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2009 Commission Summary

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Residential Real Property - Current

Number of Sales	80	COD	13.47
Total Sales Price	\$5,043,610	PRD	103.53
Total Adj. Sales Price	\$5,043,610	COV	26.82
Total Assessed Value	\$4,924,300	STD	27.11
Avg. Adj. Sales Price	\$63,045	Avg. Absolute Deviation	13.27
Avg. Assessed Value	\$61,554	Average Assessed Value of the Base	\$50,708
Median	99	Wgt. Mean	98
Mean	101	Max	273
Min	35.46		

Confidence Interval - Current

95% Median C.I	96.07 to 100.00
95% Mean C.I	95.14 to 107.02
95% Wgt. Mean C.I	95.25 to 100.02

% of Value of the Class of all Real Property Value in the County	14.43
% of Records Sold in the Study Period	6.63
% of Value Sold in the Study Period	8.05

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	109	98	12.19	103.06
2007	103	99	11.15	105.52
2006	88	98	17.76	103.14
2005	85	96	21.68	105.54

2009 Commission Summary

68 Perkins

Commercial Real Property - Current

Number of Sales	10	COD	9.04
Total Sales Price	\$530,005	PRD	104.23
Total Adj. Sales Price	\$517,505	COV	12.16
Total Assessed Value	\$457,488	STD	11.21
Avg. Adj. Sales Price	\$51,751	Avg. Absolute Deviation	8.50
Avg. Assessed Value	\$45,749	Average Assessed Value of the Base	\$156,398
Median	94	Wgt. Mean	88
Mean	92	Max	102
Min	66		

Confidence Interval - Current

95% Median C.I	84.40 to 101.95
95% Mean C.I	84.13 to 100.16
95% Wgt. Mean C.I	83.39 to 93.41
% of Value of the Class of all Real Property Value in the County	9.63
% of Records Sold in the Study Period	3.83
% of Value Sold in the Study Period	1.12

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	13	93	18.45	101.95
2007	16	94	22.92	107.19
2006	19	96	24.6	113.61
2005	25	97	34.27	117.27

2009 Commission Summary

68 Perkins

Agricultural Land - Current

Number of Sales	111	COD	15.20
Total Sales Price	\$21,591,510	PRD	102.48
Total Adj. Sales Price	\$20,674,623	COV	19.53
Total Assessed Value	\$14,558,976	STD	14.09
Avg. Adj. Sales Price	\$186,258	Avg. Absolute Deviation	11.29
Avg. Assessed Value	\$131,162	Average Assessed Value of the Base	\$107,701
Median	74	Wgt. Mean	70
Mean	72	Max	116.88
Min	43.10		

Confidence Interval - Current

95% Median C.I	69.91 to 77.23
95% Mean C.I	69.55 to 74.79
95% Wgt. Mean C.I	66.88 to 73.96

% of Value of the Class of all Real Property Value in the County	75.89
% of Records Sold in the Study Period	3.72
% of Value Sold in the Study Period	4.08

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	120	74	12.5	101.3
2007	108	72	10.41	100.9
2006	111	75	10.01	100.59
2005	109	75	9.43	103.55

2009 Opinions of the Property Tax Administrator for Perkins 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 Perkins County is 99.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Perkins 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 Perkins County is 100.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Perkins 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 Perkins County is 74.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Perkins 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:	83	MEDIAN:	93	COV:	32.55	95% Median C.I.:	88.27 to 97.50
TOTAL Sales Price:	5,185,610	WGT. MEAN:	88	STD:	29.83	95% Wgt. Mean C.I.:	81.98 to 93.66
TOTAL Adj.Sales Price:	5,185,610	MEAN:	92	AVG.ABS.DEV:	18.14	95% Mean C.I.:	85.22 to 98.06
TOTAL Assessed Value:	4,554,050						
AVG. Adj. Sales Price:	62,477	COD:	19.55	MAX Sales Ratio:	272.73		
AVG. Assessed Value:	54,868	PRD:	104.35	MIN Sales Ratio:	6.90		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06	18	92.29	92.13	90.69	16.76	101.59	56.26	153.33	80.00 to 100.00	59,694	54,135
10/01/06 TO 12/31/06	12	94.48	104.72	94.11	28.58	111.28	59.57	272.73	80.00 to 100.00	73,434	69,108
01/01/07 TO 03/31/07	12	100.92	101.39	96.39	14.22	105.19	68.75	133.33	82.83 to 118.15	67,479	65,042
04/01/07 TO 06/30/07	10	92.91	94.27	86.87	11.94	108.52	76.74	126.00	78.46 to 105.00	39,650	34,445
07/01/07 TO 09/30/07	10	85.80	75.12	72.00	24.67	104.34	6.90	102.27	35.46 to 98.54	91,000	65,519
10/01/07 TO 12/31/07	7	73.58	73.09	83.81	19.02	87.21	46.15	100.00	46.15 to 100.00	50,914	42,671
01/01/08 TO 03/31/08	6	93.44	91.19	92.76	14.40	98.31	57.66	110.55	57.66 to 110.55	50,833	47,152
04/01/08 TO 06/30/08	8	96.16	90.23	85.91	17.94	105.03	50.84	121.62	50.84 to 121.62	56,531	48,568
<u>Study Years</u>											
07/01/06 TO 06/30/07	52	95.85	97.59	92.62	18.09	105.36	56.26	272.73	89.89 to 100.00	60,806	56,321
07/01/07 TO 06/30/08	31	88.27	81.67	80.32	21.12	101.69	6.90	121.62	73.58 to 98.53	65,279	52,430
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	39	90.00	87.75	84.07	19.39	104.37	6.90	133.33	79.44 to 99.80	63,401	53,303
<u>ALL</u>											
	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	102.27	102.27	102.27			102.27	102.27	N/A	15,000	15,340
ELSIE	4	86.79	91.14	83.84	29.41	108.72	57.66	133.33	N/A	45,625	38,250
GRANT	46	88.73	87.99	87.20	17.58	100.90	46.15	126.00	80.00 to 96.64	59,121	51,556
KENTON HEIGHTS	1	78.05	78.05	78.05			78.05	78.05	N/A	10,250	8,000
MADRID	11	92.00	92.18	54.68	40.52	168.60	6.90	272.73	35.46 to 100.00	37,819	20,677
RURAL	18	98.50	100.24	96.59	10.47	103.78	70.71	153.33	93.08 to 100.00	97,069	93,758
VENANGO	2	97.82	97.82	95.79	5.63	102.12	92.31	103.33	N/A	47,500	45,500
<u>ALL</u>											
	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	60	91.00	89.82	84.44	22.21	106.36	6.90	272.73	80.81 to 97.50	49,718	41,984
2	3	74.47	77.55	75.35	8.49	102.92	69.60	88.57	N/A	143,333	108,000
3	20	98.50	99.23	96.53	10.66	102.80	70.71	153.33	93.08 to 100.00	88,625	85,549
<u>ALL</u>											
	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	54,868	PRD:	104.35	MIN Sales Ratio:	6.90		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	74	92.44	88.54	87.79	16.63	100.86	6.90	153.33	83.33 to 96.64	69,395	60,919
2	9	105.00	117.16	91.42	35.59	128.15	56.26	272.73	70.00 to 126.00	5,595	5,115
____ALL____	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	77	93.08	92.94	88.07	19.23	105.53	6.90	272.73	88.57 to 98.46	65,852	57,993
06											
07	6	82.51	75.04	77.00	23.83	97.45	35.46	100.00	35.46 to 100.00	19,166	14,758
____ALL____	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095	1	98.46	98.46	98.46			98.46	98.46	N/A	130,000	128,000
43-0079											
51-0001											
51-0006	1	110.55	110.55	110.55			110.55	110.55	N/A	75,000	82,913
56-0565											
68-0020	81	92.58	91.32	87.20	19.76	104.73	6.90	272.73	83.33 to 97.50	61,489	53,618
NonValid School											
____ALL____	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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TOTAL Assessed Value:	4,554,050						
AVG. Adj. Sales Price:	62,477	COD:	19.55	MAX Sales Ratio:	272.73		
AVG. Assessed Value:	54,868	PRD:	104.35	MIN Sales Ratio:	6.90		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	9	105.00	117.16	91.42	35.59	128.15	56.26	272.73	70.00 to 126.00	5,595	5,115
Prior TO 1860											
1860 TO 1899	2	116.67	116.67	124.00	31.43	94.08	80.00	153.33	N/A	25,000	31,000
1900 TO 1919	4	86.26	80.84	76.61	16.82	105.52	50.84	100.00	N/A	51,250	39,261
1920 TO 1939	22	93.06	87.62	78.60	18.61	111.47	6.90	125.00	78.46 to 103.33	52,336	41,136
1940 TO 1949	9	82.50	82.51	87.56	15.64	94.22	59.57	100.00	63.64 to 98.28	54,055	47,333
1950 TO 1959	12	95.25	96.61	96.23	14.40	100.39	70.97	133.33	80.19 to 110.55	77,154	74,242
1960 TO 1969	6	94.18	90.64	92.40	12.67	98.09	57.66	109.26	57.66 to 109.26	82,250	76,000
1970 TO 1979	13	88.89	81.43	86.34	16.30	94.31	35.46	102.04	66.67 to 95.83	78,269	67,580
1980 TO 1989	3	100.00	96.79	95.01	8.23	101.87	82.83	107.53	N/A	66,833	63,500
1990 TO 1994											
1995 TO 1999											
2000 TO Present	3	98.54	91.00	89.59	8.64	101.58	74.47	100.00	N/A	201,666	180,666
ALL	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	126.00	160.72	126.06	30.67	127.49	118.15	272.73	N/A	1,777	2,240
5000 TO 9999	5	94.12	85.08	86.39	16.73	98.47	56.26	105.00	N/A	7,000	6,047
Total \$											
1 TO 9999	9	105.00	118.70	93.09	34.13	127.50	56.26	272.73	70.00 to 126.00	4,678	4,355
10000 TO 29999	18	85.80	86.90	88.63	19.37	98.05	35.46	133.33	79.44 to 100.00	19,425	17,216
30000 TO 59999	18	82.16	87.51	85.37	24.11	102.51	46.15	153.33	70.00 to 103.33	43,277	36,944
60000 TO 99999	23	93.85	93.27	93.64	11.08	99.60	50.84	121.62	88.57 to 100.00	78,417	73,433
100000 TO 149999	9	88.89	76.88	75.55	21.90	101.75	6.90	99.80	66.67 to 98.46	126,916	95,888
150000 TO 249999	6	97.01	93.60	92.42	6.10	101.27	74.47	100.00	74.47 to 100.00	178,166	164,666
ALL	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

