	105.71	N/A	98,750	75,570
1960 TO 1969	3	105.82	104.63	103.54	1.19	101.05	102.14	105.93	N/A	276,166	285,953
1970 TO 1979	9	105.60	103.47	103.49	11.07	99.99	76.74	121.85	90.51 to 120.38	407,538	421,746
1980 TO 1989	7	100.00	103.75	105.54	9.75	98.30	84.64	128.90	84.64 to 128.90	181,250	191,299
1990 TO 1994	3	103.82	110.85	103.59	14.68	107.01	91.51	137.22	N/A	407,816	422,460
1995 TO 1999	2	68.22	68.22	91.17	38.92	74.83	41.67	94.77	N/A	487,000	444,000
2000 TO Present	2	120.27	120.27	120.35	0.24	99.93	119.98	120.55	N/A	32,288	38,857
ALL	69	100.00	110.43	106.43	29.43	103.76	32.50	801.97	94.74 to 103.82	147,616	157,107

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	105.00	109.94	115.79	50.73	94.95	32.50	192.31	N/A	1,266	1,466
5000 TO 9999	4	85.93	83.42	84.40	16.55	98.83	62.40	99.43	N/A	6,187	5,222
Total \$											
1 TO 9999	7	95.85	94.78	88.58	33.66	107.00	32.50	192.31	32.50 to 192.31	4,078	3,612
10000 TO 29999	17	109.71	114.06	113.67	20.63	100.34	47.83	171.94	94.74 to 140.00	19,713	22,407
30000 TO 59999	12	102.47	108.88	107.78	15.94	101.02	81.25	151.50	93.09 to 120.55	40,958	44,143
60000 TO 99999	12	84.91	79.74	79.57	20.10	100.21	41.67	105.82	59.12 to 96.01	71,825	57,154
100000 TO 149999	7	103.59	197.35	176.40	103.52	111.87	84.64	801.97	84.64 to 801.97	127,628	225,141
150000 TO 249999	5	91.51	81.55	82.76	19.51	98.53	47.32	105.93	N/A	180,230	149,159
250000 TO 499999	4	108.28	111.37	110.49	10.50	100.80	100.00	128.90	N/A	348,750	385,321
500000 +	5	102.14	103.90	101.45	6.66	102.41	94.77	121.85	N/A	1,055,788	1,071,117
ALL	69	100.00	110.43	106.43	29.43	103.76	32.50	801.97	94.74 to 103.82	147,616	157,107

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	69	MEDIAN:	100	COV:	80.72	95% Median C.I.:	94.74 to 103.82
TOTAL Sales Price:	10,497,743	WGT. MEAN:	106	STD:	89.14	95% Wgt. Mean C.I.:	91.44 to 121.42
TOTAL Adj.Sales Price:	10,185,568	MEAN:	110	AVG.ABS.DEV:	29.43	95% Mean C.I.:	89.40 to 131.47
TOTAL Assessed Value:	10,840,450						
AVG. Adj. Sales Price:	147,616	COD:	29.43	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	157,107	PRD:	103.76	MIN Sales Ratio:	32.50		

Printed: 03/19/2009 14:02:33

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	5	76.00	93.64	80.40	53.27	116.47	32.50	192.31	N/A	3,010	2,420
5000 TO 9999	2	97.64	97.64	97.70	1.83	99.93	95.85	99.43	N/A	6,750	6,595
Total \$ _____											
1 TO 9999	7	95.85	94.78	88.58	33.66	107.00	32.50	192.31	32.50 to 192.31	4,078	3,612
10000 TO 29999	15	100.00	99.56	90.81	17.71	109.64	41.67	140.00	94.44 to 119.98	22,541	20,469
30000 TO 59999	19	96.06	105.64	94.05	27.10	112.32	56.00	171.94	81.25 to 120.55	45,105	42,420
60000 TO 99999	8	93.26	93.64	84.97	18.82	110.21	47.32	137.22	47.32 to 137.22	83,012	70,531
100000 TO 149999	8	91.16	92.14	90.77	10.64	101.51	66.15	106.67	66.15 to 106.67	141,293	128,257
150000 TO 249999	2	101.38	101.38	102.28	4.49	99.11	96.82	105.93	N/A	196,000	200,472
250000 TO 499999	4	108.28	111.37	110.49	10.50	100.80	100.00	128.90	N/A	348,750	385,321
500000 +	6	102.98	220.24	114.67	118.77	192.07	94.77	801.97	94.77 to 801.97	896,740	1,028,264
ALL	69	100.00	110.43	106.43	29.43	103.76	32.50	801.97	94.74 to 103.82	147,616	157,107

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	105.00	235.66	358.09	157.46	65.81	32.50	801.97	N/A	55,054	197,145
10	10	99.80	110.48	86.09	30.86	128.33	47.32	192.31	76.00 to 167.25	60,310	51,922
20	52	100.00	98.90	100.91	17.02	98.01	41.67	171.94	94.35 to 103.82	161,292	162,751
30	1	94.77	94.77	94.77			94.77	94.77	N/A	908,000	860,500
70	1	99.17	99.17	99.17			99.17	99.17	N/A	12,000	11,900
ALL	69	100.00	110.43	106.43	29.43	103.76	32.50	801.97	94.74 to 103.82	147,616	157,107

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	69	MEDIAN:	100	COV:	80.72	95% Median C.I.:	94.74 to 103.82
TOTAL Sales Price:	10,497,743	WGT. MEAN:	106	STD:	89.14	95% Wgt. Mean C.I.:	91.44 to 121.42
TOTAL Adj.Sales Price:	10,185,568	MEAN:	110	AVG.ABS.DEV:	29.43	95% Mean C.I.:	89.40 to 131.47
TOTAL Assessed Value:	10,840,450						
AVG. Adj. Sales Price:	147,616	COD:	29.43	MAX Sales Ratio:	801.97		
AVG. Assessed Value:	157,107	PRD:	103.76	MIN Sales Ratio:	32.50		

Printed: 03/19/2009 14:02:33

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	105.00	235.66	358.09	157.46	65.81	32.50	801.97	N/A	55,054	197,145
330	1	121.85	121.85	121.85			121.85	121.85	N/A	650,000	792,000
336	1	91.51	91.51	91.51			91.51	91.51	N/A	158,450	145,000
340	1	86.00	86.00	86.00			86.00	86.00	N/A	20,000	17,200
343	3	102.14	101.99	102.55	1.25	99.45	100.00	103.82	N/A	653,333	669,968
344	5	99.43	100.23	73.54	30.89	136.28	47.32	171.94	N/A	70,120	51,569
346	1	122.00	122.00	122.00			122.00	122.00	N/A	15,000	18,300
350	4	100.28	103.53	113.25	13.80	91.41	84.64	128.90	N/A	131,281	148,678
352	9	100.00	99.67	99.40	8.61	100.27	80.00	116.56	88.17 to 115.08	234,877	233,468
353	13	93.09	89.08	90.55	21.96	98.38	47.83	140.00	59.12 to 105.93	55,057	49,855
384	1	90.51	90.51	90.51			90.51	90.51	N/A	70,000	63,360
406	11	109.71	116.31	105.22	25.27	110.54	62.50	192.31	76.00 to 167.25	35,852	37,722
426	3	106.67	104.91	102.93	8.89	101.92	89.81	118.26	N/A	76,666	78,916
442	3	100.00	97.44	97.04	4.81	100.41	88.94	103.37	N/A	37,000	35,903
470	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
494	2	124.20	124.20	97.66	21.98	127.17	96.90	151.50	N/A	1,108,484	1,082,590
528	5	94.35	83.72	72.77	23.02	115.05	41.67	120.38	N/A	71,000	51,667
<u>ALL</u>											
	69	100.00	110.43	106.43	29.43	103.76	32.50	801.97	94.74 to 103.82	147,616	157,107

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	4	97.38	95.09	96.19	7.91	98.86	80.00	105.60	N/A	354,250	340,745
03	64	100.00	111.60	111.80	31.20	99.83	32.50	801.97	94.44 to 105.00	102,853	114,988
04	1	96.90	96.90	96.90			96.90	96.90	N/A	2,185,944	2,118,180
<u>ALL</u>											
	69	100.00	110.43	106.43	29.43	103.76	32.50	801.97	94.74 to 103.82	147,616	157,107

**2009 Correlation Section
for Gage County**

Commerical Real Property

I. Correlation

COMMERCIAL:Analysis of the following tables demonstrates that the statistics support a median level of value within the acceptable range. While the percent change in assessed value for sold and unsold properties are dissimilar the removal of sales as required by the substantially changed directive may have impacted the change in the weighted mean which is used in the calculation. A review of the trended preliminary ratio and the R&O ratio shows the two statistics are similar and it appears that the assessment practices in the County treat both the sold and the assessed base in a similar fashion. Based on the tables and the assessment actions of the County this class of property has been valued uniformly and proportionately.

**2009 Correlation Section
for Gage County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	162	69	42.59
2008	162	83	51.23
2007	166	84	50.60
2006	184	96	52.17
2005	186	99	53.23

COMMERCIAL: A review of the utilization grid indicates the county has utilized an acceptable portion of the available commercial sales for the development of the qualified statistics. The decrease in percent used can be attributed to land use changes and being coded out as substantially changed.

**2009 Correlation Section
for Gage County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Gage County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	97	0.08	97	100
2008	96.06	-0.27	96	96.17
2007	98	-0.13	97	97
2006	97	-0.09	97	97
2005	98	0.26	98	98

COMMERCIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

**2009 Correlation Section
for Gage County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 Correlation Section
for Gage County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
9.38	2009	0.08
0.04	2008	-0.27
-1.72	2007	-0.13
0.13	2006	-0.09
3.06	2005	0.26

COMMERCIAL: A review of the table shows an approximate 9 point difference between the percent change of the sold and the unsold properties. There were six sales that were removed from the sales file between the time of preliminary and the final R&O statistical reports. The removal of those sales because of the substantially changed directive may have impacted the weighted mean comparison used in this table.

**2009 Correlation Section
for Gage County**

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

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

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

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

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

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

**2009 Correlation Section
for Gage County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	100	106	110

COMMERCIAL:Of the three measures of central tendency only the median is in the range. The weighted mean is 6 points above the range and the mean is 10 points above the range.

**2009 Correlation Section
for Gage County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	29.43	103.76
Difference	9.43	0.76

COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. The price related differential is outside the range by less than one point.

**2009 Correlation Section
for Gage County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	75	69	-6
Median	97	100	3
Wgt. Mean	102	106	4
Mean	106	110	4
COD	30.96	29.43	-1.53
PRD	103.86	103.76	-0.10
Minimum	26.00	32.50	6.50
Maximum	801.97	801.97	0.00

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

**Agricultural or
Special Valuation Reports**

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	130	MEDIAN:	64	COV:	35.87	95% Median C.I.:	58.51 to 68.16	(! : Derived)
(AgLand) TOTAL Sales Price:	24,423,344	WGT. MEAN:	63	STD:	23.30	95% Wgt. Mean C.I.:	59.46 to 65.78	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,704,344	MEAN:	65	AVG.ABS.DEV:	16.37	95% Mean C.I.:	60.93 to 68.94	
(AgLand) TOTAL Assessed Value:	15,469,930							
AVG. Adj. Sales Price:	190,033	COD:	25.70	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	118,999	PRD:	103.70	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:13:54