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)

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TOTAL Adj.Sales Price:	5,185,610	MEAN:	92	AVG.ABS.DEV:	18.14	95% Mean C.I.:	85.22 to 98.06
TOTAL Assessed Value:	4,554,050						
AVG. Adj. Sales Price:	62,477	COD:	19.55	MAX Sales Ratio:	272.73		
AVG. Assessed Value:	54,868	PRD:	104.35	MIN Sales Ratio:	6.90		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	118.15	114.94	65.43	43.89	175.66	35.46	272.73	35.46 to 272.73	4,587	3,001
5000 TO 9999	5	94.12	86.22	82.68	15.52	104.27	53.91	105.00	N/A	8,950	7,400
Total \$ _____											
1 TO 9999	12	97.06	102.97	75.48	39.50	136.43	35.46	272.73	56.26 to 126.00	6,405	4,834
10000 TO 29999	18	83.05	80.90	61.37	20.55	131.83	6.90	120.00	70.97 to 100.00	30,244	18,560
30000 TO 59999	20	82.16	90.55	85.86	23.59	105.46	50.84	153.33	76.74 to 103.33	47,580	40,852
60000 TO 99999	19	93.85	93.87	92.14	10.18	101.88	66.67	121.62	88.57 to 100.00	83,447	76,890
100000 TO 149999	10	96.88	94.68	93.69	6.75	101.06	70.71	107.53	88.89 to 102.04	127,225	119,200
150000 TO 249999	4	99.27	93.25	91.66	6.80	101.74	74.47	100.00	N/A	188,750	173,000
ALL _____											
	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	102.27	102.27	102.27			102.27	102.27	N/A	15,000	15,340
0	8	111.58	119.02	86.82	37.37	137.09	56.26	272.73	56.26 to 272.73	4,420	3,837
10	6	82.55	72.53	44.31	34.65	163.69	6.90	109.26	6.90 to 109.26	43,333	19,200
15	3	80.00	77.19	77.37	13.51	99.76	59.57	92.00	N/A	22,833	17,666
20	20	89.13	89.05	85.82	25.64	103.77	35.46	153.33	73.58 to 100.00	37,370	32,069
25	11	82.76	85.17	85.28	14.07	99.88	63.64	105.00	66.67 to 102.04	63,963	54,545
30	28	93.47	93.48	92.74	9.64	100.80	69.60	121.62	88.89 to 98.53	90,651	84,068
35	5	100.00	94.60	91.87	5.40	102.98	74.47	100.00	N/A	154,900	142,300
40	1	76.74	76.74	76.74			76.74	76.74	N/A	43,000	33,000
ALL _____											
	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	102.27	102.27	102.27			102.27	102.27	N/A	15,000	15,340
0	12	94.13	102.49	75.88	41.25	135.07	35.46	272.73	56.26 to 126.00	6,946	5,270
100	2	86.29	86.29	83.58	11.06	103.23	76.74	95.83	N/A	33,500	28,000
101	58	92.16	87.26	86.09	15.77	101.37	6.90	133.33	82.50 to 95.88	71,129	61,232
102	1	90.00	90.00	90.00			90.00	90.00	N/A	50,000	45,000
104	9	99.80	105.61	97.43	15.12	108.40	70.71	153.33	90.70 to 125.00	93,861	91,444
ALL _____											
	83	92.77	91.64	87.82	19.55	104.35	6.90	272.73	88.27 to 97.50	62,477	54,868

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:	83	MEDIAN:	93	COV:	32.55	95% Median C.I.:	88.27 to 97.50
TOTAL Sales Price:	5,185,610	WGT. MEAN:	88	STD:	29.83	95% Wgt. Mean C.I.:	81.98 to 93.66
TOTAL Adj.Sales Price:	5,185,610	MEAN:	92	AVG.ABS.DEV:	18.14	95% Mean C.I.:	85.22 to 98.06
TOTAL Assessed Value:	4,554,050						
AVG. Adj. Sales Price:	62,477	COD:	19.55	MAX Sales Ratio:	272.73		
AVG. Assessed Value:	54,868	PRD:	104.35	MIN Sales Ratio:	6.90		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	79.27	79.27	87.63	29.02	90.46	56.26	102.27	N/A	11,000	9,639
0	7	118.15	127.99	94.37	32.85	135.63	70.00	272.73	70.00 to 272.73	4,051	3,823
10	8	93.06	85.82	58.63	22.87	146.38	6.90	125.00	6.90 to 125.00	40,562	23,780
15	1	59.57	59.57	59.57			59.57	59.57	N/A	23,500	14,000
20	16	81.66	86.03	85.26	24.71	100.91	35.46	153.33	68.75 to 100.00	30,962	26,397
25	11	82.50	82.97	80.94	19.49	102.51	46.15	120.00	63.64 to 105.00	55,145	44,636
30	32	94.28	92.71	92.26	10.53	100.49	57.66	121.62	88.89 to 99.80	89,617	82,684
35	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	84,750	84,750
40	4	87.64	87.44	88.73	13.50	98.54	74.47	100.00	N/A	162,000	143,750
<u>ALL</u>	<u>83</u>	<u>92.77</u>	<u>91.64</u>	<u>87.82</u>	<u>19.55</u>	<u>104.35</u>	<u>6.90</u>	<u>272.73</u>	<u>88.27 to 97.50</u>	<u>62,477</u>	<u>54,868</u>

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

Residential

The Perkins County Assessor took actions to complete a new appraisal in the assessor location of Grant after reviewing the market information for residential property. All properties in this town were reviewed for proper quality and condition and new digital photographs were taken. A new reappraisal for Grant included June/2007 costing tables and new lot values derived from market information. A new depreciation table was developed from the market. Properties were given a new effective age based on the quality and actual age. The 2009 values for Grant residential parcels were set using both the cost approach and market approach when available. The County continues to complete a sales review and all pickup work was completed in a timely manner countywide.

2009 Assessment Survey for Perkins County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor and staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor and staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June/2004 for all villages except Grant; June/2007 for Grant and Rural Residential
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2009 for Grant; 2008 for Rural Residential; and 2007 for all other villages
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Cost Approach and Sales Comparison through the TerraScan program.
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	5
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	Similar characteristics and locations.
9.	Is "Market Area/Neighborhoods/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.)
	Suburban properties around Grant are similar to properties inside the village limits due to the same amenities and physical characteristics.
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?
	Yes, the land is valued the same also using \$10,000 for the first acre.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
19	40	23	82

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Base Stat

State Stat Run

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(!: Derived)

NUMBER of Sales:	80	MEDIAN:	99	COV:	26.82	95% Median C.I.:	96.07 to 100.00
TOTAL Sales Price:	5,043,610	WGT. MEAN:	98	STD:	27.11	95% Wgt. Mean C.I.:	95.25 to 100.02
TOTAL Adj.Sales Price:	5,043,610	MEAN:	101	AVG.ABS.DEV:	13.27	95% Mean C.I.:	95.14 to 107.02
TOTAL Assessed Value:	4,924,300						
AVG. Adj. Sales Price:	63,045	COD:	13.47	MAX Sales Ratio:	272.73		
AVG. Assessed Value:	61,553	PRD:	103.53	MIN Sales Ratio:	35.46		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06	18	97.07	100.32	99.52	9.94	100.81	68.76	153.33	92.93 to 100.00	59,694	59,406
10/01/06 TO 12/31/06	12	99.53	115.81	99.22	20.22	116.73	89.36	272.73	95.88 to 112.90	73,434	72,858
01/01/07 TO 03/31/07	12	102.54	112.13	102.10	12.50	109.82	95.48	154.00	99.33 to 133.33	67,479	68,894
04/01/07 TO 06/30/07	9	97.78	102.18	94.37	10.92	108.27	78.46	154.00	90.91 to 105.00	42,166	39,794
07/01/07 TO 09/30/07	8	93.74	86.05	94.51	11.61	91.05	35.46	98.54	35.46 to 98.54	93,750	88,606
10/01/07 TO 12/31/07	6	85.88	83.93	95.25	17.41	88.12	53.91	109.33	53.91 to 109.33	58,566	55,783
01/01/08 TO 03/31/08	6	98.79	94.84	95.05	13.08	99.77	57.66	110.55	57.66 to 110.55	50,833	48,318
04/01/08 TO 06/30/08	9	100.00	96.10	93.92	9.37	102.32	52.02	110.00	92.31 to 108.11	54,694	51,370
<u>Study Years</u>											
07/01/06 TO 06/30/07	51	99.80	107.07	99.48	13.38	107.64	68.76	272.73	97.67 to 100.00	61,665	61,343
07/01/07 TO 06/30/08	29	95.00	90.55	94.58	13.18	95.73	35.46	110.55	92.31 to 100.00	65,470	61,924
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	35	98.53	98.78	97.28	13.78	101.53	35.46	154.00	95.00 to 100.00	65,447	63,669
<u>ALL</u>											
	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ELSIE	4	86.79	91.14	83.84	29.41	108.72	57.66	133.33	N/A	45,625	38,250
GRANT	45	99.33	101.97	99.60	10.12	102.38	53.91	154.00	96.63 to 103.18	60,835	60,592
KENTON HEIGHTS	1	100.00	100.00	100.00			100.00	100.00	N/A	10,250	10,250
MADRID	10	93.91	100.83	80.52	34.48	125.22	35.46	272.73	52.02 to 100.00	27,101	21,822
RURAL	18	98.50	101.64	98.74	9.05	102.95	78.46	153.33	95.48 to 100.00	97,069	95,841
VENANGO	2	97.82	97.82	95.79	5.63	102.12	92.31	103.33	N/A	47,500	45,500
<u>ALL</u>											
	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	58	99.27	101.24	97.38	15.41	103.95	35.46	272.73	96.07 to 100.00	49,243	47,955
2	3	95.00	95.14	94.77	1.12	100.39	93.62	96.80	N/A	143,333	135,833
3	19	98.53	101.56	98.74	8.65	102.85	78.46	153.33	95.48 to 100.00	92,500	91,337
<u>ALL</u>											
	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	73	98.28	97.09	97.58	9.65	99.50	35.46	153.33	95.88 to 100.00	68,674	67,014
2	7	144.40	142.70	106.23	30.37	134.33	68.76	272.73	68.76 to 272.73	4,337	4,607
____ALL____	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	74	99.13	102.91	97.93	12.78	105.08	52.02	272.73	96.80 to 100.00	66,602	65,226
06											
07	6	92.05	78.52	84.83	20.98	92.57	35.46	100.00	35.46 to 100.00	19,166	16,258
____ALL____	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095	1	98.46	98.46	98.46			98.46	98.46	N/A	130,000	128,000
43-0079											
51-0001											
51-0006	1	110.55	110.55	110.55			110.55	110.55	N/A	75,000	82,913
56-0565											
68-0020	78	98.54	101.00	97.41	13.66	103.68	35.46	272.73	95.96 to 100.00	62,033	60,428
NonValid School											
____ALL____	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	8	124.70	137.76	104.49	34.90	131.84	68.76	272.73	68.76 to 272.73	8,795	9,190
Prior TO 1860											
1860 TO 1899	2	126.67	126.67	132.00	21.05	95.96	100.00	153.33	N/A	25,000	33,000
1900 TO 1919	4	90.81	83.41	78.93	13.27	105.67	52.02	100.00	N/A	51,250	40,454
1920 TO 1939	20	96.73	97.59	97.18	10.01	100.42	73.58	125.00	92.31 to 103.45	49,470	48,075
1940 TO 1949	9	98.28	97.44	97.43	3.54	100.01	89.36	105.00	92.31 to 100.00	54,055	52,666
1950 TO 1959	12	99.57	104.37	102.38	8.01	101.94	92.93	133.33	93.98 to 110.55	77,154	78,992
1960 TO 1969	6	97.54	93.71	95.54	10.88	98.08	57.66	109.26	57.66 to 109.26	82,250	78,583
1970 TO 1979	13	95.83	87.91	94.60	10.73	92.93	35.46	102.04	88.27 to 97.78	78,269	74,042
1980 TO 1989	3	103.03	106.39	108.98	5.22	97.62	100.00	116.13	N/A	66,833	72,833
1990 TO 1994											
1995 TO 1999											
2000 TO Present	3	98.54	97.39	97.02	2.16	100.37	93.62	100.00	N/A	201,666	195,666
ALL	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	154.00	181.28	153.14	20.83	118.38	144.40	272.73	N/A	1,777	2,722
5000 TO 9999	4	97.06	91.97	92.04	10.85	99.92	68.76	105.00	N/A	7,500	6,903
Total \$											
1 TO 9999	8	124.70	136.63	103.75	35.81	131.69	68.76	272.73	68.76 to 272.73	4,638	4,812
10000 TO 29999	16	97.91	92.15	95.01	15.27	96.99	35.46	133.33	83.33 to 100.00	19,853	18,862
30000 TO 59999	19	100.00	101.06	98.69	11.78	102.40	57.66	153.33	94.00 to 109.26	43,105	42,540
60000 TO 99999	23	98.53	97.19	97.76	7.87	99.42	52.02	116.13	93.98 to 103.03	78,417	76,662
100000 TO 149999	8	97.29	96.70	96.82	1.93	99.88	90.48	99.80	90.48 to 99.80	124,656	120,687
150000 TO 249999	6	97.01	98.34	97.94	4.41	100.41	93.08	109.33	93.08 to 109.33	178,166	174,500
ALL	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

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TOTAL Assessed Value:	4,924,300						
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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	149.20	138.23	74.92	37.10	184.50	35.46	272.73	35.46 to 272.73	4,518	3,385
5000 TO 9999	4	97.06	88.26	84.06	14.67	105.00	53.91	105.00	N/A	8,625	7,250
Total \$ _____											
1 TO 9999	10	102.50	118.24	80.04	46.62	147.73	35.46	272.73	53.91 to 154.00	6,161	4,931
10000 TO 29999	12	97.91	95.69	95.35	7.81	100.35	79.44	120.00	88.27 to 100.00	20,012	19,082
30000 TO 59999	23	100.00	99.45	95.32	14.35	104.34	52.02	153.33	94.00 to 105.00	43,565	41,525
60000 TO 99999	18	97.07	98.27	97.83	4.89	100.45	90.48	110.61	93.85 to 99.33	77,422	75,745
100000 TO 149999	13	98.28	99.86	99.07	3.88	100.79	93.08	116.13	95.96 to 103.03	122,403	121,269
150000 TO 249999	4	99.27	100.37	99.47	4.32	100.91	93.62	109.33	N/A	188,750	187,750
ALL _____											
	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	8	124.70	137.76	104.49	34.90	131.84	68.76	272.73	68.76 to 272.73	8,795	9,190
10	5	100.00	94.04	102.78	14.83	91.49	53.91	112.90	N/A	23,000	23,640
15	3	92.00	93.79	93.43	3.86	100.38	89.36	100.00	N/A	22,833	21,333
20	19	95.83	93.14	90.52	21.57	102.89	35.46	153.33	78.46 to 103.33	38,442	34,798
25	11	97.50	98.42	97.07	5.03	101.39	90.48	110.00	90.70 to 105.00	63,963	62,090
30	28	98.12	99.34	98.96	4.55	100.38	90.91	116.13	95.96 to 100.00	90,651	89,711
35	5	100.00	100.30	99.48	3.43	100.82	93.62	109.33	N/A	154,900	154,100
40	1	97.67	97.67	97.67			97.67	97.67	N/A	43,000	42,000
ALL _____											
	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	12	101.59	114.98	89.62	39.94	128.30	35.46	272.73	68.76 to 154.00	9,863	8,839
100	2	96.75	96.75	97.01	0.95	99.73	95.83	97.67	N/A	33,500	32,500
101	56	98.03	97.10	96.95	8.22	100.15	52.02	133.33	95.00 to 100.00	70,776	68,620
102	1	100.00	100.00	100.00			100.00	100.00	N/A	50,000	50,000
104	9	99.80	108.41	101.86	12.31	106.43	90.70	153.33	95.96 to 125.00	93,861	95,611
ALL _____											
	80	98.54	101.08	97.63	13.47	103.53	35.46	272.73	96.07 to 100.00	63,045	61,553

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	68.76	68.76	68.76			68.76	68.76	N/A	7,000	4,813
0	7	144.40	147.62	108.44	26.96	136.13	100.00	272.73	100.00 to 272.73	9,051	9,815
10	7	100.00	103.08	107.65	10.40	95.75	88.27	125.00	88.27 to 125.00	25,642	27,605
15	1	89.36	89.36	89.36			89.36	89.36	N/A	23,500	21,000
20	15	95.83	90.60	89.91	21.58	100.77	35.46	153.33	78.46 to 100.00	31,893	28,675
25	11	98.28	100.42	98.09	6.35	102.38	90.48	120.00	92.31 to 110.00	55,145	54,090
30	32	97.64	97.22	97.60	6.46	99.61	57.66	116.13	95.48 to 100.00	89,617	87,466
35	2	104.67	104.67	108.26	4.46	96.68	100.00	109.33	N/A	84,750	91,750
40	4	98.11	97.46	97.07	1.85	100.40	93.62	100.00	N/A	162,000	157,250
<u>ALL</u>	<u>80</u>	<u>98.54</u>	<u>101.08</u>	<u>97.63</u>	<u>13.47</u>	<u>103.53</u>	<u>35.46</u>	<u>272.73</u>	<u>96.07 to 100.00</u>	<u>63,045</u>	<u>61,553</u>

**2009 Correlation Section
for Perkins County**

Residential Real Property

I. Correlation

RESIDENTIAL:In conjunction with the Three Year Plan of Assessment and a cyclical review of the residential property class in Perkins County, the assessor took actions to complete a new appraisal in the assessor location of Grant. All properties within Grant were included and June/2007 costing tables were applied with new depreciation tables and lot values. The cost approach and sales comparison approach were analyzed for the 2009 valuations. The assessor continues to conduct uniform and proportionate assessment practices as shown through the actions and the qualitative statistics. With Grant representing approximately 56% of the sold properties, Table III is supporting the equalization of sold and unsold properties. Less than one percent difference is shown between the Trended Preliminary Ratio and the R&O Ratio. Through the residential R&O statistics and the known assessment practices of Perkins County, the median at 99 best describes the level of value for this assessment year.

**2009 Correlation Section
for Perkins 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	126	80	63.49
2008	155	109	70.32
2007	148	103	69.59
2006	121	88	72.73
2005	122	85	69.67

RESIDENTIAL: The total number of residential sales has declined for this study period; likewise the number of qualified sales have decreased also. The county has utilized over 63% of the available sales for measurement purposes. The assessor conducts a thorough review process in determining the qualified residential sales file. With the known assessment review practices and the history of the high percent used for the development of the statistics, the county continues to utilize every available transaction and has not excessively trimmed the sample.