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	5	60.56	90.48	64.17	71.81	141.00	42.01	203.36	N/A	160,355	102,898
10/01/05 TO 12/31/05	17	66.37	68.17	69.37	18.14	98.27	39.00	108.32	57.69 to 77.12	237,481	164,738
01/01/06 TO 03/31/06	16	72.88	78.22	74.35	19.81	105.21	51.41	116.28	62.06 to 90.34	195,289	145,195
04/01/06 TO 06/30/06	13	68.34	63.49	63.18	13.89	100.50	39.06	76.45	52.86 to 73.72	190,805	120,545
07/01/06 TO 09/30/06	5	72.26	76.50	72.94	12.02	104.89	63.47	102.39	N/A	96,685	70,521
10/01/06 TO 12/31/06	11	77.01	82.29	76.92	19.74	106.97	54.41	111.24	65.71 to 102.06	184,895	142,227
01/01/07 TO 03/31/07	13	63.40	63.80	58.02	18.35	109.98	29.08	90.85	54.49 to 76.62	211,720	122,833
04/01/07 TO 06/30/07	8	71.01	68.02	65.05	16.47	104.55	43.94	82.07	43.94 to 82.07	151,661	98,662
07/01/07 TO 09/30/07	5	47.60	58.29	46.89	35.92	124.32	32.79	106.34	N/A	75,353	35,331
10/01/07 TO 12/31/07	14	48.94	47.86	51.25	24.79	93.39	15.44	74.00	36.42 to 62.54	171,028	87,652
01/01/08 TO 03/31/08	9	48.41	48.73	51.46	18.64	94.69	21.40	72.00	41.94 to 60.79	254,069	130,755
04/01/08 TO 06/30/08	14	45.08	49.46	50.77	24.11	97.41	20.86	74.39	40.17 to 65.13	194,253	98,630
<u>Study Years</u>											
07/01/05 TO 06/30/06	51	69.67	72.32	68.99	22.66	104.83	39.00	203.36	62.44 to 72.60	204,785	141,279
07/01/06 TO 06/30/07	37	71.28	71.93	66.38	18.34	108.36	29.08	111.24	66.58 to 76.62	175,214	116,303
07/01/07 TO 06/30/08	42	47.78	49.82	50.94	24.68	97.81	15.44	106.34	45.05 to 55.36	185,174	94,319
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	45	72.26	74.77	71.50	18.04	104.57	39.06	116.28	68.34 to 76.22	180,497	129,051
01/01/07 TO 12/31/07	40	57.22	58.38	56.26	25.21	103.77	15.44	106.34	50.96 to 66.66	168,420	94,748
<u>ALL</u>											
	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16	190,033	118,999

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	130	MEDIAN:	64	COV:	35.87	95% Median C.I.:	58.51 to 68.16	(!: Derived)
(AgLand) TOTAL Sales Price:	24,423,344	WGT. MEAN:	63	STD:	23.30	95% Wgt. Mean C.I.:	59.46 to 65.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,704,344	MEAN:	65	AVG.ABS.DEV:	16.37	95% Mean C.I.:	60.93 to 68.94	
(AgLand) TOTAL Assessed Value:	15,469,930							
AVG. Adj. Sales Price:	190,033	COD:	25.70	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	118,999	PRD:	103.70	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:13:54

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3925	6	59.56	63.20	54.46	23.51	116.04	40.17	106.34	40.17 to 106.34	138,257	75,299	
3927	9	61.12	60.25	59.22	12.80	101.74	42.01	77.12	46.46 to 72.75	221,375	131,100	
3929	4	52.87	50.04	57.28	31.68	87.36	21.40	73.02	N/A	172,575	98,848	
3931	4	45.49	43.81	45.29	12.59	96.73	32.79	51.46	N/A	220,467	99,840	
3969	5	43.94	46.99	41.70	23.49	112.69	29.08	73.72	N/A	220,842	92,091	
3973	2	60.43	60.43	61.16	9.83	98.80	54.49	66.37	N/A	243,143	148,717	
3975	5	68.44	50.58	68.00	35.12	74.39	15.44	81.05	N/A	145,800	99,138	
4163	8	53.88	52.40	54.16	13.28	96.76	39.00	66.07	39.00 to 66.07	213,597	115,678	
4165	3	65.71	63.87	56.15	21.31	113.75	41.94	83.95	N/A	189,600	106,458	
4167	8	70.76	69.72	61.78	21.34	112.84	37.93	107.56	37.93 to 107.56	184,352	113,895	
4209	5	71.07	81.20	74.08	31.02	109.61	48.41	116.28	N/A	225,000	166,683	
4211	2	84.32	84.32	77.01	21.04	109.49	66.58	102.06	N/A	272,000	209,470	
4215	7	71.16	73.24	69.22	11.99	105.80	55.98	90.85	55.98 to 90.85	258,003	178,598	
4401	12	67.94	67.08	66.97	19.86	100.17	39.06	101.28	52.86 to 74.45	228,837	153,254	
4403	7	81.75	72.15	63.93	28.71	112.86	36.42	108.32	36.42 to 108.32	195,745	125,135	
4405	8	68.47	76.17	69.42	48.51	109.72	20.86	203.36	20.86 to 203.36	139,362	96,750	
4407	5	53.81	60.14	57.60	23.76	104.41	45.10	90.34	N/A	137,028	78,925	
4455	3	72.00	72.29	72.40	2.31	99.85	69.94	74.93	N/A	174,525	126,356	
4457	13	62.06	68.79	65.91	22.05	104.36	50.96	111.24	54.80 to 76.22	179,469	118,291	
4459	6	74.44	76.49	78.06	11.48	97.99	63.40	98.40	63.40 to 98.40	125,541	97,995	
4461	8	63.62	61.29	60.05	16.79	102.07	43.18	78.58	43.18 to 78.58	154,637	92,866	
ALL	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16	190,033	118,999	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	117	62.54	64.26	61.97	26.08	103.70	15.44	203.36	57.92 to 68.06	191,201	118,485	
2	13	69.94	71.04	68.86	22.90	103.17	45.10	116.28	48.41 to 90.34	179,516	123,623	
ALL	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16	190,033	118,999	

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	
0	1	55.96	55.96	55.96			55.96	55.96	N/A	303,600	169,900	
2	129	63.94	65.01	62.70	25.71	103.68	15.44	203.36	58.51 to 68.34	189,153	118,604	
ALL	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16	190,033	118,999	

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	130	MEDIAN:	64	COV:	35.87	95% Median C.I.:	58.51 to 68.16	(!: Derived)
(AgLand) TOTAL Sales Price:	24,423,344	WGT. MEAN:	63	STD:	23.30	95% Wgt. Mean C.I.:	59.46 to 65.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,704,344	MEAN:	65	AVG.ABS.DEV:	16.37	95% Mean C.I.:	60.93 to 68.94	
(AgLand) TOTAL Assessed Value:	15,469,930							
AVG. Adj. Sales Price:	190,033	COD:	25.70	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	118,999	PRD:	103.70	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:13:54

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)												
34-0001	21	74.39	76.88	74.72	29.27	102.89	20.86	203.36	56.06 to 82.77		141,936	106,058
34-0015	21	62.44	62.77	61.61	18.66	101.89	39.00	90.85	54.49 to 71.16		229,613	141,453
34-0034	17	47.60	53.28	51.83	26.84	102.81	29.08	76.45	40.63 to 71.07		226,135	117,195
34-0100	35	68.16	67.68	64.73	21.13	104.56	36.42	111.24	57.92 to 72.60		196,582	127,248
48-0300	7	60.79	53.07	63.77	30.75	83.21	15.44	81.05	15.44 to 81.05		190,839	121,699
55-0160	9	60.56	55.55	58.19	18.59	95.46	21.40	73.02	42.01 to 72.75		188,030	109,418
67-0069	15	63.94	69.65	65.88	26.86	105.72	45.10	116.28	51.41 to 82.07		167,219	110,166
76-0002												
76-0082	5	58.33	63.68	52.60	27.96	121.07	40.17	106.34	N/A		128,133	67,395
NonValid School												
ALL	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16		190,033	118,999

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
0.01 TO 10.00	2	18.79	18.79	18.10	11.05	103.81	16.71	20.86	N/A		10,500	1,900
10.01 TO 30.00	7	48.07	48.62	39.35	41.79	123.57	15.44	106.34	15.44 to 106.34		46,513	18,302
30.01 TO 50.00	22	55.71	63.39	54.56	33.79	116.19	32.79	203.36	45.05 to 69.67		79,873	43,580
50.01 TO 100.00	40	66.88	67.72	64.92	20.26	104.32	42.01	107.56	60.56 to 73.72		148,934	96,685
100.01 TO 180.00	53	66.07	66.92	62.27	22.94	107.46	29.08	116.28	57.75 to 72.41		266,304	165,830
180.01 TO 330.00	5	69.77	68.55	67.16	9.49	102.08	54.80	81.05	N/A		380,798	255,728
330.01 TO 650.00	1	71.07	71.07	71.07			71.07	71.07	N/A		625,000	444,180
ALL	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16		190,033	118,999

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
! zeroes!	1	203.36	203.36	203.36			203.36	203.36	N/A		7,000	14,235
DRY	35	62.06	62.35	61.95	16.77	100.65	40.17	90.34	58.33 to 69.67		199,876	123,823
DRY-N/A	61	65.13	67.57	63.84	25.80	105.85	32.79	116.28	55.98 to 73.17		191,223	122,069
GRASS	7	43.94	41.70	52.94	42.28	78.77	16.71	77.01	16.71 to 77.01		97,300	51,512
GRASS-N/A	14	58.95	56.34	51.23	30.45	109.96	15.44	102.06	39.00 to 72.26		123,565	63,305
IRRGTD	3	57.92	69.89	66.01	22.12	105.87	56.66	95.09	N/A		260,000	171,631
IRRGTD-N/A	9	71.07	71.55	67.25	14.14	106.40	47.95	106.34	57.75 to 82.77		316,226	212,656
ALL	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16		190,033	118,999

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	130	MEDIAN:	64	COV:	35.87	95% Median C.I.:	58.51 to 68.16	(! : Derived)
(AgLand) TOTAL Sales Price:	24,423,344	WGT. MEAN:	63	STD:	23.30	95% Wgt. Mean C.I.:	59.46 to 65.78	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,704,344	MEAN:	65	AVG.ABS.DEV:	16.37	95% Mean C.I.:	60.93 to 68.94	
(AgLand) TOTAL Assessed Value:	15,469,930							
AVG. Adj. Sales Price:	190,033	COD:	25.70	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	118,999	PRD:	103.70	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:13:55

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	203.36	203.36	203.36			203.36	203.36	N/A	7,000	14,235	
DRY	65	65.71	65.95	63.13	20.48	104.47	40.17	116.28	59.17 to 69.67	184,809	116,663	
DRY-N/A	31	58.56	65.08	63.13	28.31	103.09	32.79	111.24	52.86 to 74.98	214,440	135,383	
GRASS	10	41.47	41.63	49.95	45.69	83.35	15.44	77.01	16.71 to 69.94	86,105	43,006	
GRASS-N/A	11	62.54	60.39	52.70	25.18	114.60	29.08	102.06	39.06 to 82.07	140,906	74,254	
IRRGTD	8	71.28	74.89	69.23	19.62	108.18	56.66	106.34	56.66 to 106.34	263,829	182,636	
IRRGTD-N/A	4	67.77	63.64	63.86	9.03	99.65	47.95	71.07	N/A	378,850	241,927	
ALL	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16	190,033	118,999	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	203.36	203.36	203.36			203.36	203.36	N/A	7,000	14,235	
DRY	94	64.27	65.39	63.06	22.19	103.70	32.79	116.28	58.51 to 69.67	195,688	123,399	
DRY-N/A	2	78.86	78.86	67.95	34.81	116.06	51.41	106.31	N/A	132,787	90,225	
GRASS	19	55.36	53.29	57.92	34.68	92.00	15.44	102.06	39.00 to 69.94	98,128	56,838	
GRASS-N/A	2	34.07	34.07	30.54	14.65	111.56	29.08	39.06	N/A	273,285	83,460	
IRRGTD	11	68.44	71.14	66.13	18.52	107.58	47.95	106.34	56.66 to 95.09	272,821	180,420	
IRRGTD-N/A	1	71.07	71.07	71.07			71.07	71.07	N/A	625,000	444,180	
ALL	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16	190,033	118,999	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	2	112.11	112.11	112.11	81.39	100.00	20.86	203.36	N/A	7,000	7,847	
Total \$												
1 TO 9999	2	112.11	112.11	112.11	81.39	100.00	20.86	203.36	N/A	7,000	7,847	
10000 TO 29999	3	58.33	60.46	67.94	51.22	89.00	16.71	106.34	N/A	19,322	13,126	
30000 TO 59999	7	66.66	64.30	63.85	22.66	100.71	39.00	102.39	39.00 to 102.39	48,493	30,960	
60000 TO 99999	21	55.36	57.81	57.28	29.28	100.92	15.44	106.31	45.25 to 68.34	79,018	45,264	
100000 TO 149999	26	74.33	71.57	71.20	22.56	100.51	32.79	116.28	63.47 to 81.75	123,322	87,809	
150000 TO 249999	34	68.11	68.73	67.92	19.05	101.20	42.01	108.32	60.79 to 74.39	193,909	131,698	
250000 TO 499999	35	57.92	58.54	57.81	17.46	101.26	29.08	82.77	54.41 to 66.37	334,021	193,098	
500000 +	2	62.94	62.94	63.69	12.93	98.81	54.80	71.07	N/A	571,734	364,160	
ALL	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16	190,033	118,999	