**2009 Correlation Section
for Perkins County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2009 Correlation Section
for Perkins 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	93	5.76	98	99
2008	96.47	3.19	100	98.48
2007	96	2.59	99	99
2006	91	1.61	92	98
2005	92	0.88	93	96

RESIDENTIAL: Less than one percent difference is shown between the Trended Preliminary Ratio and the R&O Ratio. This supports the assessment actions to apply a new appraisal to residential values in the Village of Grant. New improvement and lot values were applied to this assessor location. Grant sales are approximately 56% of the sold residential properties. These ratios are reflective of the fair treatment given to the sample and the base.

**2009 Correlation Section
for Perkins 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 Perkins 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)
18.75	2009	5.76
10.05	2008	3.19
1.98	2007	2.59
11.57	2006	1.61
1.55	2005	0.88

RESIDENTIAL: Comparing the percent change in the sales file to the percent change in the residential base (excl. growth) reflects an approximate 12.99 point spread. This is not unreasonable based on the new appraisal completed in the assessor location of Grant. Sales within Grant make up over 56% of the sample base.

**2009 Correlation Section
for Perkins 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 Perkins County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99	98	101

RESIDENTIAL: Less than one percent is shown between the median and weighted mean measures of central tendency. Both are acceptable and show strong support of each other. The mean falls slightly over the range. The Trended Preliminary Ratio of 98.36 shows support of the median with a slight difference of .18 points. For direct equalization purposes, the median best describes the level of value.

**2009 Correlation Section
for Perkins 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	13.47	103.53
Difference	0.00	0.53

RESIDENTIAL: The price related differential is slightly above the acceptable range for residential property. With the coefficient of dispersion and the known assessment practices of Perkins County, it is believed the county has attained uniform and proportionate assessment practices as shown by the history of the statistics.

**2009 Correlation Section
for Perkins 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	83	80	-3
Median	93	99	6
Wgt. Mean	88	98	10
Mean	92	101	9
COD	19.55	13.47	-6.08
PRD	104.35	103.53	-0.82
Minimum	6.90	35.46	28.56
Maximum	272.73	272.73	0.00

RESIDENTIAL: The improved R&O statistics are the result of a complete new appraisal for residential property within the assessor location of Grant, where the majority of this class is located. The assessor continues to complete a thorough sales review, which eliminated 3 sales due to usability codes. Perkins County takes a proactive approach to each property class to equalize real property within the County.

**2009 Correlation Section
for Perkins 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	80	84	-4
Median	99	94	5
Wgt. Mean	98	92	6
Mean	101	100	1
COD	13.47	30.09	-16.62
PRD	103.53	109.42	-5.89
Minimum	35.46	6.97	28.49
Maximum	272.73	312.84	-40.11

Table VIII is a result of comparing the R&O statistics to a set of trending statistics that are generated beginning with the taxable value of the sold property prior to the sale date. Each year thereafter the value is trended by the county overall percent of change in the residential base.

The median, mean, and weighted mean for the trended ratios are somewhat supportive of the R&O statistics for Perkins County. All three trended measurements of central tendency are still within the acceptable ranges. The mean is nearly identical with less than 1% spread. There is no reason to believe that sold and unsold properties are not being treated uniformly based on these statistics and the known assessment practices used by the county.

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:	10	MEDIAN:	94	COV:	12.16	95% Median C.I.:	84.40 to 101.95
TOTAL Sales Price:	530,005	WGT. MEAN:	88	STD:	11.21	95% Wgt. Mean C.I.:	83.39 to 93.41
TOTAL Adj.Sales Price:	517,505	MEAN:	92	AVG.ABS.DEV:	8.50	95% Mean C.I.:	84.13 to 100.16
TOTAL Assessed Value:	457,488						
AVG. Adj. Sales Price:	51,750	COD:	9.04	MAX Sales Ratio:	102.00		
AVG. Assessed Value:	45,748	PRD:	104.23	MIN Sales Ratio:	66.32		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	2	100.75	100.75	101.33	0.74	99.43	100.00	101.50	N/A	23,750	24,065
04/01/07 TO 06/30/07	3	87.95	85.41	85.38	13.50	100.03	66.32	101.95	N/A	65,166	55,638
07/01/07 TO 09/30/07	2	99.90	99.90	99.31	2.10	100.60	97.80	102.00	N/A	19,502	19,367
10/01/07 TO 12/31/07	1	90.32	90.32	90.32			90.32	90.32	N/A	31,000	28,000
01/01/08 TO 03/31/08	1	89.22	89.22	89.22			89.22	89.22	N/A	64,500	57,545
04/01/08 TO 06/30/08											
<u>Study Years</u>											
07/01/05 TO 06/30/06	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
07/01/06 TO 06/30/07	5	100.00	91.54	88.50	9.84	103.44	66.32	101.95	N/A	48,600	43,009
07/01/07 TO 06/30/08	4	94.06	94.83	92.40	5.38	102.64	89.22	102.00	N/A	33,626	31,070
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06											
01/01/07 TO 12/31/07	8	98.90	93.48	90.02	7.97	103.84	66.32	102.00	66.32 to 102.00	39,125	35,222
<u>ALL</u>											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRANT	6	93.51	90.87	88.02	10.38	103.24	66.32	102.00	66.32 to 102.00	49,834	43,866
MADRID	1	101.50	101.50	101.50			101.50	101.50	N/A	42,000	42,630
RURAL	3	90.32	91.57	85.93	5.76	106.57	84.40	100.00	N/A	58,833	50,554
<u>ALL</u>											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	97.80	92.39	89.68	9.05	103.02	66.32	102.00	66.32 to 102.00	48,715	43,689
2	2	92.20	92.20	84.99	8.46	108.48	84.40	100.00	N/A	72,750	61,831
3	1	90.32	90.32	90.32			90.32	90.32	N/A	31,000	28,000
<u>ALL</u>											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

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)

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NUMBER of Sales:	10	MEDIAN:	94	COV:	12.16	95% Median C.I.:	84.40 to 101.95
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TOTAL Adj.Sales Price:	517,505	MEAN:	92	AVG.ABS.DEV:	8.50	95% Mean C.I.:	84.13 to 100.16
TOTAL Assessed Value:	457,488						
AVG. Adj. Sales Price:	51,750	COD:	9.04	MAX Sales Ratio:	102.00		
AVG. Assessed Value:	45,748	PRD:	104.23	MIN Sales Ratio:	66.32		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748
____ALL____	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	97.80	96.71	95.33	3.98	101.45	90.32	102.00	N/A	23,335	22,245
25-0095											
43-0079											
51-0001											
51-0006											
56-0565											
68-0020	7	89.22	90.19	87.32	10.37	103.29	66.32	101.95	66.32 to 101.95	63,928	55,821
NonValid School	3	97.80	96.71	95.33	3.98	101.45	90.32	102.00	N/A	23,335	22,245
____ALL____	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	95.61	95.61	91.50	6.68	104.49	89.22	102.00	N/A	39,252	35,915
1940 TO 1949											
1950 TO 1959	1	66.32	66.32	66.32			66.32	66.32	N/A	30,000	19,896
1960 TO 1969											
1970 TO 1979	3	101.50	95.95	89.09	5.76	107.70	84.40	101.95	N/A	64,166	57,165
1980 TO 1989	1	90.32	90.32	90.32			90.32	90.32	N/A	31,000	28,000
1990 TO 1994	2	92.88	92.88	89.31	5.30	103.99	87.95	97.80	N/A	90,000	80,382
1995 TO 1999											
2000 TO Present											
____ALL____	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

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:	10	MEDIAN:	94	COV:	12.16	95% Median C.I.:	84.40 to 101.95
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TOTAL Assessed Value:	457,488						
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AVG. Assessed Value:	45,748	PRD:	104.23	MIN Sales Ratio:	66.32		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
Total \$ _____											
1 TO 9999	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
10000 TO 29999	3	101.95	100.58	99.87	1.37	100.72	97.80	102.00	N/A	16,501	16,480
30000 TO 59999	3	90.32	86.05	87.89	12.98	97.90	66.32	101.50	N/A	34,333	30,175
60000 TO 99999	1	89.22	89.22	89.22			89.22	89.22	N/A	64,500	57,545
100000 TO 149999	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
150000 TO 249999	1	87.95	87.95	87.95			87.95	87.95	N/A	155,000	136,315
ALL _____											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
Total \$ _____											
1 TO 9999	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
10000 TO 29999	5	97.80	91.68	88.08	9.67	104.08	66.32	102.00	N/A	22,101	19,467
30000 TO 59999	2	95.36	95.36	94.06	6.44	101.38	89.22	101.50	N/A	53,250	50,087
100000 TO 149999	2	86.18	86.18	86.26	2.06	99.90	84.40	87.95	N/A	147,500	127,238
ALL _____											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
10	1	90.32	90.32	90.32			90.32	90.32	N/A	31,000	28,000
20	7	97.80	91.70	87.98	9.75	104.23	66.32	102.00	66.32 to 102.00	59,500	52,349
30	1	89.22	89.22	89.22			89.22	89.22	N/A	64,500	57,545
ALL _____											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

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:	10	MEDIAN:	94	COV:	12.16	95% Median C.I.:	84.40 to 101.95
TOTAL Sales Price:	530,005	WGT. MEAN:	88	STD:	11.21	95% Wgt. Mean C.I.:	83.39 to 93.41
TOTAL Adj.Sales Price:	517,505	MEAN:	92	AVG.ABS.DEV:	8.50	95% Mean C.I.:	84.13 to 100.16
TOTAL Assessed Value:	457,488						
AVG. Adj. Sales Price:	51,750	COD:	9.04	MAX Sales Ratio:	102.00		
AVG. Assessed Value:	45,748	PRD:	104.23	MIN Sales Ratio:	66.32		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
338	1	89.22	89.22	89.22			89.22	89.22	N/A	64,500	57,545
344	1	97.80	97.80	97.80			97.80	97.80	N/A	25,000	24,450
353	1	66.32	66.32	66.32			66.32	66.32	N/A	30,000	19,896
406	2	96.16	96.16	93.96	6.07	102.35	90.32	102.00	N/A	22,502	21,142
417	1	101.95	101.95	101.95			101.95	101.95	N/A	10,500	10,705
428	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
528	1	101.50	101.50	101.50			101.50	101.50	N/A	42,000	42,630
531	1	87.95	87.95	87.95			87.95	87.95	N/A	155,000	136,315
ALL	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748
04											
ALL	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

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

Commercial

Perkins County contracted appraisal work for specific commercial properties that are special uses for 2009 with Stanard Appraisal Services. These 37 properties consisted of Scoular and Frenchman Valley facilities (wholesale fertilizer and grain storage properties), The Perkins County Retirement Association, Grant Housing, and Noble Energy. These properties were revalued using June/2008 Marshall and Swift costing and new 2009 depreciation tables. An Income Approach to value was completed for the grain storage facilities

Annual review and pickup work was completed along with contracted mineral appraisals by Pritchard & Abbott, Inc.

2009 Assessment Survey for Perkins County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor; Stanard Appraisal Service is contracted to assist in special properties and Pritchard and Abbott sets the values of oil and gas properties.
3.	Pickup work done by whom:
	Assessor and Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2008 for the 37 parcels under the contracted appraiser; June/03 for the balance of the commercial properties
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2009 for 37 properties contracted by Stanard Appraisal Service
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?
	2009 for the commercial appraisals done through Stanard Appraisal Service (when the information is available).
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Cost and income when data is available.
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	5
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	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?
	Yes
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 limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	No

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
---------	------------------------	-------	-------

3	3	2	8
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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:	10	MEDIAN:	94	COV:	12.16	95% Median C.I.:	84.40 to 101.95
TOTAL Sales Price:	530,005	WGT. MEAN:	88	STD:	11.21	95% Wgt. Mean C.I.:	83.39 to 93.41
TOTAL Adj.Sales Price:	517,505	MEAN:	92	AVG.ABS.DEV:	8.50	95% Mean C.I.:	84.13 to 100.16
TOTAL Assessed Value:	457,488						
AVG. Adj. Sales Price:	51,750	COD:	9.04	MAX Sales Ratio:	102.00		
AVG. Assessed Value:	45,748	PRD:	104.23	MIN Sales Ratio:	66.32		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	2	100.75	100.75	101.33	0.74	99.43	100.00	101.50	N/A	23,750	24,065
04/01/07 TO 06/30/07	3	87.95	85.41	85.38	13.50	100.03	66.32	101.95	N/A	65,166	55,638
07/01/07 TO 09/30/07	2	99.90	99.90	99.31	2.10	100.60	97.80	102.00	N/A	19,502	19,367
10/01/07 TO 12/31/07	1	90.32	90.32	90.32			90.32	90.32	N/A	31,000	28,000
01/01/08 TO 03/31/08	1	89.22	89.22	89.22			89.22	89.22	N/A	64,500	57,545
04/01/08 TO 06/30/08											
<u>Study Years</u>											
07/01/05 TO 06/30/06	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
07/01/06 TO 06/30/07	5	100.00	91.54	88.50	9.84	103.44	66.32	101.95	N/A	48,600	43,009
07/01/07 TO 06/30/08	4	94.06	94.83	92.40	5.38	102.64	89.22	102.00	N/A	33,626	31,070
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06											
01/01/07 TO 12/31/07	8	98.90	93.48	90.02	7.97	103.84	66.32	102.00	66.32 to 102.00	39,125	35,222
<u>ALL</u>											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRANT	6	93.51	90.87	88.02	10.38	103.24	66.32	102.00	66.32 to 102.00	49,834	43,866
MADRID	1	101.50	101.50	101.50			101.50	101.50	N/A	42,000	42,630
RURAL	3	90.32	91.57	85.93	5.76	106.57	84.40	100.00	N/A	58,833	50,554
<u>ALL</u>											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	97.80	92.39	89.68	9.05	103.02	66.32	102.00	66.32 to 102.00	48,715	43,689
2	2	92.20	92.20	84.99	8.46	108.48	84.40	100.00	N/A	72,750	61,831
3	1	90.32	90.32	90.32			90.32	90.32	N/A	31,000	28,000
<u>ALL</u>											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

(!: Derived)

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AVG. Assessed Value:	45,748	PRD:	104.23	MIN Sales Ratio:	66.32		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095											
43-0079											
51-0001											
51-0006											
56-0565											
68-0020	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748
NonValid School											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	95.61	95.61	91.50	6.68	104.49	89.22	102.00	N/A	39,252	35,915
1940 TO 1949											
1950 TO 1959	1	66.32	66.32	66.32			66.32	66.32	N/A	30,000	19,896
1960 TO 1969											
1970 TO 1979	3	101.50	95.95	89.09	5.76	107.70	84.40	101.95	N/A	64,166	57,165
1980 TO 1989	1	90.32	90.32	90.32			90.32	90.32	N/A	31,000	28,000
1990 TO 1994	2	92.88	92.88	89.31	5.30	103.99	87.95	97.80	N/A	90,000	80,382
1995 TO 1999											
2000 TO Present											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

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)

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TOTAL Assessed Value:	457,488						
AVG. Adj. Sales Price:	51,750	COD:	9.04	MAX Sales Ratio:	102.00		
AVG. Assessed Value:	45,748	PRD:	104.23	MIN Sales Ratio:	66.32		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
Total \$ _____											
1 TO 9999	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
10000 TO 29999	3	101.95	100.58	99.87	1.37	100.72	97.80	102.00	N/A	16,501	16,480
30000 TO 59999	3	90.32	86.05	87.89	12.98	97.90	66.32	101.50	N/A	34,333	30,175
60000 TO 99999	1	89.22	89.22	89.22			89.22	89.22	N/A	64,500	57,545
100000 TO 149999	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
150000 TO 249999	1	87.95	87.95	87.95			87.95	87.95	N/A	155,000	136,315
ALL _____											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
Total \$ _____											
1 TO 9999	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
10000 TO 29999	5	97.80	91.68	88.08	9.67	104.08	66.32	102.00	N/A	22,101	19,467
30000 TO 59999	2	95.36	95.36	94.06	6.44	101.38	89.22	101.50	N/A	53,250	50,087
100000 TO 149999	2	86.18	86.18	86.26	2.06	99.90	84.40	87.95	N/A	147,500	127,238
ALL _____											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
10	1	90.32	90.32	90.32			90.32	90.32	N/A	31,000	28,000
20	7	97.80	91.70	87.98	9.75	104.23	66.32	102.00	66.32 to 102.00	59,500	52,349
30	1	89.22	89.22	89.22			89.22	89.22	N/A	64,500	57,545
ALL _____											
	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	45,748	PRD:	104.23	MIN Sales Ratio:	66.32		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.00	100.00	100.00			100.00	100.00	N/A	5,500	5,500
338	1	89.22	89.22	89.22			89.22	89.22	N/A	64,500	57,545
344	1	97.80	97.80	97.80			97.80	97.80	N/A	25,000	24,450
353	1	66.32	66.32	66.32			66.32	66.32	N/A	30,000	19,896
406	2	96.16	96.16	93.96	6.07	102.35	90.32	102.00	N/A	22,502	21,142
417	1	101.95	101.95	101.95			101.95	101.95	N/A	10,500	10,705
428	1	84.40	84.40	84.40			84.40	84.40	N/A	140,000	118,162
528	1	101.50	101.50	101.50			101.50	101.50	N/A	42,000	42,630
531	1	87.95	87.95	87.95			87.95	87.95	N/A	155,000	136,315
<u>ALL</u>	<u>10</u>	<u>94.06</u>	<u>92.15</u>	<u>88.40</u>	<u>9.04</u>	<u>104.23</u>	<u>66.32</u>	<u>102.00</u>	<u>84.40 to 101.95</u>	<u>51,750</u>	<u>45,748</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	10	94.06	92.15	88.40	9.04	104.23	66.32	102.00	84.40 to 101.95	51,750	45,748
04											
<u>ALL</u>	<u>10</u>	<u>94.06</u>	<u>92.15</u>	<u>88.40</u>	<u>9.04</u>	<u>104.23</u>	<u>66.32</u>	<u>102.00</u>	<u>84.40 to 101.95</u>	<u>51,750</u>	<u>45,748</u>

**2009 Correlation Section
for Perkins County**

Commerical Real Property

I. Correlation

COMMERCIAL:Even though the commercial sales are typically not representative of the population, the assessor continues to keep current with valuations and contracts for appraisal work in special use properties when necessary. For 2009, the county contracted appraisal work for wholesale fertilizer and grain storage facilities, the Perkins Co. Retirement facility, Grant Housing property, and Noble Energy properties. The assessor remains proactive with appraisal work and the actions are shown through the statistics, although the sample included only 10 sales. A review of six sales in Grant, one in Madrid, and three in the rural assessor locations indicate the sample is not representative of the commercial base in each location. With no additional information available, and the nonrepresentative sample, it is believed the County has attained the acceptable level of value and has uniform and proportionate assessment practices.

**2009 Correlation Section
for Perkins 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	32	10	31.25
2008	36	13	36.11
2007	32	16	50.00
2006	36	19	52.78
2005	38	25	65.79

COMMERCIAL: The total sales for 2009 are four less than the prior year; likewise the qualified sales are three less. The economy and a small commercial base in Perkins County all contribute to fewer commercial sales.