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	130	MEDIAN:	64	COV:	35.87	95% Median C.I.:	58.51 to 68.16	(!: Derived)
(AgLand) TOTAL Sales Price:	24,423,344	WGT. MEAN:	63	STD:	23.30	95% Wgt. Mean C.I.:	59.46 to 65.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,704,344	MEAN:	65	AVG.ABS.DEV:	16.37	95% Mean C.I.:	60.93 to 68.94	
(AgLand) TOTAL Assessed Value:	15,469,930							
AVG. Adj. Sales Price:	190,033	COD:	25.70	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	118,999	PRD:	103.70	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:13:55

ASSESSED VALUE *											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	2	18.79	18.79	18.10	11.05	103.81	16.71	20.86	N/A	10,500	1,900	
Total \$ _____												
1 TO 9999	2	18.79	18.79	18.10	11.05	103.81	16.71	20.86	N/A	10,500	1,900	
10000 TO 29999	8	49.93	67.97	42.80	74.08	158.80	15.44	203.36	15.44 to 203.36	41,574	17,793	
30000 TO 59999	26	55.21	57.13	53.81	23.03	106.17	32.79	102.39	45.25 to 66.66	82,318	44,291	
60000 TO 99999	19	65.71	67.78	62.39	25.45	108.64	42.01	106.31	47.59 to 82.07	137,518	85,798	
100000 TO 149999	31	68.78	68.36	63.54	17.66	107.59	29.08	116.28	62.06 to 74.39	190,026	120,742	
150000 TO 249999	37	61.12	66.73	62.46	23.54	106.82	37.93	111.24	57.69 to 69.77	290,045	181,172	
250000 TO 499999	7	71.28	71.36	70.44	8.69	101.31	54.80	82.77	54.80 to 82.77	425,016	299,380	
ALL _____												
	130	63.71	64.94	62.62	25.70	103.70	15.44	203.36	58.51 to 68.16	190,033	118,999	

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	146	MEDIAN:	61	COV:	35.67	95% Median C.I.:	57.69 to 66.07	(! : Derived)
TOTAL Sales Price:	29,358,059	WGT. MEAN:	61	STD:	22.63	95% Wgt. Mean C.I.:	58.08 to 63.81	(! : land+NAT=0)
TOTAL Adj.Sales Price:	29,626,559	MEAN:	63	AVG.ABS.DEV:	15.95	95% Mean C.I.:	59.78 to 67.12	
TOTAL Assessed Value:	18,056,075							
AVG. Adj. Sales Price:	202,921	COD:	26.06	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	123,671	PRD:	104.10	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:14:07

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	6	55.93	83.95	60.52	67.57	138.70	42.01	203.36	42.01 to 203.36	188,995	114,383
10/01/05 TO 12/31/05	19	66.07	65.77	68.79	19.63	95.61	33.68	108.32	57.07 to 72.41	220,066	151,388
01/01/06 TO 03/31/06	18	72.02	74.82	69.59	21.70	107.52	39.52	116.28	59.15 to 83.95	210,371	146,402
04/01/06 TO 06/30/06	13	68.34	63.49	63.18	13.89	100.50	39.06	76.45	52.86 to 73.72	190,805	120,545
07/01/06 TO 09/30/06	5	72.26	76.50	72.94	12.02	104.89	63.47	102.39	N/A	96,685	70,521
10/01/06 TO 12/31/06	13	74.98	78.79	73.84	20.53	106.70	46.26	111.24	65.71 to 101.93	195,142	144,094
01/01/07 TO 03/31/07	15	59.51	62.41	57.84	18.77	107.90	29.08	90.85	54.49 to 73.17	226,068	130,756
04/01/07 TO 06/30/07	9	67.09	67.27	64.36	16.45	104.53	43.94	82.07	47.59 to 81.75	165,910	106,775
07/01/07 TO 09/30/07	6	47.98	56.63	49.15	29.96	115.22	32.79	106.34	32.79 to 106.34	208,071	102,270
10/01/07 TO 12/31/07	16	46.55	46.78	48.63	24.89	96.19	15.44	74.00	37.56 to 56.06	189,862	92,331
01/01/08 TO 03/31/08	11	49.10	50.37	53.19	18.36	94.68	21.40	72.00	41.94 to 62.92	265,964	141,479
04/01/08 TO 06/30/08	15	45.10	49.81	51.08	23.91	97.50	20.86	74.39	40.63 to 59.17	195,190	99,712
<u>Study Years</u>											
07/01/05 TO 06/30/06	56	67.36	70.10	67.04	24.15	104.56	33.68	203.36	60.56 to 71.59	206,828	138,661
07/01/06 TO 06/30/07	42	69.36	70.20	65.13	19.00	107.78	29.08	111.24	63.47 to 74.93	188,202	122,575
07/01/07 TO 06/30/08	48	48.16	49.78	50.72	23.34	98.14	15.44	106.34	45.05 to 55.06	211,243	107,143
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	49	71.59	73.04	69.21	18.87	105.53	39.06	116.28	66.58 to 74.45	189,539	131,187
01/01/07 TO 12/31/07	46	56.36	57.17	54.67	24.58	104.58	15.44	106.34	47.60 to 63.40	199,357	108,983
<u>ALL</u>											
	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	146	MEDIAN:	61	COV:	35.67	95% Median C.I.:	57.69 to 66.07	(!: Derived)
TOTAL Sales Price:	29,358,059	WGT. MEAN:	61	STD:	22.63	95% Wgt. Mean C.I.:	58.08 to 63.81	(!: land+NAT=0)
TOTAL Adj.Sales Price:	29,626,559	MEAN:	63	AVG.ABS.DEV:	15.95	95% Mean C.I.:	59.78 to 67.12	
TOTAL Assessed Value:	18,056,075							
AVG. Adj. Sales Price:	202,921	COD:	26.06	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	123,671	PRD:	104.10	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:14:07

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3925	8	54.81	59.86	52.16	23.04	114.76	40.17	106.34	40.17 to 106.34	254,174	132,571	
3927	10	60.14	59.80	58.80	12.60	101.70	42.01	77.12	46.46 to 72.75	229,265	134,813	
3929	5	45.18	46.77	56.20	34.75	83.21	21.40	73.02	N/A	144,660	81,302	
3931	4	45.49	43.81	45.29	12.59	96.73	32.79	51.46	N/A	220,467	99,840	
3969	7	47.13	49.06	46.05	20.91	106.53	29.08	73.72	29.08 to 73.72	230,310	106,060	
3971	1	54.70	54.70	55.14			54.70	54.70	N/A	208,300	114,865	
3973	2	60.43	60.43	61.16	9.83	98.80	54.49	66.37	N/A	243,143	148,717	
3975	5	68.44	50.58	68.00	35.12	74.39	15.44	81.05	N/A	145,800	99,138	
4163	8	53.88	52.40	54.16	13.28	96.76	39.00	66.07	39.00 to 66.07	213,597	115,678	
4165	3	65.71	63.87	56.15	21.31	113.75	41.94	83.95	N/A	189,600	106,458	
4167	8	70.76	69.72	61.78	21.34	112.84	37.93	107.56	37.93 to 107.56	184,352	113,895	
4209	6	67.51	77.18	72.66	30.67	106.22	48.41	116.28	48.41 to 116.28	206,012	149,689	
4211	3	72.85	80.50	75.87	16.23	106.10	66.58	102.06	N/A	273,368	207,398	
4215	8	70.47	68.78	63.07	16.56	109.05	37.56	90.85	37.56 to 90.85	280,528	176,933	
4401	13	67.09	66.50	66.31	19.44	100.29	39.06	101.28	52.86 to 74.45	242,818	161,020	
4403	7	81.75	72.15	63.93	28.71	112.86	36.42	108.32	36.42 to 108.32	195,745	125,135	
4405	10	54.40	69.64	62.34	55.83	111.72	20.86	203.36	40.81 to 82.77	154,699	96,436	
4407	5	53.81	60.14	57.60	23.76	104.41	45.10	90.34	N/A	137,028	78,925	
4455	4	70.97	64.10	59.07	13.20	108.52	39.52	74.93	N/A	221,337	130,737	
4457	13	62.06	68.79	65.91	22.05	104.36	50.96	111.24	54.80 to 76.22	179,469	118,291	
4459	7	72.26	73.06	71.64	14.04	101.99	52.52	98.40	52.52 to 98.40	145,324	104,104	
4461	9	62.92	61.48	60.89	15.09	100.95	43.18	78.58	45.05 to 71.59	179,117	109,072	
ALL												
	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	131	60.79	62.92	60.55	26.03	103.92	15.44	203.36	56.66 to 66.07	204,732	123,972	
2	15	65.07	68.01	64.70	25.27	105.13	39.52	116.28	48.41 to 74.93	187,104	121,047	
ALL												
	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671	

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	
0	1	55.96	55.96	55.96			55.96	55.96	N/A	303,600	169,900	
1	14	53.61	52.59	52.74	14.92	99.73	37.56	72.85	40.81 to 61.31	325,501	171,658	
2	131	63.47	64.66	62.52	26.01	103.43	15.44	203.36	58.33 to 68.16	189,052	118,190	
ALL												
	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671	

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	146	MEDIAN:	61	COV:	35.67	95% Median C.I.:	57.69 to 66.07	(!: Derived)
TOTAL Sales Price:	29,358,059	WGT. MEAN:	61	STD:	22.63	95% Wgt. Mean C.I.:	58.08 to 63.81	(!: land+NAT=0)
TOTAL Adj.Sales Price:	29,626,559	MEAN:	63	AVG.ABS.DEV:	15.95	95% Mean C.I.:	59.78 to 67.12	
TOTAL Assessed Value:	18,056,075							
AVG. Adj. Sales Price:	202,921	COD:	26.06	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	123,671	PRD:	104.10	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:14:07

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
34-0001	23	74.00	73.98	70.84	30.47	104.44	20.86	203.36	55.36 to 81.75	148,380	105,112	
34-0015	22	60.47	61.62	59.62	20.26	103.37	37.56	90.85	51.79 to 71.16	239,094	142,536	
34-0034	22	53.08	54.49	53.70	22.73	101.47	29.08	76.45	43.94 to 68.34	224,897	120,779	
34-0100	38	67.58	66.94	64.15	20.77	104.34	36.42	111.24	57.92 to 72.26	208,683	133,878	
48-0300	8	59.27	52.84	61.37	29.60	86.11	15.44	81.05	15.44 to 81.05	208,508	127,963	
55-0160	10	59.86	53.36	57.72	21.42	92.45	21.40	73.02	33.68 to 72.75	172,527	99,588	
67-0069	16	63.00	67.77	62.59	27.98	108.27	39.52	116.28	48.41 to 82.07	179,379	112,273	
76-0002												
76-0082	7	55.77	60.36	51.98	23.44	116.13	40.17	106.34	40.17 to 106.34	258,943	134,597	
NonValid School												
ALL	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	2	18.79	18.79	18.10	11.05	103.81	16.71	20.86	N/A	10,500	1,900	
10.01 TO 30.00	8	43.54	46.76	38.83	44.51	120.42	15.44	106.34	15.44 to 106.34	44,824	17,403	
30.01 TO 50.00	22	55.71	63.39	54.56	33.79	116.19	32.79	203.36	45.05 to 69.67	79,873	43,580	
50.01 TO 100.00	44	63.97	66.08	63.16	21.44	104.63	40.81	107.56	57.07 to 72.75	152,474	96,303	
100.01 TO 180.00	60	63.00	65.56	61.32	23.45	106.90	29.08	116.28	57.69 to 71.28	271,854	166,711	
180.01 TO 330.00	9	62.92	60.54	59.04	16.60	102.53	39.52	81.05	48.36 to 72.00	427,175	252,225	
330.01 TO 650.00	1	71.07	71.07	71.07			71.07	71.07	N/A	625,000	444,180	
ALL	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	203.36	203.36	203.36			203.36	203.36	N/A	7,000	14,235	
DRY	38	60.96	61.30	60.02	17.33	102.13	40.17	90.34	55.96 to 68.78	219,953	132,026	
DRY-N/A	71	61.31	65.35	61.40	26.67	106.43	32.79	116.28	54.80 to 71.59	202,897	124,579	
GRASS	7	43.94	41.70	52.94	42.28	78.77	16.71	77.01	16.71 to 77.01	97,300	51,512	
GRASS-N/A	16	58.95	55.33	53.14	29.74	104.12	15.44	102.06	39.00 to 69.94	133,617	71,006	
IRRGTD	3	57.92	69.89	66.01	22.12	105.87	56.66	95.09	N/A	260,000	171,631	
IRRGTD-N/A	10	69.76	70.35	66.58	14.62	105.67	47.95	106.34	57.75 to 82.77	325,662	216,812	
ALL	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671	