**2009 Correlation Section
for Perkins 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 Perkins 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	94	7.74	101	94
2008	85.81	-0.26	86	93.37
2007	94	0.28	94	94
2006	96	-0.01	96	96
2005	97	22.20	118	97

COMMERCIAL: The overall increased assessed value in the commercial countywide includes the contracted appraisals completed for specific use commercials. The county contracted new appraisals for wholesale fertilizer, grain storage, retirement and housing properties and Noble Gas commercials. These increased values are represented in the Trended Preliminary Ratio whereas these are not all included in the sales base where the R&O Ratio is calculated from. The R&O Ratio may be more representative of the the class of property, although the small sample size is not a good representation of the overall county commercial base.

**2009 Correlation Section
for Perkins 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 Perkins 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)
0	2009	7.74
4.53	2008	-0.26
0.00	2007	0.28
10.37	2006	-0.01
0.00	2005	22.20

COMMERCIAL: No changes are shown in the percent difference of the sales file sample for this year. The 7.74% increase in assessed value (excl. growth) represents the reported assessors actions for 2009. The county contracted appraisal work for specific commercial special use properties that resulted in overall increases. None of the 37 properties that were appraisal are contained in the sales base. There is no indication that fair treatment was not given between sold and unsold properties.

**2009 Correlation Section
for Perkins 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 Perkins County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	94	88	92

COMMERCIAL: There are only ten qualified sales within the commercial sales file and a detailed review determines the sold properties are not representative of the population in this property class. There is no other information available to indicate that the county has not met the statutory level of 100% for the commercial class of real property.

**2009 Correlation Section
for Perkins 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	9.04	104.23
Difference	0.00	1.23

COMMERCIAL: Although one qualitative measure is above the parameters the coefficient of dispersion is well within the acceptable range. The 10 sales represented is a small commercial sales base for this property class. Based on the known assessment practices of Perkins County, and no other information available, it is believed the county has attained uniform and proportionate practices.

**2009 Correlation Section
for Perkins 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	10	10	0
Median	94	94	0
Wgt. Mean	88	88	0
Mean	92	92	0
COD	9.04	9.04	0.00
PRD	104.23	104.23	0.00
Minimum	66.32	66.32	0.00
Maximum	102.00	102.00	0.00

COMMERCIAL:No changes appear between the preliminary and R&O statistics in this small sample size. The county did apply changes as listed in the assessment actions although the new values were not sold properties.

**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:	111	MEDIAN:	68	COV:	20.26	95% Median C.I.:	62.62 to 70.41	(! : Derived)
(AgLand) TOTAL Sales Price:	21,591,363	WGT. MEAN:	64	STD:	13.28	95% Wgt. Mean C.I.:	61.09 to 67.62	
(AgLand) TOTAL Adj.Sales Price:	20,674,476	MEAN:	66	AVG.ABS.DEV:	10.67	95% Mean C.I.:	63.07 to 68.01	
(AgLand) TOTAL Assessed Value:	13,305,165							
AVG. Adj. Sales Price:	186,256	COD:	15.76	MAX Sales Ratio:	106.10			
AVG. Assessed Value:	119,866	PRD:	101.84	MIN Sales Ratio:	33.35			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	2	83.01	83.01	86.12	10.49	96.38	74.30	91.72	N/A	125,200	107,827
10/01/05 TO 12/31/05	6	74.85	74.60	74.81	4.14	99.72	67.67	80.97	67.67 to 80.97	81,416	60,904
01/01/06 TO 03/31/06	18	75.03	76.33	81.12	8.44	94.10	66.72	106.10	70.50 to 79.78	124,002	100,594
04/01/06 TO 06/30/06	6	75.40	76.90	77.62	3.12	99.07	73.12	84.85	73.12 to 84.85	311,833	242,056
07/01/06 TO 09/30/06	4	69.08	64.43	69.05	24.16	93.31	33.35	86.22	N/A	180,500	124,641
10/01/06 TO 12/31/06	11	74.79	73.53	72.02	7.91	102.11	58.91	87.28	60.96 to 79.71	207,962	149,765
01/01/07 TO 03/31/07	11	67.74	65.78	64.98	9.72	101.23	56.40	78.11	56.61 to 75.63	211,909	137,696
04/01/07 TO 06/30/07	18	64.62	64.10	61.48	11.55	104.26	40.15	87.49	60.93 to 68.43	156,461	96,193
07/01/07 TO 09/30/07	3	58.83	59.96	58.11	11.20	103.19	50.64	70.41	N/A	104,645	60,807
10/01/07 TO 12/31/07	10	55.92	56.97	57.37	14.49	99.30	40.78	79.01	42.92 to 68.01	158,700	91,040
01/01/08 TO 03/31/08	16	50.64	51.19	51.75	13.14	98.91	39.61	66.97	43.68 to 55.12	269,283	139,354
04/01/08 TO 06/30/08	6	51.95	52.19	50.91	11.36	102.52	42.82	61.19	42.82 to 61.19	244,358	124,404
<u>Study Years</u>											
07/01/05 TO 06/30/06	32	75.31	76.53	79.39	6.81	96.40	66.72	106.10	73.12 to 78.53	151,311	120,128
07/01/06 TO 06/30/07	44	67.76	66.91	66.10	12.80	101.21	33.35	87.49	62.62 to 70.82	185,384	122,548
07/01/07 TO 06/30/08	35	54.77	53.76	53.01	13.59	101.42	39.61	79.01	48.98 to 56.14	219,303	116,255
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	39	75.20	74.41	76.05	8.90	97.85	33.35	106.10	71.06 to 78.53	182,375	138,692
01/01/07 TO 12/31/07	42	63.21	62.54	61.56	13.00	101.60	40.15	87.49	58.83 to 67.74	167,815	103,308
<u>ALL</u>											
	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866

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:	111	MEDIAN:	68	COV:	20.26	95% Median C.I.:	62.62 to 70.41	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	20,674,476	MEAN:	66	AVG.ABS.DEV:	10.67	95% Mean C.I.:	63.07 to 68.01	
(AgLand) TOTAL Assessed Value:	13,305,165							
AVG. Adj. Sales Price:	186,256	COD:	15.76	MAX Sales Ratio:	106.10			
AVG. Assessed Value:	119,866	PRD:	101.84	MIN Sales Ratio:	33.35			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	53.99	52.90	51.15	14.04	103.43	39.61	79.01	43.84 to 56.14	212,727	108,803
3151	4	77.42	80.55	82.16	6.10	98.03	75.63	91.72	N/A	123,500	101,472
3153	6	67.76	69.95	68.86	17.14	101.59	50.68	106.10	50.68 to 106.10	324,166	223,206
3155	6	69.46	68.88	70.82	8.49	97.26	60.93	75.48	60.93 to 75.48	177,666	125,819
3157	4	75.28	75.87	78.07	7.88	97.18	66.72	86.22	N/A	97,250	75,927
3161	2	50.04	50.04	48.11	14.43	104.01	42.82	57.26	N/A	195,926	94,260
3361	2	70.61	70.61	70.97	5.16	99.49	66.97	74.25	N/A	367,913	261,121
3365	3	67.09	66.87	66.32	4.27	100.83	62.46	71.06	N/A	111,666	74,055
3367	2	77.68	77.68	82.18	9.24	94.52	70.50	84.85	N/A	190,450	156,506
3369	2	66.55	66.55	63.55	6.62	104.71	62.14	70.95	N/A	250,000	158,875
3371	10	74.87	72.45	74.08	9.93	97.79	49.51	82.85	63.79 to 82.84	119,620	88,619
3373	6	70.97	71.22	66.71	7.08	106.76	62.15	80.92	62.15 to 80.92	171,714	114,552
3375	7	74.40	71.31	72.53	8.19	98.32	55.70	80.97	55.70 to 80.97	232,721	168,785
3377	5	69.09	68.39	64.99	11.70	105.22	48.06	78.53	N/A	168,400	109,451
3379	3	73.12	72.13	73.82	3.25	97.71	68.07	75.20	N/A	130,000	95,970
3383	3	43.02	48.65	56.54	28.07	86.05	33.35	69.58	N/A	100,000	56,539
3385	2	62.82	62.82	62.21	2.96	100.98	60.96	64.68	N/A	322,000	200,308
3387	4	60.05	59.28	55.36	9.69	107.08	48.00	69.00	N/A	190,000	105,180
3585	3	56.66	60.24	59.48	6.63	101.28	56.40	67.67	N/A	88,000	52,343
3587	1	60.85	60.85	60.85			60.85	60.85	N/A	139,000	84,579
3591	6	58.85	59.67	58.51	20.51	101.99	40.15	87.49	40.15 to 87.49	180,266	105,470
3593	5	76.82	75.39	77.32	8.82	97.50	64.31	87.28	N/A	167,200	129,279
3595	3	76.56	70.16	67.14	14.57	104.50	50.22	83.69	N/A	185,133	124,295
3597	4	53.45	57.09	53.64	19.16	106.43	42.65	78.83	N/A	235,066	126,100
<u>ALL</u>	<u>111</u>	<u>67.67</u>	<u>65.54</u>	<u>64.36</u>	<u>15.76</u>	<u>101.84</u>	<u>33.35</u>	<u>106.10</u>	<u>62.62 to 70.41</u>	<u>186,256</u>	<u>119,866</u>

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

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	53.99	52.90	51.15	14.04	103.43	39.61	79.01	43.84 to 56.14	212,727	108,803	
0	75	71.06	70.92	70.95	11.60	99.95	33.35	106.10	68.43 to 74.94	167,918	119,140	
20	1	62.46	62.46	62.46			62.46	62.46	N/A	90,000	56,215	
22	5	55.70	56.69	57.98	11.70	97.77	48.06	68.01	N/A	256,800	148,882	
23	4	50.64	49.94	51.24	6.92	97.46	42.65	55.83	N/A	270,323	138,515	
24	3	66.97	67.47	69.45	6.50	97.15	61.19	74.25	N/A	290,609	201,821	
25	1	48.00	48.00	48.00			48.00	48.00	N/A	335,000	160,793	
26	1	64.55	64.55	64.55			64.55	64.55	N/A	77,556	50,064	
28	2	50.04	50.04	48.11	14.43	104.01	42.82	57.26	N/A	195,926	94,260	
29	1	43.02	43.02	43.02			43.02	43.02	N/A	120,000	51,624	
____ALL____												
	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866	