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	146	MEDIAN:	61	COV:	35.67	95% Median C.I.:	57.69 to 66.07	(!: Derived)
TOTAL Sales Price:	29,358,059	WGT. MEAN:	61	STD:	22.63	95% Wgt. Mean C.I.:	58.08 to 63.81	(!: land+NAT=0)
TOTAL Adj.Sales Price:	29,626,559	MEAN:	63	AVG.ABS.DEV:	15.95	95% Mean C.I.:	59.78 to 67.12	
TOTAL Assessed Value:	18,056,075							
AVG. Adj. Sales Price:	202,921	COD:	26.06	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	123,671	PRD:	104.10	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:14:07

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
! zeroes!	1	203.36	203.36	203.36			203.36	203.36	N/A	7,000	14,235
DRY	72	62.92	64.46	60.90	21.76	105.85	37.56	116.28	58.33 to 68.34	202,708	123,444
DRY-N/A	37	57.07	62.93	60.89	26.36	103.35	32.79	111.24	52.86 to 71.59	220,782	134,436
GRASS	12	41.47	42.74	53.58	43.95	79.78	15.44	77.01	20.86 to 63.94	105,750	56,658
GRASS-N/A	11	62.54	60.39	52.70	25.18	114.60	29.08	102.06	39.06 to 82.07	140,906	74,254
IRRGTD	8	71.28	74.89	69.23	19.62	108.18	56.66	106.34	56.66 to 106.34	263,829	182,636
IRRGTD-N/A	5	67.09	62.81	63.44	9.55	99.00	47.95	71.07	N/A	385,198	244,384
ALL	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671

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
! zeroes!	1	203.36	203.36	203.36			203.36	203.36	N/A	7,000	14,235
DRY	107	61.12	63.66	60.81	23.06	104.69	32.79	116.28	56.06 to 66.58	210,265	127,866
DRY-N/A	2	78.86	78.86	67.95	34.81	116.06	51.41	106.31	N/A	132,787	90,225
GRASS	21	55.36	52.81	58.52	33.89	90.25	15.44	102.06	39.00 to 66.66	108,210	63,322
GRASS-N/A	2	34.07	34.07	30.54	14.65	111.56	29.08	39.06	N/A	273,285	83,460
IRRGTD	12	67.77	70.17	65.62	18.24	106.93	47.95	106.34	57.75 to 82.77	284,302	186,569
IRRGTD-N/A	1	71.07	71.07	71.07			71.07	71.07	N/A	625,000	444,180
ALL	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	112.11	112.11	112.11	81.39	100.00	20.86	203.36	N/A	7,000	7,847
Total \$											
1 TO 9999	2	112.11	112.11	112.11	81.39	100.00	20.86	203.36	N/A	7,000	7,847
10000 TO 29999	3	58.33	60.46	67.94	51.22	89.00	16.71	106.34	N/A	19,322	13,126
30000 TO 59999	8	59.22	60.47	61.17	29.28	98.86	33.68	102.39	33.68 to 102.39	46,556	28,480
60000 TO 99999	21	55.36	57.81	57.28	29.28	100.92	15.44	106.31	45.25 to 68.34	79,018	45,264
100000 TO 149999	27	73.72	71.03	70.77	22.73	100.37	32.79	116.28	57.07 to 81.75	122,868	86,954
150000 TO 249999	38	65.57	66.47	65.58	20.89	101.35	40.81	108.32	59.15 to 72.60	196,352	128,770
250000 TO 499999	44	57.84	57.77	57.14	16.97	101.11	29.08	82.77	52.52 to 62.92	334,744	191,279
500000 +	3	54.80	58.08	57.83	13.81	100.43	48.36	71.07	N/A	671,709	388,430
ALL	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	146	MEDIAN:	61	COV:	35.67	95% Median C.I.:	57.69 to 66.07	(!: Derived)
TOTAL Sales Price:	29,358,059	WGT. MEAN:	61	STD:	22.63	95% Wgt. Mean C.I.:	58.08 to 63.81	(!: land+NAT=0)
TOTAL Adj.Sales Price:	29,626,559	MEAN:	63	AVG.ABS.DEV:	15.95	95% Mean C.I.:	59.78 to 67.12	
TOTAL Assessed Value:	18,056,075							
AVG. Adj. Sales Price:	202,921	COD:	26.06	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	123,671	PRD:	104.10	MIN Sales Ratio:	15.44			

Printed: 01/22/2009 22:14:07

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	18.79	18.79	18.10	11.05	103.81	16.71	20.86	N/A	10,500	1,900
5000 TO 9999	1	15.44	15.44	15.44			15.44	15.44	N/A	75,000	11,580
Total \$ _____											
1 TO 9999	3	16.71	17.67	16.02	10.81	110.29	15.44	20.86	N/A	32,000	5,126
10000 TO 29999	8	49.93	70.25	48.83	69.51	143.87	21.40	203.36	21.40 to 203.36	36,324	17,735
30000 TO 59999	27	55.06	56.77	53.42	22.74	106.27	32.79	102.39	45.25 to 66.66	84,454	45,118
60000 TO 99999	33	68.06	67.36	61.34	23.99	109.81	37.93	107.56	52.52 to 77.01	157,558	96,645
100000 TO 149999	33	62.44	65.40	60.05	23.98	108.90	29.08	116.28	54.70 to 72.60	229,736	137,962
150000 TO 249999	36	62.12	64.71	62.37	17.59	103.74	42.13	108.32	56.66 to 68.16	309,556	193,079
250000 TO 499999	6	71.18	67.50	65.49	11.03	103.06	48.36	82.77	48.36 to 82.77	505,816	331,284
ALL _____	146	61.22	63.45	60.95	26.06	104.10	15.44	203.36	57.69 to 66.07	202,921	123,671

Gage County 2009 Assessment Actions taken to address the following property classes/subclasses:

Agricultural:

An analysis of agricultural/horticultural sales did not indicate a need for re-alignment of agricultural/horticultural neighborhoods or areas within the county for tax year 2009. Gage County continues to consist of two neighborhood or areas for valuation purposes. In general, Gage County experienced increases in values in both agricultural/horticultural neighborhoods or areas in all land capability groups except for neighborhood or area 2 where a slight decrease in the irrigated classification occurred. Gage County is a special(greenbelt) value county and has developed both recapture and special (greenbelt) values. Our current review, analysis and sales verification has indicated that the non agricultural/horticultural influences that previously existed no longer exists and that recapture values and special (greenbelt) values no longer show any significant difference.

Irrigated 2009 value adjustments – Recapture/Special irrigated values experienced various percentage increases/decreases in the various land capability groups averaging approximately an 18% increase.

DRYLAND 2009 value adjustments – Recapture/Special dryland values experienced various percentage increases in the various land capability groups averaging an increase of approximately 17.8%

GRASSLAND 2009 value adjustments – Recapture/Special grassland values experienced various percentage increases in the various land capability groups averaging an increase of approximately 32.6%.

WASTE 2009 value adjustments – Waste values in both neighborhoods 1 and 2 were increased from \$45.00 to \$100.00.

2009 Assessment Survey for Gage County

Agricultural Appraisal Information

1.	Data collection done by:
	Staff
2.	Valuation done by:
	Contractor
3.	Pickup work done by whom:
	Staff and contractor
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	There is no written policy at this time to define agricultural land versus residential acreages. The county uses a questionnaire to aid in the classification and use of agricultural and residential parcels in the rural areas.
a.	How is agricultural land defined in this county?
	It is defined by statute and predominant use of the parcel.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income approach was not used.
6.	If the income approach was used, what Capitalization Rate was used?
	NA
7.	What is the date of the soil survey currently used?
	2008
8.	What date was the last countywide land use study completed?
	2007
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS, FSA, and physical inspection
b.	By whom?
	Staff
c.	What proportion is complete / implemented at this time?
	100% complete with ongoing updates.
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	2 market areas

10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	The market areas are defined by location and soil makeup and market.
11.	In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?
	Yes or No
	No
a.	If yes, list.
12.	In your opinion, what is the level of value of these groupings?
	NA
13.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	The entire county has been implemented with special value. The recapture and special value are the same for 2009.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
285			285

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	128	MEDIAN:	73	COV:	33.91	95% Median C.I.:	68.96 to 77.81	(! : Derived)
(AgLand) TOTAL Sales Price:	24,747,268	WGT. MEAN:	73	STD:	25.75	95% Wgt. Mean C.I.:	69.02 to 76.25	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,747,268	MEAN:	76	AVG.ABS.DEV:	17.20	95% Mean C.I.:	71.46 to 80.39	
(AgLand) TOTAL Assessed Value:	17,974,850							
AVG. Adj. Sales Price:	193,338	COD:	23.61	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	140,428	PRD:	104.53	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:04

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	5	67.07	103.99	72.80	74.40	142.83	48.49	237.71	N/A	160,355	116,746
10/01/05 TO 12/31/05	17	74.80	77.78	77.99	18.02	99.73	47.30	122.96	62.49 to 88.93	237,481	185,208
01/01/06 TO 03/31/06	15	82.60	88.99	82.94	22.44	107.29	56.65	139.27	68.60 to 111.27	186,974	155,076
04/01/06 TO 06/30/06	13	79.54	73.39	73.74	11.73	99.53	46.93	86.08	61.92 to 84.41	190,805	140,698
07/01/06 TO 09/30/06	7	77.02	79.71	74.70	17.14	106.70	61.30	115.43	61.30 to 115.43	110,775	82,752
10/01/06 TO 12/31/06	13	87.02	89.74	83.91	20.88	106.94	62.20	131.43	67.53 to 115.97	188,914	158,527
01/01/07 TO 03/31/07	14	69.81	70.68	63.35	20.08	111.57	23.63	101.72	61.01 to 87.99	209,455	132,685
04/01/07 TO 06/30/07	8	82.02	77.83	74.08	15.40	105.07	53.89	94.00	53.89 to 94.00	151,661	112,344
07/01/07 TO 09/30/07	2	49.36	49.36	49.43	9.00	99.86	44.92	53.80	N/A	118,900	58,772
10/01/07 TO 12/31/07	13	66.19	61.51	65.88	23.80	93.37	10.23	96.58	42.54 to 79.03	159,569	105,124
01/01/08 TO 03/31/08	8	70.01	67.55	67.88	11.53	99.51	50.88	86.24	50.88 to 86.24	277,765	188,552
04/01/08 TO 06/30/08	13	52.02	62.44	62.62	27.52	99.71	45.58	100.38	46.89 to 77.81	208,608	130,638
<u>Study Years</u>											
07/01/05 TO 06/30/06	50	78.08	82.62	77.91	23.19	106.05	46.93	237.71	70.51 to 82.60	202,481	157,749
07/01/06 TO 06/30/07	42	77.21	79.45	73.15	19.92	108.60	23.63	131.43	71.56 to 86.79	175,642	128,487
07/01/07 TO 06/30/08	36	63.94	62.52	64.74	22.15	96.57	10.23	100.38	52.02 to 70.51	201,284	130,302
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	48	79.55	83.61	79.79	19.41	104.79	46.93	139.27	75.13 to 86.03	177,425	141,569
01/01/07 TO 12/31/07	37	67.92	67.85	65.66	22.70	103.33	10.23	101.72	61.91 to 78.42	174,536	114,608
<u>ALL</u>											
	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	128	MEDIAN:	73	COV:	33.91	95% Median C.I.:	68.96 to 77.81	(! : Derived)
(AgLand) TOTAL Sales Price:	24,747,268	WGT. MEAN:	73	STD:	25.75	95% Wgt. Mean C.I.:	69.02 to 76.25	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,747,268	MEAN:	76	AVG.ABS.DEV:	17.20	95% Mean C.I.:	71.46 to 80.39	
(AgLand) TOTAL Assessed Value:	17,974,850							
AVG. Adj. Sales Price:	193,338	COD:	23.61	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	140,428	PRD:	104.53	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:04

GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
3925	7	61.91	62.14	61.73	9.97	100.67	46.89	72.75	46.89 to 72.75	184,659	113,992
3927	9	69.44	68.19	66.70	13.27	102.23	48.49	88.93	53.38 to 82.60	221,375	147,667
3929	3	67.07	68.04	69.74	15.24	97.57	53.19	83.86	N/A	208,600	145,471
3931	3	50.92	51.68	53.31	9.35	96.94	44.92	59.20	N/A	262,290	139,836
3969	5	53.89	52.76	44.62	26.54	118.26	23.63	84.41	N/A	220,842	98,532
3973	2	70.06	70.06	71.04	11.29	98.62	62.15	77.97	N/A	243,143	172,727
3975	6	64.41	52.68	63.54	31.75	82.91	10.23	77.05	10.23 to 77.05	132,666	84,290
4163	8	62.37	60.62	62.03	12.55	97.72	47.07	75.74	47.07 to 75.74	213,597	132,502
4165	3	76.91	74.42	66.14	19.33	112.52	50.88	95.48	N/A	189,600	125,408
4167	8	81.86	79.74	70.95	19.94	112.38	45.71	119.97	45.71 to 119.97	184,352	130,803
4209	5	72.91	93.57	81.14	36.99	115.31	61.44	139.27	N/A	225,000	182,572
4211	2	95.36	95.36	86.43	22.73	110.33	73.68	117.04	N/A	272,000	235,097
4215	6	90.43	90.30	87.76	10.70	102.89	79.15	101.72	79.15 to 101.72	247,670	217,344
4401	12	74.46	76.08	76.55	17.79	99.39	46.93	113.48	61.92 to 84.46	228,837	175,172
4403	7	91.14	84.99	78.61	25.16	108.12	42.54	122.96	42.54 to 122.96	195,745	153,882
4405	7	89.67	105.66	85.55	32.47	123.50	61.09	237.71	61.09 to 237.71	158,271	135,399
4407	5	68.96	72.97	70.52	25.25	103.48	50.63	111.27	N/A	137,028	96,635
4455	3	85.61	82.96	85.14	3.59	97.43	77.02	86.24	N/A	174,525	148,595
4457	13	78.42	82.95	79.74	18.95	104.02	56.65	131.43	66.19 to 96.58	179,469	143,116
4459	6	87.39	89.23	90.98	10.52	98.07	73.42	116.18	73.42 to 116.18	125,541	114,214
4461	8	71.32	71.13	70.89	11.00	100.33	52.02	88.30	52.02 to 88.30	154,556	109,566
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	115	72.44	75.10	71.98	23.34	104.34	10.23	237.71	67.92 to 77.81	194,900	140,287
2	13	77.02	83.20	78.92	25.16	105.42	50.63	139.27	61.44 to 111.27	179,516	141,678
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	128	MEDIAN:	73	COV:	33.91	95% Median C.I.:	68.96 to 77.81	(! : Derived)
(AgLand) TOTAL Sales Price:	24,747,268	WGT. MEAN:	73	STD:	25.75	95% Wgt. Mean C.I.:	69.02 to 76.25	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,747,268	MEAN:	76	AVG.ABS.DEV:	17.20	95% Mean C.I.:	71.46 to 80.39	
(AgLand) TOTAL Assessed Value:	17,974,850							
AVG. Adj. Sales Price:	193,338	COD:	23.61	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	140,428	PRD:	104.53	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:04

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
34-0001	20	88.35	96.33	88.87	23.56	108.40	61.09	237.71	78.42 to 96.58	148,683	132,131	
34-0015	20	73.13	73.63	73.00	19.63	100.86	47.07	101.72	62.15 to 83.05	225,094	164,328	
34-0034	16	57.75	61.47	57.82	25.46	106.32	23.63	86.08	45.71 to 79.55	234,331	135,492	
34-0100	35	77.40	78.84	76.56	18.69	102.98	42.54	131.43	71.05 to 84.46	196,563	150,486	
48-0300	8	65.01	56.41	64.46	25.57	87.51	10.23	77.05	10.23 to 77.05	175,359	113,043	
55-0160	8	68.26	67.84	67.74	13.22	100.15	48.49	83.86	48.49 to 83.86	203,472	137,828	
67-0069	15	75.13	81.32	77.47	26.62	104.96	50.63	139.27	61.44 to 94.00	167,219	129,548	
76-0002												
76-0082	6	61.66	60.38	59.85	8.75	100.89	46.89	70.51	46.89 to 70.51	183,956	110,090	
NonValid School												
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	25.14	25.14	25.14			25.14	25.14	N/A	14,000	3,520	
10.01 TO 30.00	4	51.79	43.59	39.31	28.62	110.87	10.23	60.55	N/A	54,281	21,340	
30.01 TO 50.00	21	72.17	76.44	65.70	29.98	116.35	42.54	237.71	52.02 to 79.55	79,153	52,001	
50.01 TO 100.00	44	73.78	76.18	72.94	19.57	104.45	48.49	119.97	64.89 to 82.60	150,146	109,511	
100.01 TO 180.00	53	75.13	78.45	72.94	22.26	107.55	23.63	139.27	68.96 to 83.05	264,877	193,205	
180.01 TO 330.00	4	82.95	82.72	80.80	12.77	102.38	64.60	100.38	N/A	395,998	319,958	
330.01 TO 650.00	1	72.91	72.91	72.91			72.91	72.91	N/A	625,000	455,700	
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640	
DRY	34	74.41	73.27	71.75	14.82	102.13	45.58	111.27	66.34 to 79.66	207,640	148,976	
DRY-N/A	62	75.16	78.69	75.15	25.00	104.71	42.54	139.27	66.19 to 84.17	187,042	140,567	
GRASS	5	56.27	59.40	66.51	29.39	89.31	25.14	93.11	N/A	121,920	81,093	
GRASS-N/A	15	70.51	65.88	59.55	27.33	110.63	10.23	117.04	47.30 to 79.03	124,794	74,311	
IRRGTD	3	62.50	75.35	71.17	22.15	105.87	61.01	102.55	N/A	260,000	185,048	
IRRGTD-N/A	8	73.85	74.87	74.50	6.58	100.50	62.49	89.67	62.49 to 89.67	352,787	262,821	
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428	

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	128	MEDIAN:	73	COV:	33.91	95% Median C.I.:	68.96 to 77.81	(!: Derived)
(AgLand) TOTAL Sales Price:	24,747,268	WGT. MEAN:	73	STD:	25.75	95% Wgt. Mean C.I.:	69.02 to 76.25	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,747,268	MEAN:	76	AVG.ABS.DEV:	17.20	95% Mean C.I.:	71.46 to 80.39	
(AgLand) TOTAL Assessed Value:	17,974,850							
AVG. Adj. Sales Price:	193,338	COD:	23.61	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	140,428	PRD:	104.53	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:04

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
! zeroes!	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640
DRY	66	75.44	76.81	73.40	19.07	104.65	45.58	139.27	68.96 to 79.66	187,936	137,940
DRY-N/A	30	70.62	76.69	74.79	27.54	102.54	42.54	131.43	62.20 to 87.02	208,421	155,876
GRASS	8	55.08	53.95	60.68	35.96	88.91	10.23	93.11	10.23 to 93.11	98,693	59,883
GRASS-N/A	12	70.78	71.13	61.53	23.43	115.61	23.63	117.04	56.30 to 86.79	140,997	86,755
IRRGTD	7	77.05	76.10	74.42	15.50	102.26	61.01	102.55	61.01 to 102.55	298,128	221,855
IRRGTD-N/A	4	72.68	73.09	72.90	1.05	100.26	72.21	74.80	N/A	378,850	276,181
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428

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
! zeroes!	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640
DRY	94	74.41	76.47	73.81	21.03	103.60	42.54	139.27	67.92 to 79.66	195,647	144,412
DRY-N/A	2	91.13	91.13	77.42	37.84	117.70	56.65	125.61	N/A	132,787	102,810
GRASS	18	69.57	67.48	70.93	25.50	95.14	10.23	117.04	56.27 to 79.03	107,497	76,242
GRASS-N/A	2	35.28	35.28	27.04	33.02	130.49	23.63	46.93	N/A	273,285	73,885
IRRGTD	10	73.62	75.21	73.96	12.34	101.69	61.01	102.55	62.49 to 89.67	297,730	220,201
IRRGTD-N/A	1	72.91	72.91	72.91			72.91	72.91	N/A	625,000	455,700
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640
Total \$											
1 TO 9999	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640
10000 TO 29999	1	25.14	25.14	25.14			25.14	25.14	N/A	14,000	3,520
30000 TO 59999	7	77.02	74.54	74.01	21.61	100.72	47.30	115.43	47.30 to 115.43	48,493	35,889
60000 TO 99999	19	72.17	72.59	71.64	25.76	101.33	10.23	125.61	61.92 to 82.92	78,941	56,551
100000 TO 149999	27	84.41	81.56	81.16	22.64	100.49	44.92	139.27	61.44 to 93.11	124,014	100,652
150000 TO 249999	38	74.97	78.27	77.77	18.59	100.65	48.49	122.96	68.60 to 81.63	193,288	150,318
250000 TO 499999	33	67.92	67.89	67.05	17.33	101.26	23.63	100.38	62.20 to 77.40	334,851	224,503
500000 +	2	68.76	68.76	69.14	6.04	99.44	64.60	72.91	N/A	571,734	395,315
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	128	MEDIAN:	73	COV:	33.91	95% Median C.I.:	68.96 to 77.81	(!: Derived)
(AgLand) TOTAL Sales Price:	24,747,268	WGT. MEAN:	73	STD:	25.75	95% Wgt. Mean C.I.:	69.02 to 76.25	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,747,268	MEAN:	76	AVG.ABS.DEV:	17.20	95% Mean C.I.:	71.46 to 80.39	
(AgLand) TOTAL Assessed Value:	17,974,850							
AVG. Adj. Sales Price:	193,338	COD:	23.61	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	140,428	PRD:	104.53	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:04

ASSESSED VALUE *											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	1	25.14	25.14	25.14			25.14	25.14	N/A	14,000	3,520	
5000 TO 9999	1	10.23	10.23	10.23			10.23	10.23	N/A	75,000	7,670	
Total \$ _____												
1 TO 9999	2	17.69	17.69	12.57	42.15	140.66	10.23	25.14	N/A	44,500	5,595	
10000 TO 29999	3	56.27	113.76	64.69	112.80	175.87	47.30	237.71	N/A	32,508	21,028	
30000 TO 59999	17	63.70	65.11	60.73	21.51	107.21	42.54	115.43	46.93 to 77.02	75,504	45,855	
60000 TO 99999	18	76.98	74.92	71.50	17.25	104.79	46.89	115.97	61.41 to 82.92	108,127	77,306	
100000 TO 149999	35	74.80	76.34	70.03	20.69	109.00	23.63	125.61	67.07 to 84.41	170,091	119,120	
150000 TO 249999	42	75.44	79.90	74.40	22.98	107.39	45.71	139.27	67.92 to 84.46	258,899	192,626	
250000 TO 499999	11	77.40	78.06	77.05	10.45	101.31	62.49	100.38	64.60 to 89.67	409,444	315,456	
ALL	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428	

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	144	MEDIAN:	72	COV:	33.10	95% Median C.I.:	67.53 to 76.91	(!: Derived)
TOTAL Sales Price:	30,123,563	WGT. MEAN:	71	STD:	24.77	95% Wgt. Mean C.I.:	68.08 to 74.52	(!: land+NAT=0)
TOTAL Adj.Sales Price:	30,111,063	MEAN:	75	AVG.ABS.DEV:	16.61	95% Mean C.I.:	70.79 to 78.88	
TOTAL Assessed Value:	21,470,205							
AVG. Adj. Sales Price:	209,104	COD:	23.10	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	149,098	PRD:	104.95	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:21

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	6	78.83	101.76	78.05	57.73	130.38	48.49	237.71	48.49 to 237.71	189,462	147,870
10/01/05 TO 12/31/05	18	73.85	77.10	77.65	17.93	99.29	47.30	122.96	65.62 to 83.05	230,588	179,053
01/01/06 TO 03/31/06	17	79.15	85.88	79.00	23.38	108.71	56.65	139.27	64.26 to 111.27	204,140	161,278
04/01/06 TO 06/30/06	13	79.54	73.39	73.74	11.73	99.53	46.93	86.08	61.92 to 84.41	190,805	140,698
07/01/06 TO 09/30/06	7	77.02	79.71	74.70	17.14	106.70	61.30	115.43	61.30 to 115.43	110,775	82,752
10/01/06 TO 12/31/06	15	82.83	86.67	81.25	21.94	106.67	50.66	131.43	67.53 to 102.55	197,526	160,496
01/01/07 TO 03/31/07	17	65.65	68.82	62.73	19.17	109.70	23.63	101.72	59.33 to 84.17	234,467	147,087
04/01/07 TO 06/30/07	9	78.42	77.08	73.50	15.36	104.86	53.89	94.00	56.30 to 91.14	165,921	121,957
07/01/07 TO 09/30/07	3	53.80	51.88	55.36	7.43	93.72	44.92	56.92	N/A	380,483	210,631
10/01/07 TO 12/31/07	15	64.18	60.68	63.14	23.33	96.11	10.23	96.58	52.68 to 72.17	181,493	114,591
01/01/08 TO 03/31/08	10	71.75	70.13	70.52	11.61	99.45	50.88	86.24	56.65 to 85.45	286,952	202,349
04/01/08 TO 06/30/08	14	57.40	62.46	62.64	24.50	99.73	45.58	100.38	46.89 to 77.81	208,707	130,723
<u>Study Years</u>											
07/01/05 TO 06/30/06	54	77.51	81.71	77.25	22.97	105.78	46.93	237.71	69.65 to 81.63	208,115	160,758
07/01/06 TO 06/30/07	48	76.69	77.53	71.44	19.95	108.53	23.63	131.43	66.20 to 84.46	192,032	137,183
07/01/07 TO 06/30/08	42	63.24	62.90	64.26	21.37	97.88	10.23	100.38	56.65 to 68.96	229,887	147,723
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	52	79.35	82.16	78.00	19.56	105.33	46.93	139.27	73.68 to 84.41	186,330	145,337
01/01/07 TO 12/31/07	44	65.92	66.58	63.67	21.59	104.57	10.23	101.72	61.01 to 73.42	212,343	135,201
<u>ALL</u>											
	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	144	MEDIAN:	72	COV:	33.10	95% Median C.I.:	67.53 to 76.91	(! : Derived)
TOTAL Sales Price:	30,123,563	WGT. MEAN:	71	STD:	24.77	95% Wgt. Mean C.I.:	68.08 to 74.52	(! : land+NAT=0)
TOTAL Adj.Sales Price:	30,111,063	MEAN:	75	AVG.ABS.DEV:	16.61	95% Mean C.I.:	70.79 to 78.88	
TOTAL Assessed Value:	21,470,205							
AVG. Adj. Sales Price:	209,104	COD:	23.10	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	149,098	PRD:	104.95	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:22