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	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866	
____ALL____												
	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	53.99	52.90	51.15	14.04	103.43	39.61	79.01	43.84 to 56.14	212,727	108,803	
25-0095	6	77.42	80.82	80.38	14.72	100.54	56.61	106.10	56.61 to 106.10	227,333	182,727	
43-0079												
51-0001												
51-0006	3	57.26	55.68	56.74	14.06	98.13	42.82	66.97	N/A	240,893	136,688	
56-0565	6	57.79	59.44	55.69	9.96	106.73	48.00	69.00	48.00 to 69.00	148,000	82,422	
68-0020	78	69.34	68.13	67.38	12.79	101.11	33.35	87.49	66.72 to 73.50	177,829	119,817	
NonValid School	18	53.99	52.90	51.15	14.04	103.43	39.61	79.01	43.84 to 56.14	212,727	108,803	
____ALL____												
	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866	

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
50.01 TO 100.00	3	70.41	69.85	70.20	1.42	99.50	68.07	71.06	N/A	33,312	23,384
100.01 TO 180.00	60	68.10	66.30	64.57	15.07	102.67	39.61	91.72	64.31 to 73.16	122,922	79,373
180.01 TO 330.00	32	63.35	64.59	63.39	16.89	101.90	42.82	87.28	56.61 to 74.25	238,373	151,107
330.01 TO 650.00	13	61.15	64.81	62.97	18.38	102.91	44.24	106.10	51.06 to 76.82	336,955	212,187
650.01 +	2	72.21	72.21	74.48	7.25	96.94	66.97	77.44	N/A	585,413	436,039
ALL	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
DRY	57	66.97	64.24	60.86	14.76	105.55	40.15	83.69	62.46 to 70.81	132,016	80,344
DRY-N/A	10	75.82	70.16	68.16	12.89	102.93	44.24	87.49	50.64 to 79.71	202,590	138,089
GRASS	4	56.34	56.72	55.02	9.92	103.08	46.11	68.07	N/A	111,000	61,075
GRASS-N/A	4	65.01	66.02	66.05	10.46	99.96	57.26	76.82	N/A	156,250	103,205
IRRGTD	2	82.63	82.63	79.17	11.01	104.37	73.53	91.72	N/A	274,500	217,308
IRRGTD-N/A	33	67.09	67.33	65.85	16.45	102.25	39.61	106.10	60.96 to 74.79	287,443	189,279
ALL	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866

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	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
DRY	62	67.32	64.64	61.31	14.83	105.43	40.15	83.69	62.46 to 70.82	128,789	78,957
DRY-N/A	5	76.02	71.14	68.02	13.20	104.58	44.24	87.49	N/A	313,180	213,037
GRASS	6	62.30	62.08	62.28	14.69	99.68	46.11	76.82	46.11 to 76.82	131,666	82,002
GRASS-N/A	2	59.22	59.22	59.18	3.32	100.08	57.26	61.19	N/A	139,500	82,554
IRRGTD	27	67.77	68.97	68.00	16.90	101.43	39.61	106.10	58.91 to 75.32	274,431	186,601
IRRGTD-N/A	8	61.65	65.63	62.57	15.01	104.89	48.00	82.84	48.00 to 82.84	328,125	205,322
ALL	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866

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:	111	MEDIAN:	68	COV:	20.26	95% Median C.I.:	62.62 to 70.41	(! : Derived)
(AgLand) TOTAL Sales Price:	21,591,363	WGT. MEAN:	64	STD:	13.28	95% Wgt. Mean C.I.:	61.09 to 67.62	
(AgLand) TOTAL Adj.Sales Price:	20,674,476	MEAN:	66	AVG.ABS.DEV:	10.67	95% Mean C.I.:	63.07 to 68.01	
(AgLand) TOTAL Assessed Value:	13,305,165							
AVG. Adj. Sales Price:	186,256	COD:	15.76	MAX Sales Ratio:	106.10			
AVG. Assessed Value:	119,866	PRD:	101.84	MIN Sales Ratio:	33.35			

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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	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
DRY	66	68.09	65.44	63.31	14.67	103.36	40.15	87.49	64.31 to 70.95	137,891	87,294
DRY-N/A	1	44.24	44.24	44.24			44.24	44.24	N/A	450,000	199,072
GRASS	8	59.22	61.37	61.47	12.42	99.83	46.11	76.82	46.11 to 76.82	133,625	82,140
IRRGTD	35	67.74	68.21	66.58	16.64	102.45	39.61	106.10	61.15 to 74.79	286,704	190,880
ALL	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	50.71	50.71	50.71	34.23	100.00	33.35	68.07	N/A	20,000	10,141
30000 TO 59999	2	70.74	70.74	70.73	0.46	100.00	70.41	71.06	N/A	39,968	28,270
60000 TO 99999	35	70.50	69.01	68.45	11.01	100.83	46.11	87.49	66.58 to 74.40	77,577	53,099
100000 TO 149999	17	60.93	61.38	61.39	20.87	99.98	40.15	82.85	43.02 to 78.53	129,420	79,450
150000 TO 249999	28	68.09	67.75	66.97	12.63	101.18	42.82	91.72	64.56 to 73.12	190,835	127,796
250000 TO 499999	25	56.54	61.44	61.18	20.65	100.43	39.61	106.10	51.06 to 66.97	356,230	217,941
500000 +	2	69.80	69.80	71.39	10.95	97.76	62.15	77.44	N/A	695,000	496,187
ALL	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
5000 TO 9999	1	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
1 TO 9999	1	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
10000 TO 29999	3	70.41	69.85	70.20	1.42	99.50	68.07	71.06	N/A	33,312	23,384
30000 TO 59999	40	68.05	64.83	62.45	14.80	103.80	40.15	83.69	62.46 to 73.16	84,605	52,838
60000 TO 99999	10	63.29	66.86	64.60	16.16	103.49	42.92	87.49	57.26 to 79.71	131,500	84,952
100000 TO 149999	31	67.77	65.79	63.53	14.44	103.56	39.61	86.22	58.91 to 73.12	197,151	125,253
150000 TO 249999	15	56.54	64.04	61.11	22.08	104.79	44.24	91.72	51.06 to 76.56	309,141	188,930
250000 TO 499999	10	62.15	69.24	67.92	17.59	101.94	50.68	106.10	56.61 to 84.85	426,650	289,790
500000 +	1	77.44	77.44	77.44			77.44	77.44	N/A	840,000	650,533
ALL	111	67.67	65.54	64.36	15.76	101.84	33.35	106.10	62.62 to 70.41	186,256	119,866

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:	123	MEDIAN:	67	COV:	19.90	95% Median C.I.:	62.46 to 69.09	(!: Derived)
TOTAL Sales Price:	25,043,176	WGT. MEAN:	64	STD:	12.97	95% Wgt. Mean C.I.:	61.24 to 67.05	(!: land+NAT=0)
TOTAL Adj.Sales Price:	23,816,289	MEAN:	65	AVG.ABS.DEV:	10.50	95% Mean C.I.:	62.89 to 67.47	
TOTAL Assessed Value:	15,277,930							
AVG. Adj. Sales Price:	193,628	COD:	15.67	MAX Sales Ratio:	106.10			
AVG. Assessed Value:	124,210	PRD:	101.61	MIN Sales Ratio:	33.35			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	2	83.01	83.01	86.12	10.49	96.38	74.30	91.72	N/A	125,200	107,827
10/01/05 TO 12/31/05	6	74.85	74.60	74.81	4.14	99.72	67.67	80.97	67.67 to 80.97	81,416	60,904
01/01/06 TO 03/31/06	18	75.03	76.33	81.12	8.44	94.10	66.72	106.10	70.50 to 79.78	124,002	100,594
04/01/06 TO 06/30/06	7	75.48	77.31	77.89	3.49	99.26	73.12	84.85	73.12 to 84.85	294,765	229,584
07/01/06 TO 09/30/06	4	69.08	64.43	69.05	24.16	93.31	33.35	86.22	N/A	180,500	124,641
10/01/06 TO 12/31/06	15	70.81	71.30	70.44	9.28	101.23	58.81	87.28	60.96 to 78.82	226,803	159,757
01/01/07 TO 03/31/07	13	63.55	63.98	63.11	11.56	101.38	44.69	78.11	56.61 to 73.53	251,250	158,562
04/01/07 TO 06/30/07	23	64.31	62.95	60.65	11.71	103.78	40.15	87.49	57.97 to 68.16	161,567	97,995
07/01/07 TO 09/30/07	3	58.83	59.96	58.11	11.20	103.19	50.64	70.41	N/A	104,645	60,807
10/01/07 TO 12/31/07	10	55.92	56.97	57.37	14.49	99.30	40.78	79.01	42.92 to 68.01	158,700	91,040
01/01/08 TO 03/31/08	16	50.64	51.19	51.75	13.14	98.91	39.61	66.97	43.68 to 55.12	269,283	139,354
04/01/08 TO 06/30/08	6	51.95	52.19	50.91	11.36	102.52	42.82	61.19	42.82 to 61.19	244,358	124,404
<u>Study Years</u>											
07/01/05 TO 06/30/06	33	75.32	76.63	79.43	6.78	96.47	66.72	106.10	73.16 to 78.53	152,554	121,177
07/01/06 TO 06/30/07	55	65.38	65.58	64.92	13.18	101.02	33.35	87.49	61.15 to 69.58	201,933	131,093
07/01/07 TO 06/30/08	35	54.77	53.76	53.01	13.59	101.42	39.61	79.01	48.98 to 56.14	219,303	116,255
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	44	74.87	73.69	74.98	9.27	98.29	33.35	106.10	70.81 to 77.44	191,351	143,470
01/01/07 TO 12/31/07	49	62.46	61.82	60.88	12.98	101.54	40.15	87.49	57.97 to 65.38	181,290	110,368
<u>ALL</u>											
	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210