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3925	9	61.91	64.72	63.83	13.80	101.40	46.89	90.59	56.65 to 72.75	281,251	179,531	
3927	10	67.88	67.80	66.38	12.98	102.13	48.49	88.93	53.38 to 82.60	229,403	152,285	
3929	3	67.07	68.04	69.74	15.24	97.57	53.19	83.86	N/A	208,600	145,471	
3931	3	50.92	51.68	53.31	9.35	96.94	44.92	59.20	N/A	262,290	139,836	
3969	7	55.41	55.75	50.75	22.85	109.86	23.63	84.41	23.63 to 84.41	231,172	117,311	
3971	1	62.78	62.78	62.78			62.78	62.78	N/A	210,000	131,835	
3973	2	70.06	70.06	71.04	11.29	98.62	62.15	77.97	N/A	243,143	172,727	
3975	6	64.41	52.68	63.54	31.75	82.91	10.23	77.05	10.23 to 77.05	132,666	84,290	
4163	8	62.37	60.62	62.03	12.55	97.72	47.07	75.74	47.07 to 75.74	213,597	132,502	
4165	3	76.91	74.42	66.14	19.33	112.52	50.88	95.48	N/A	189,600	125,408	
4167	8	81.86	79.74	70.95	19.94	112.38	45.71	119.97	45.71 to 119.97	184,352	130,803	
4209	6	70.76	88.91	79.72	33.48	111.52	61.44	139.27	61.44 to 139.27	206,400	164,545	
4211	3	82.83	91.18	85.21	17.45	107.01	73.68	117.04	N/A	274,333	233,760	
4215	7	83.05	84.92	79.74	15.21	106.49	52.68	101.72	52.68 to 101.72	275,146	219,409	
4401	13	72.44	75.28	75.08	17.60	100.27	46.93	113.48	61.92 to 84.46	244,096	183,271	
4403	7	91.14	84.99	78.61	25.16	108.12	42.54	122.96	42.54 to 122.96	195,745	153,882	
4405	9	82.92	94.24	76.67	35.89	122.91	50.66	237.71	57.91 to 96.06	171,544	131,527	
4407	5	68.96	72.97	70.52	25.25	103.48	50.63	111.27	N/A	137,028	96,635	
4455	4	81.32	77.44	75.20	10.43	102.98	60.90	86.24	N/A	221,921	166,883	
4457	13	78.42	82.95	79.74	18.95	104.02	56.65	131.43	66.19 to 96.58	179,469	143,116	
4459	8	86.12	85.02	81.14	12.19	104.77	59.33	116.18	59.33 to 116.18	176,703	143,383	
4461	9	71.59	71.60	71.95	10.34	99.51	52.02	88.30	63.70 to 78.19	179,538	129,178	
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	129	71.59	74.17	70.81	22.90	104.74	10.23	237.71	66.34 to 76.91	211,626	149,862	
2	15	72.91	80.54	76.05	25.17	105.90	50.63	139.27	61.44 to 86.24	187,415	142,532	
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098	

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	
1	16	63.52	66.09	65.17	14.19	101.42	50.66	90.59	56.92 to 75.40	335,237	218,459	
2	128	72.83	75.92	72.63	23.61	104.53	10.23	237.71	68.96 to 77.81	193,338	140,428	
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098	

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	144	MEDIAN:	72	COV:	33.10	95% Median C.I.:	67.53 to 76.91	(! : Derived)
TOTAL Sales Price:	30,123,563	WGT. MEAN:	71	STD:	24.77	95% Wgt. Mean C.I.:	68.08 to 74.52	(! : land+NAT=0)
TOTAL Adj.Sales Price:	30,111,063	MEAN:	75	AVG.ABS.DEV:	16.61	95% Mean C.I.:	70.79 to 78.88	
TOTAL Assessed Value:	21,470,205							
AVG. Adj. Sales Price:	209,104	COD:	23.10	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	149,098	PRD:	104.95	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:22

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
34-0001	22	86.53	92.51	84.42	25.31	109.58	50.66	237.71	72.17 to 96.58	154,984	130,844	
34-0015	21	70.51	72.64	71.19	20.59	102.02	47.07	101.72	60.55 to 83.05	235,328	167,541	
34-0034	21	62.78	62.92	60.29	21.31	104.35	23.63	86.08	53.19 to 76.91	231,699	139,701	
34-0100	39	76.48	78.08	75.42	18.28	103.53	42.54	131.43	67.92 to 84.46	214,018	161,419	
48-0300	9	67.53	60.21	69.50	25.67	86.63	10.23	90.59	25.14 to 77.05	193,097	134,204	
55-0160	8	68.26	67.84	67.74	13.22	100.15	48.49	83.86	48.49 to 83.86	203,472	137,828	
67-0069	16	72.04	80.04	75.37	27.26	106.19	50.63	139.27	60.90 to 94.00	179,525	135,310	
76-0002												
76-0082	8	61.66	60.43	59.28	8.05	101.95	46.89	70.51	46.89 to 70.51	288,631	171,091	
NonValid School												
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	25.14	25.14	25.14			25.14	25.14	N/A	14,000	3,520	
10.01 TO 30.00	4	51.79	43.59	39.31	28.62	110.87	10.23	60.55	N/A	54,281	21,340	
30.01 TO 50.00	21	72.17	76.44	65.70	29.98	116.35	42.54	237.71	52.02 to 79.55	79,153	52,001	
50.01 TO 100.00	48	71.04	74.77	71.42	20.14	104.69	48.49	119.97	62.78 to 79.03	153,454	109,597	
100.01 TO 180.00	60	73.06	77.25	72.13	22.08	107.10	23.63	139.27	68.60 to 80.21	271,139	195,577	
180.01 TO 330.00	9	75.40	74.89	71.70	16.96	104.45	56.92	100.38	59.33 to 90.59	439,836	315,364	
330.01 TO 650.00	1	72.91	72.91	72.91			72.91	72.91	N/A	625,000	455,700	
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640	
DRY	37	73.68	72.55	70.03	15.64	103.60	45.58	111.27	66.34 to 79.15	228,633	160,109	
DRY-N/A	73	70.51	76.74	73.10	25.08	104.99	42.54	139.27	64.60 to 80.21	202,112	147,741	
GRASS	5	56.27	59.40	66.51	29.39	89.31	25.14	93.11	N/A	121,920	81,093	
GRASS-N/A	16	70.78	66.47	62.22	25.95	106.84	10.23	117.04	47.30 to 79.03	140,707	87,546	
IRRGTD	3	62.50	75.35	71.17	22.15	105.87	61.01	102.55	N/A	260,000	185,048	
IRRGTD-N/A	9	72.91	73.85	73.34	7.03	100.70	62.49	89.67	65.65 to 77.40	361,055	264,781	
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098	

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	144	MEDIAN:	72	COV:	33.10	95% Median C.I.:	67.53 to 76.91	(!: Derived)
TOTAL Sales Price:	30,123,563	WGT. MEAN:	71	STD:	24.77	95% Wgt. Mean C.I.:	68.08 to 74.52	(!: land+NAT=0)
TOTAL Adj.Sales Price:	30,111,063	MEAN:	75	AVG.ABS.DEV:	16.61	95% Mean C.I.:	70.79 to 78.88	
TOTAL Assessed Value:	21,470,205							
AVG. Adj. Sales Price:	209,104	COD:	23.10	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	149,098	PRD:	104.95	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:22

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
! zeroes!	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640
DRY	74	73.55	75.40	71.14	19.72	105.99	45.58	139.27	67.07 to 79.15	208,438	148,282
DRY-N/A	36	68.59	75.20	73.64	25.91	102.11	42.54	131.43	62.20 to 86.03	216,365	159,341
GRASS	9	56.27	56.33	65.46	35.06	86.06	10.23	93.11	25.14 to 77.02	129,883	85,016
GRASS-N/A	12	70.78	71.13	61.53	23.43	115.61	23.63	117.04	56.30 to 86.79	140,997	86,755
IRRGTD	7	77.05	76.10	74.42	15.50	102.26	61.01	102.55	61.01 to 102.55	298,128	221,855
IRRGTD-N/A	5	72.44	71.60	71.31	2.72	100.42	65.65	74.80	N/A	388,520	277,038
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098

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
! zeroes!	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640
DRY	108	71.88	75.04	71.92	21.34	104.34	42.54	139.27	66.34 to 78.19	212,482	152,810
DRY-N/A	2	91.13	91.13	77.42	37.84	117.70	56.65	125.61	N/A	132,787	102,810
GRASS	19	70.51	67.90	71.66	24.20	94.75	10.23	117.04	56.27 to 79.03	121,807	87,286
GRASS-N/A	2	35.28	35.28	27.04	33.02	130.49	23.63	46.93	N/A	273,285	73,885
IRRGTD	11	72.44	74.34	72.92	12.25	101.95	61.01	102.55	62.49 to 89.67	309,500	225,680
IRRGTD-N/A	1	72.91	72.91	72.91			72.91	72.91	N/A	625,000	455,700
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640
Total \$											
1 TO 9999	1	237.71	237.71	237.71			237.71	237.71	N/A	7,000	16,640
10000 TO 29999	1	25.14	25.14	25.14			25.14	25.14	N/A	14,000	3,520
30000 TO 59999	7	77.02	74.54	74.01	21.61	100.72	47.30	115.43	47.30 to 115.43	48,493	35,889
60000 TO 99999	19	72.17	72.59	71.64	25.76	101.33	10.23	125.61	61.92 to 82.92	78,941	56,551
100000 TO 149999	28	83.51	80.99	80.65	22.87	100.42	44.92	139.27	65.62 to 91.14	123,635	99,715
150000 TO 249999	42	72.17	76.22	75.50	19.73	100.95	48.49	122.96	67.07 to 79.88	195,832	147,846
250000 TO 499999	43	67.92	68.57	67.63	16.81	101.39	23.63	100.38	62.49 to 75.40	337,601	228,320
500000 +	3	64.60	64.81	63.75	8.25	101.67	56.92	72.91	N/A	682,372	434,993
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	144	MEDIAN:	72	COV:	33.10	95% Median C.I.:	67.53 to 76.91	(!: Derived)
TOTAL Sales Price:	30,123,563	WGT. MEAN:	71	STD:	24.77	95% Wgt. Mean C.I.:	68.08 to 74.52	(!: land+NAT=0)
TOTAL Adj.Sales Price:	30,111,063	MEAN:	75	AVG.ABS.DEV:	16.61	95% Mean C.I.:	70.79 to 78.88	
TOTAL Assessed Value:	21,470,205							
AVG. Adj. Sales Price:	209,104	COD:	23.10	MAX Sales Ratio:	237.71			
AVG. Assessed Value:	149,098	PRD:	104.95	MIN Sales Ratio:	10.23			

Printed: 03/19/2009 14:03:22

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	25.14	25.14	25.14			25.14	25.14	N/A	14,000	3,520
5000 TO 9999	1	10.23	10.23	10.23			10.23	10.23	N/A	75,000	7,670
Total \$ _____											
1 TO 9999	2	17.69	17.69	12.57	42.15	140.66	10.23	25.14	N/A	44,500	5,595
10000 TO 29999	3	56.27	113.76	64.69	112.80	175.87	47.30	237.71	N/A	32,508	21,028
30000 TO 59999	17	63.70	65.11	60.73	21.51	107.21	42.54	115.43	46.93 to 77.02	75,504	45,855
60000 TO 99999	19	76.91	74.43	71.17	17.13	104.57	46.89	115.97	61.41 to 82.92	108,405	77,153
100000 TO 149999	39	71.59	74.32	68.29	21.73	108.83	23.63	125.61	62.78 to 82.60	175,210	119,657
150000 TO 249999	49	72.21	78.21	72.96	22.91	107.20	45.71	139.27	67.53 to 83.05	269,365	196,518
250000 TO 499999	14	76.40	77.88	76.88	10.84	101.30	62.49	100.38	65.65 to 89.67	403,249	310,003
500000 +	1	56.92	56.92	56.92			56.92	56.92	N/A	903,650	514,350
ALL	144	71.88	74.83	71.30	23.10	104.95	10.23	237.71	67.53 to 76.91	209,104	149,098

**2009 Correlation Section
for Gage County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED:Gage County concluded in 2009 that non-agricultural or horticultural influences on sales no longer exist and that sales of agricultural/horticultural land in Gage are as if the lands only available use is for agricultural/horticultural purposes. The County analyzed sales in adjoining Counties using the same methodology that they used in Gage County and developed a range of values for each land capability grouping. Base on these values and comparing with the market values in Gage County the indication was that there was no significant difference between the market values and the special values for Gage County.