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:	123	MEDIAN:	67	COV:	19.90	95% Median C.I.:	62.46 to 69.09	(!: Derived)
TOTAL Sales Price:	25,043,176	WGT. MEAN:	64	STD:	12.97	95% Wgt. Mean C.I.:	61.24 to 67.05	(!: land+NAT=0)
TOTAL Adj.Sales Price:	23,816,289	MEAN:	65	AVG.ABS.DEV:	10.50	95% Mean C.I.:	62.89 to 67.47	
TOTAL Assessed Value:	15,277,930							
AVG. Adj. Sales Price:	193,628	COD:	15.67	MAX Sales Ratio:	106.10			
AVG. Assessed Value:	124,210	PRD:	101.61	MIN Sales Ratio:	33.35			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	53.99	52.90	51.15	14.04	103.43	39.61	79.01	43.84 to 56.14	212,727	108,803
3151	4	77.42	80.55	82.16	6.10	98.03	75.63	91.72	N/A	123,500	101,472
3153	6	67.76	69.95	68.86	17.14	101.59	50.68	106.10	50.68 to 106.10	324,166	223,206
3155	6	69.46	68.88	70.82	8.49	97.26	60.93	75.48	60.93 to 75.48	177,666	125,819
3157	4	75.28	75.87	78.07	7.88	97.18	66.72	86.22	N/A	97,250	75,927
3161	2	50.04	50.04	48.11	14.43	104.01	42.82	57.26	N/A	195,926	94,260
3163	1	58.81	58.81	59.80			58.81	58.81	N/A	241,907	144,666
3361	3	70.43	70.55	71.19	3.45	99.09	66.97	74.25	N/A	371,472	264,469
3365	3	67.09	66.87	66.32	4.27	100.83	62.46	71.06	N/A	111,666	74,055
3367	3	70.50	75.27	77.03	6.81	97.71	70.45	84.85	N/A	231,049	177,985
3369	5	69.73	68.71	67.14	7.92	102.34	60.96	79.77	N/A	191,616	128,649
3371	11	74.79	71.13	71.48	11.08	99.52	49.51	82.85	57.97 to 82.84	129,946	92,881
3373	6	70.97	71.22	66.71	7.08	106.76	62.15	80.92	62.15 to 80.92	171,714	114,552
3375	7	74.40	71.31	72.53	8.19	98.32	55.70	80.97	55.70 to 80.97	232,721	168,785
3377	5	69.09	68.39	64.99	11.70	105.22	48.06	78.53	N/A	168,400	109,451
3379	4	70.60	67.11	66.19	9.99	101.38	52.05	75.20	N/A	150,414	99,566
3381	1	58.24	58.24	60.92			58.24	58.24	N/A	195,983	119,390
3383	3	43.02	48.65	56.54	28.07	86.05	33.35	69.58	N/A	100,000	56,539
3385	3	60.96	56.78	57.01	10.93	99.59	44.69	64.68	N/A	314,182	179,117
3387	4	60.05	59.28	55.36	9.69	107.08	48.00	69.00	N/A	190,000	105,180
3585	5	56.66	60.06	61.88	6.64	97.06	56.02	67.67	N/A	215,119	133,107
3587	1	60.85	60.85	60.85			60.85	60.85	N/A	139,000	84,579
3591	6	58.85	59.67	58.51	20.51	101.99	40.15	87.49	40.15 to 87.49	180,266	105,470
3593	5	76.82	75.39	77.32	8.82	97.50	64.31	87.28	N/A	167,200	129,279
3595	3	76.56	70.16	67.14	14.57	104.50	50.22	83.69	N/A	185,133	124,295
3597	4	53.45	57.09	53.64	19.16	106.43	42.65	78.83	N/A	235,066	126,100
<u>ALL</u>	<u>123</u>	<u>66.97</u>	<u>65.18</u>	<u>64.15</u>	<u>15.67</u>	<u>101.61</u>	<u>33.35</u>	<u>106.10</u>	<u>62.46 to 69.09</u>	<u>193,628</u>	<u>124,210</u>

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:	123	MEDIAN:	67	COV:	19.90	95% Median C.I.:	62.46 to 69.09	(!: Derived)
TOTAL Sales Price:	25,043,176	WGT. MEAN:	64	STD:	12.97	95% Wgt. Mean C.I.:	61.24 to 67.05	(!: land+NAT=0)
TOTAL Adj.Sales Price:	23,816,289	MEAN:	65	AVG.ABS.DEV:	10.50	95% Mean C.I.:	62.89 to 67.47	
TOTAL Assessed Value:	15,277,930							
AVG. Adj. Sales Price:	193,628	COD:	15.67	MAX Sales Ratio:	106.10			
AVG. Assessed Value:	124,210	PRD:	101.61	MIN Sales Ratio:	33.35			

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	53.99	52.90	51.15	14.04	103.43	39.61	79.01	43.84 to 56.14	212,727	108,803	
0	84	70.66	69.89	69.51	12.16	100.55	33.35	106.10	68.07 to 74.30	177,779	123,575	
20	2	61.71	61.71	61.97	1.22	99.58	60.96	62.46	N/A	135,860	84,192	
22	5	55.70	56.69	57.98	11.70	97.77	48.06	68.01	N/A	256,800	148,882	
23	4	50.64	49.94	51.24	6.92	97.46	42.65	55.83	N/A	270,323	138,515	
24	4	68.70	68.21	70.11	6.01	97.29	61.19	74.25	N/A	312,604	219,157	
25	1	48.00	48.00	48.00			48.00	48.00	N/A	335,000	160,793	
26	1	64.55	64.55	64.55			64.55	64.55	N/A	77,556	50,064	
28	3	57.26	52.96	52.57	9.31	100.74	42.82	58.81	N/A	211,253	111,062	
29	1	43.02	43.02	43.02			43.02	43.02	N/A	120,000	51,624	
<u>ALL</u>												
	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210	

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	9	58.24	59.88	60.37	11.31	99.19	44.69	79.77	52.05 to 70.45	226,946	137,012	
2	114	67.71	65.60	64.50	15.46	101.70	33.35	106.10	63.79 to 69.73	190,997	123,200	
<u>ALL</u>												
	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	53.99	52.90	51.15	14.04	103.43	39.61	79.01	43.84 to 56.14	212,727	108,803	
25-0095	6	77.42	80.82	80.38	14.72	100.54	56.61	106.10	56.61 to 106.10	227,333	182,727	
43-0079												
51-0001												
51-0006	4	58.04	56.47	57.51	11.07	98.18	42.82	66.97	N/A	241,146	138,682	
56-0565	7	58.91	60.03	59.32	9.50	101.19	48.00	69.00	48.00 to 69.00	217,814	129,206	
68-0020	88	68.96	67.43	66.72	13.02	101.07	33.35	87.49	66.58 to 71.06	183,339	122,317	
NonValid School	18	53.99	52.90	51.15	14.04	103.43	39.61	79.01	43.84 to 56.14	212,727	108,803	
<u>ALL</u>												
	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210	

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:	123	MEDIAN:	67	COV:	19.90	95% Median C.I.:	62.46 to 69.09	(!: Derived)
TOTAL Sales Price:	25,043,176	WGT. MEAN:	64	STD:	12.97	95% Wgt. Mean C.I.:	61.24 to 67.05	(!: land+NAT=0)
TOTAL Adj.Sales Price:	23,816,289	MEAN:	65	AVG.ABS.DEV:	10.50	95% Mean C.I.:	62.89 to 67.47	
TOTAL Assessed Value:	15,277,930							
AVG. Adj. Sales Price:	193,628	COD:	15.67	MAX Sales Ratio:	106.10			
AVG. Assessed Value:	124,210	PRD:	101.61	MIN Sales Ratio:	33.35			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
50.01 TO 100.00	3	70.41	69.85	70.20	1.42	99.50	68.07	71.06	N/A	33,312	23,384
100.01 TO 180.00	63	68.43	66.45	64.87	14.80	102.44	39.61	91.72	64.55 to 73.12	125,295	81,276
180.01 TO 330.00	37	61.19	63.91	63.25	16.39	101.05	42.82	87.28	57.26 to 70.43	237,048	149,921
330.01 TO 650.00	17	61.15	63.48	62.47	17.07	101.61	44.24	106.10	51.06 to 70.81	344,771	215,384
650.01 +	2	72.21	72.21	74.48	7.25	96.94	66.97	77.44	N/A	585,413	436,039
ALL	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
DRY	62	66.85	64.07	61.04	14.47	104.98	40.15	83.69	60.96 to 70.41	137,867	84,148
DRY-N/A	12	73.07	66.86	64.67	16.91	103.39	44.24	87.49	50.64 to 79.00	208,278	134,685
GRASS	4	56.34	56.72	55.02	9.92	103.08	46.11	68.07	N/A	111,000	61,075
GRASS-N/A	5	61.19	64.47	64.83	9.85	99.44	57.26	76.82	N/A	164,196	106,442
IRRGTD	3	79.77	81.67	79.50	7.60	102.74	73.53	91.72	N/A	247,119	196,455
IRRGTD-N/A	36	65.89	67.08	65.83	15.99	101.90	39.61	106.10	60.96 to 74.25	298,412	196,443
ALL	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210

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	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
DRY	68	66.85	64.33	61.33	14.66	104.90	40.15	83.69	60.96 to 70.41	135,038	82,816
DRY-N/A	6	73.26	66.73	64.47	18.55	103.51	44.24	87.49	44.24 to 87.49	310,741	200,320
GRASS	6	62.30	62.08	62.28	14.69	99.68	46.11	76.82	46.11 to 76.82	131,666	82,002
GRASS-N/A	3	58.24	58.90	59.90	2.25