In the analysis more weight was given to the statistical reports for the minimally improved agricultural sales. The additional 18 sales in the minimal statistics support a level of value that more closely resembles the values in the adjoining counties. In an examination of market area two the sample includes two additional sales. Both sales have very minimal improvements (1325, 335) which in the opinion the County have no contributory value to the sale amount. With the inclusion of those two sales the median for market area 2 comes in at 72.19 whereas for just the unimproved sales in area 2 the median is 77.02. The division will not recommend an adjustment where the result would cause a larger discrepancy when looking across the County line into Pawnee County. In the 2009 R&O statistics for the minimal improved non-ag all three measures of central tendency are within the acceptable range.

Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and the price related differential are both outside the acceptable range. Both quality statistics improved since the preliminary statistics, but they do not support quality vertical assessment uniformity. It is the opinion of the Property Tax Administrator that the R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value that is best represented by the median measure of central tendency and that the minimally improved agricultural statistics better define the overall level of value.

**2009 Correlation Section
for Gage County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	320	128	40.00
2008	310	135	43.55
2007	278	131	47.12
2006	267	127	47.57
2005	264	116	43.94

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

**2009 Correlation Section
for Gage County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Gage County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	64	26.47	81	73
2008				
2007				
2006				
2005				

AGRICULTURAL UNIMPROVED: The relationship between the trended prelim ratio and the R&O ratio show a disparity of almost 8 points and show little support for each other. The omissions in the table for years 2005-2008 reflect that in those years the County was measured using the 994 analysis.

**2009 Correlation Section
for Gage County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 Correlation Section
for Gage County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
27.45	2009	26.47
23.41	2008	10.98
6.81	2007	5.27
	2006	
	2005	

AGRICULTURAL UNIMPROVED: Table IV shows that the percentage change in the sales file closely follow that of the change in the assessed base. This lends support to the theory that the county has shown no bias to the sold property compared to the assessed base.

**2009 Correlation Section
for Gage County**

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

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

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

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

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

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

**2009 Correlation Section
for Gage County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	73	73	76

AGRICULTURAL UNIMPROVED: The median and weighted mean are within the acceptable range, while the mean is outside the acceptable range. The range for the three measures is only 3 points.

**2009 Correlation Section
for Gage County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	23.61	104.53
Difference	3.61	1.53

AGRICULTURAL UNIMPROVED:The coefficient of dispersion and price related differential are both slightly outside the acceptable range. In the recent changes in the rapidly increasing agricultural market the higher COD causes little concern in analyzing the agricultural unimproved land.

**2009 Correlation Section
for Gage County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	130	128	-2
Median	64	73	9
Wgt. Mean	63	73	10
Mean	65	76	11
COD	25.70	23.61	-2.09
PRD	103.70	104.53	0.83
Minimum	15.44	10.23	-5.21
Maximum	203.36	237.71	34.35

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

Total Real Property Sum Lines 17, 25, & 30	Records : 16,297	Value : 1,715,932,610	Growth 16,168,460	Sum Lines 17, 25, & 41
--	-------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	1,222	7,658,590	88	879,195	119	1,814,420	1,429	10,352,205	
02. Res Improve Land	6,762	66,666,405	251	4,979,120	885	19,421,900	7,898	91,067,425	
03. Res Improvements	6,839	440,682,490	278	34,489,935	895	115,591,150	8,012	590,763,575	
04. Res Total	8,061	515,007,485	366	40,348,250	1,014	136,827,470	9,441	692,183,205	9,101,785
% of Res Total	85.38	74.40	3.88	5.83	10.74	19.77	57.93	40.34	56.29
05. Com UnImp Land	201	2,670,905	12	125,745	3	29,775	216	2,826,425	
06. Com Improve Land	872	19,617,250	23	423,890	29	531,380	924	20,572,520	
07. Com Improvements	895	104,197,175	28	4,316,255	42	11,451,645	965	119,965,075	
08. Com Total	1,096	126,485,330	40	4,865,890	45	12,012,800	1,181	143,364,020	2,766,680
% of Com Total	92.80	88.23	3.39	3.39	3.81	8.38	7.25	8.35	17.11
09. Ind UnImp Land	8	248,865	5	32,530	1	2,110	14	283,505	
10. Ind Improve Land	14	618,065	13	470,085	3	224,760	30	1,312,910	
11. Ind Improvements	14	7,477,400	13	16,881,935	3	5,954,970	30	30,314,305	
12. Ind Total	22	8,344,330	18	17,384,550	4	6,181,840	44	31,910,720	83,990
% of Ind Total	50.00	26.15	40.91	54.48	9.09	19.37	0.27	1.86	0.52
13. Rec UnImp Land	0	0	0	0	1	640	1	640	
14. Rec Improve Land	0	0	0	0	1	40,000	1	40,000	
15. Rec Improvements	0	0	1	5,205	4	24,025	5	29,230	
16. Rec Total	0	0	1	5,205	5	64,665	6	69,870	0
% of Rec Total	0.00	0.00	16.67	7.45	83.33	92.55	0.04	0.00	0.00
Res & Rec Total	8,061	515,007,485	367	40,353,455	1,019	136,892,135	9,447	692,253,075	9,101,785
% of Res & Rec Total	85.33	74.40	3.88	5.83	10.79	19.77	57.97	40.34	56.29
Com & Ind Total	1,118	134,829,660	58	22,250,440	49	18,194,640	1,225	175,274,740	2,850,670
% of Com & Ind Total	91.27	76.92	4.73	12.69	4.00	10.38	7.52	10.21	17.63
17. Taxable Total	9,179	649,837,145	425	62,603,895	1,068	155,086,775	10,672	867,527,815	11,952,455
% of Taxable Total	86.01	74.91	3.98	7.22	10.01	17.88	65.48	50.56	73.92

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	244	3,852,050	4,293,870	0	0	0
19. Commercial	77	1,815,435	17,472,670	0	0	0
20. Industrial	4	233,725	62,055,800	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	244	3,852,050	4,293,870
19. Commercial	0	0	0	77	1,815,435	17,472,670
20. Industrial	0	0	0	4	233,725	62,055,800
21. Other	0	0	0	0	0	0
22. Total Sch II				325	5,901,210	83,822,340

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	980	137	157	1,274

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	47,540	505	43,710,365	3,398	435,996,910	3,908	479,754,815
28. Ag-Improved Land	1	33,645	187	23,701,645	1,393	212,318,725	1,581	236,054,015
29. Ag Improvements	1	50,525	195	16,335,870	1,521	116,209,570	1,717	132,595,965
30. Ag Total							5,625	848,404,795

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	20,000	
32. HomeSite Improv Land	1	1.00	10,000	129	135.00	1,333,000	
33. HomeSite Improvements	1	1.00	50,525	139	132.00	13,787,640	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	12	31.87	43,165	
36. FarmSite Improv Land	0	0.00	0	166	363.01	503,190	
37. FarmSite Improvements	0	0.00	0	182	0.00	2,548,230	
38. FarmSite Total							
39. Road & Ditches	0	1.35	0	0	889.59	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	56	56.00	560,000	58	58.00	580,000	
32. HomeSite Improv Land	963	1,003.04	10,009,400	1,093	1,139.04	11,352,400	
33. HomeSite Improvements	1,033	979.04	92,818,385	1,173	1,112.04	106,656,550	4,216,005
34. HomeSite Total				1,231	1,197.04	118,588,950	
35. FarmSite UnImp Land	89	214.00	324,550	101	245.87	367,715	
36. FarmSite Improv Land	1,221	3,032.37	3,855,265	1,387	3,395.38	4,358,455	
37. FarmSite Improvements	1,462	0.00	23,391,185	1,644	0.00	25,939,415	0
38. FarmSite Total				1,745	3,641.25	30,665,585	
39. Road & Ditches	0	10,382.53	0	0	11,273.47	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,976	16,111.76	149,254,535	4,216,005

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.00	280,200	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	6	0.00	280,200

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	514	39,512.22	54,704,270
44. Recapture Value N/A	0	0.00	0	514	39,512.22	54,704,270
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3,840	393,854.66	531,976,650	4,354	433,366.88	586,680,920
44. Recapture Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,232.28	9.90%	13,120,185	10.80%	2,507.55
46. 1A	19,746.11	37.37%	49,853,075	41.02%	2,524.70
47. 2A1	4,154.82	7.86%	9,391,570	7.73%	2,260.40
48. 2A	10,980.82	20.78%	24,828,265	20.43%	2,261.06
49. 3A1	3,559.37	6.74%	7,177,585	5.91%	2,016.53
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	7,714.70	14.60%	14,447,775	11.89%	1,872.76
52. 4A	1,446.49	2.74%	2,703,975	2.23%	1,869.34
53. Total	52,834.59	100.00%	121,522,430	100.00%	2,300.05
Dry					
54. 1D1	10,500.09	3.62%	19,845,210	4.50%	1,890.00
55. 1D	68,800.34	23.75%	130,032,680	29.50%	1,890.00
56. 2D1	13,644.94	4.71%	22,309,560	5.06%	1,635.01
57. 2D	79,646.64	27.50%	121,461,490	27.55%	1,525.00
58. 3D1	50,837.00	17.55%	70,663,465	16.03%	1,390.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	57,350.70	19.80%	66,240,340	15.03%	1,155.00
61. 4D	8,880.08	3.07%	10,256,590	2.33%	1,155.01
62. Total	289,659.79	100.00%	440,809,335	100.00%	1,521.82
Grass					
63. 1G1	999.01	0.00%	716,915	0.99%	717.63
64. 1G	4,570.92	4.99%	4,207,690	5.82%	920.53
65. 2G1	3,264.61	3.56%	2,625,830	3.63%	804.33
66. 2G	11,657.62	12.72%	10,062,905	13.91%	863.20
67. 3G1	30,031.43	32.77%	25,398,715	35.12%	845.74
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	19,237.30	20.99%	15,033,835	20.79%	781.49
70. 4G	21,870.83	23.87%	14,283,695	19.75%	653.09
71. Total	91,631.72	100.00%	72,329,585	100.00%	789.35
Irrigated Total	52,834.59	11.95%	121,522,430	19.12%	2,300.05
Dry Total	289,659.79	65.51%	440,809,335	69.37%	1,521.82
Grass Total	91,631.72	20.72%	72,329,585	11.38%	789.35
Waste	8,009.39	1.81%	800,950	0.13%	100.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	668.24	0.15%	0	0.00%	0.00
Market Area Total	442,135.49	100.00%	635,462,300	100.00%	1,437.26

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	73.03	9.18%	122,690	10.58%	1,679.99
46. 1A	132.39	16.64%	222,415	19.19%	1,680.00
47. 2A1	17.00	2.14%	25,670	2.21%	1,510.00
48. 2A	198.00	24.89%	298,980	25.79%	1,510.00
49. 3A1	152.00	19.10%	203,680	17.57%	1,340.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	149.00	18.73%	190,720	16.45%	1,280.00
52. 4A	74.24	9.33%	95,025	8.20%	1,279.97
53. Total	795.66	100.00%	1,159,180	100.00%	1,456.88
Dry					
54. 1D1	1,287.38	2.91%	1,750,830	3.47%	1,359.99
55. 1D	8,204.79	18.53%	11,158,510	22.14%	1,360.00
56. 2D1	1,485.60	3.35%	1,953,565	3.88%	1,315.00
57. 2D	13,289.27	30.01%	17,475,430	34.67%	1,315.00
58. 3D1	9,781.78	22.09%	10,075,225	19.99%	1,030.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	8,111.58	18.32%	6,327,035	12.55%	780.00
61. 4D	2,127.28	4.80%	1,659,270	3.29%	780.00
62. Total	44,287.68	100.00%	50,399,865	100.00%	1,138.01
Grass					
63. 1G1	64.34	0.00%	49,005	0.41%	761.66
64. 1G	666.39	3.71%	525,970	4.40%	789.28
65. 2G1	792.43	4.42%	554,525	4.64%	699.78
66. 2G	2,192.08	12.21%	1,573,860	13.16%	717.98
67. 3G1	7,182.24	40.02%	4,940,110	41.30%	687.82
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	3,526.67	19.65%	2,192,310	18.33%	621.64
70. 4G	3,523.78	19.63%	2,124,340	17.76%	602.86
71. Total	17,947.93	100.00%	11,960,120	100.00%	666.38
Irrigated Total					
Irrigated Total	795.66	1.23%	1,159,180	1.82%	1,456.88
Dry Total					
Dry Total	44,287.68	68.43%	50,399,865	79.14%	1,138.01
Grass Total					
Grass Total	17,947.93	27.73%	11,960,120	18.78%	666.38
Waste					
Waste	1,687.96	2.61%	168,795	0.27%	100.00
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	64,719.23	100.00%	63,687,960	100.00%	984.07

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	4,783.88	10,915,270	48,846.37	111,766,340	53,630.25	122,681,610
77. Dry Land	33.85	54,475	31,661.62	47,462,705	302,252.00	443,692,020	333,947.47	491,209,200
78. Grass	24.73	16,110	9,518.53	7,036,715	100,036.39	77,236,880	109,579.65	84,289,705
79. Waste	6.00	600	979.55	97,965	8,711.80	871,180	9,697.35	969,745
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	95.13	0	30.36	0	542.75	0	668.24	0
82. Total	64.58	71,185	46,943.58	65,512,655	459,846.56	633,566,420	506,854.72	699,150,260

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	53,630.25	10.58%	122,681,610	17.55%	2,287.54
Dry Land	333,947.47	65.89%	491,209,200	70.26%	1,470.92
Grass	109,579.65	21.62%	84,289,705	12.06%	769.21
Waste	9,697.35	1.91%	969,745	0.14%	100.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	668.24	0.13%	0	0.00%	0.00
Total	506,854.72	100.00%	699,150,260	100.00%	1,379.39

2009 County Abstract of Assessment for Real Property, Form 45 Compared with the 2008 Certificate of Taxes Levied (CTL)

34 Gage

F3

	2008 CTL County Total	2009 Form 45 County Total	Value Difference (2009 form 45 - 2008 CTL)	Percent Change	2009 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	663,874,595	692,183,205	28,308,610	4.26%	9,101,785	2.89%
02. Recreational	69,870	69,870	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	117,002,835	118,588,950	1,586,115	1.36%	4,216,005	-2.25%
04. Total Residential (sum lines 1-3)	780,947,300	810,842,025	29,894,725	3.83%	13,317,790	2.12%
05. Commercial	140,454,905	143,364,020	2,909,115	2.07%	2,766,680	0.10%
06. Industrial	31,827,230	31,910,720	83,490	0.26%	83,990	0.00%
07. Ag-Farmsite Land, Outbuildings	28,848,250	30,665,585	1,817,335	6.30%	0	6.30%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	201,130,385	205,940,325	4,809,940	2.39%	2,850,670	0.97%
10. Total Non-Agland Real Property	982,077,685	1,016,782,350	34,704,665	3.53%	16,168,460	1.89%
11. Irrigated	93,137,430	122,681,610	29,544,180	31.72%		
12. Dryland	398,531,190	491,209,200	92,678,010	23.25%		
13. Grassland	60,639,450	84,289,705	23,650,255	39.00%		
14. Wasteland	506,955	969,745	462,790	91.29%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	552,815,025	699,150,260	146,335,235	26.47%		
17. Total Value of all Real Property (Locally Assessed)	1,534,892,710	1,715,932,610	181,039,900	11.79%	16,168,460	10.74%

Gage County
3-Year Plan
 June 2008

COUNTY DESCRIPTION

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Only	Improvement
Residential/Recreation	9450		\$ 665,451,905		\$ 100,815,385	\$ 564,636,520
Commercial/Industrial	1219		\$ 173,407,630		\$ 24,965,470	\$ 148,442,160
Agricultural	5621/ 507,063.27		\$ 698,759,775		\$ 569,548,895	\$ 129,210,880
Total	16,290		\$1,537,619,310		\$695,329,750	\$842,289,560

Budget, Staffing, and Contracts

Budget

2008 Proposed Budget = \$222,492.56 (including salaries)

\$10,000 is allotted for education, lodging, and other travel related expenses.

Appraisal Maintenance \$40,000 (Contracted)

Budget Comments

I would like to hire a full time appraiser for Gage County. We have completed our 5-year plan for reappraising all classes of property. In my estimation an appraiser's salary would run in the range of \$40,000 to \$45,000.

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system.

Real Property Appraisal Technician: responsible for all 521's, updating and developing the GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work.

Part-time County Appraiser

Bob Thoma is now a county employee who works for approximately 240 hours. His responsibilities include developing valuation studies, for agricultural properties.

Contract Appraiser

Darrell Stanard is contracted for 4 days a month. His responsibilities include sales verification, appraisal maintenance and pricing pickup work and developing valuation studies.

2008 R & O Statistics

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	97	14.02	107.42
Commercial	96	30.96	109.84
Agricultural Special Value	72	N/A	N/A
Agricultural Recapture	71	23.07	105.14

Statistical Definitions

Median Ratio: the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

Coefficient of Dispersion (COD): a measurement of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

Average Absolute Deviation (AVG.ABS.DEV.): the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

Price Related Differential (PRD): a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

Mean Ratio: the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

Weighted mean ratio: the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

3 Year Appraisal Plan

Appraisal Definitions

50-001.02 **Appraisal** shall mean a written opinion of value of real property. An appraisal shall set forth an opinion of value of an adequately described property, as of a specified date, and shall be supported by an analysis of relevant data. For the purposes of property taxation, appraisal, reappraisal, and mass appraisal are interchangeable terms; except, reappraisal may mean a subsequent or second appraisal needed to correct an error in an appraisal. For purposes of these regulations the term appraisal shall be used, unless the context requires otherwise. All appraisals shall meet the standards as promulgated by the Appraisal Standards Board of the Appraisal Foundation in the Uniform Standards of Professional Appraisal Practice, effective as currently updated, including Standard 6, Mass Appraisal and Reporting in conjunction with existing "Statements on Appraisal Standards" and "Advisory Opinions". A copy of the Uniform Standards of Professional Appraisal Practice is on file at the office of the Property Tax Administrator.

Reg 50-001.22 **Appraisal or assessed value adjustment** shall mean an action taken by the assessor, Tax Equalization and Review Commission, Agricultural and Horticultural Land Valuation Board or other lawful body that changes the valuation of a class or subclass of property by a percentage, and is based primarily on the analysis of an assessment sales ratio study. This contrasts to an appraisal update which is a change or model calibration based on appraisal process and rooted in the analysis of the market.

Reg 50-001.06 **Appraisal maintenance**, or pick-up work, is the collection of specific data relating to new construction, remodeling, additions, alterations, and removals of existing buildings or structures. Pick-up work may also include: changes in zoning, use or annexation, the addition, deletion or change in characteristics of encumbrances such as leases, easements, or special programs (eg., Conservation Reserve Program); and the addition, deletion or change in characteristics external to the property, including, but not limited to, amenities such as paving, utilities and proximity to favorable or unfavorable influences, such as schools, libraries, city dumps, sewage treatment facilities, or meatpacking plants. The data shall be gathered in a systematic process so that all properties are treated uniformly. The value of property analyzed in an appraisal maintenance project shall be equalized with comparable properties.

Reg 50-001-.03 **Appraisal process** shall mean a systematic analysis of the factors that affect the value of real property. It is a documented, orderly program by which the problem is defined, the work necessary to solve the problem is planned, and the necessary data gathered, classified, analyzed, and interpreted into a written opinion of value. In the assessment process, it is the function for determining assessed value. For purposes of property taxation, it shall include the

grouping of similar properties so that all properties within a class or subclass are collectively examined and valued.

Reg 50-001-.05 **Appraisal update** shall mean an appraisal in which all or a part of the data collection process is determined to be unnecessary (a limited appraisal) but there is a need to adjust values on all of the properties within a defined class or subclass. This includes, but is not limited to recalibration of a market model or cost model involving implementation of more current cost data or adjustments to value by a percentage, and applied uniformly to all property within a defined class or subclass of property.

Reg 50-001.19 **Market Analysis** is a study of general real estate market conditions that affect the competitive supply, demand, and prices for particular types of facilities of properties.

2009

Residential

For 2009 a plan for an appraisal maintenance will be done for all the residential properties. Review in- house preliminary statistical information received from the Nebraska Property Assessment Division and analyze for any possible subclass adjustments needed to comply with statistical measures as required by law. Sales reveiw and pickup work will also be completed.

Commercial

For 2009 the county will begin a new cycle for a maintenance reappraisal of all commercial properties. New digital photos will be taken, gather current income information, analyze current sales along with continued sales review and pick up work. The office staff will be involved to cut down on the cost of the appraisal.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in house by Bob Thoma by utilizing the county's current CAMA system. Sales review and pick-up work will also be completed for agricultural properties. Rural residential properties will also be reviewed and analyzed for any adjustments needed to comply with statistical measures required by law.

2010

Residential

For 2010, the county will begin a new cycle for a maintenance reappraisal of the small town residential properties. A new digital photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties may be adjusted after preliminary statistical information is received from the Nebraska Property Assessment Division to comply with statistical measures as required by law. Sale review and pick up work will also be completed.

Commercial

There will only be an appraisal maintenance for the commercial properties in 2010, since all commercial and industrial properties were reappraised in 2009. However, it is possible that appraisal adjustments may be needed in order to comply with statistical measures required by law. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass of the commercial class. Sales review and pickup work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by an appraiser by utilizing the county's current CAMA system. Sales review and pick-up work will also be completed for agricultural properties. Rural residential properties will be reviewed and analyzed for any adjustments needed to comply with statistical measures required by law.

2011

Residential

For 2011 a plan for an appraisal maintenance will be done for all residential properties. Review in-house preliminary statistical information received from the Nebraska Department of Assessment Division and analyze for any possible subclass adjustments needed to comply with statistical measures as required by law. Sales review and pick-up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2011. It is possible that appraisal adjustments may be needed in order to comply with statistical measures required by law. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass of the commercial class. Sales review and pick-up work will also be completed for commercial properties.

Agricultural

For 2011 the county will begin a new cycle for an appraisal maintenance of all rural residential properties (homes and outbuildings). A new digital photo will be taken and any changes that may have occurred to the property will be updated. All other residential properties may be adjusted after preliminary statistical information is received from the Nebraska Department of Assessment Division to comply with statistical measures as required by law. A market analysis of agricultural by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by an appraiser by utilizing the county's current CAMA system. Sales review and pick-up work will also be completed for agricultural properties.

2009 Assessment Survey for Gage County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	4
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$231,492
7.	Part of the budget that is dedicated to the computer system
	\$20,000
8.	Adopted budget, or granted budget if different from above
	\$211,992
9.	Amount of the total budget set aside for appraisal work
	4,000
10.	Amount of the total budget set aside for education/workshops
	\$5,000
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$40,000
12.	Other miscellaneous funds
13.	Total budget
	\$251,992
a.	Was any of last year's budget not used:
	Yes- a nominal amount was not used.

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software

	Terra Scan
3.	Cadastral maps: Are they currently being used?
	No
4.	Who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Staff
7.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Adams, Beatrice, Clatonia, Cortland, Odell, Pickrell, and Wymore
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services
	Standard Appraisal Services
2.	Other services
	Robert Thoma-statistical analysis of Ag Land.

Certification

This is to certify that the 2009 Reports and Opinions of the Property Tax Administrator have been sent to the following:

Four copies to the Tax Equalization and Review Commission, by hand delivery.

One copy to the Gage County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts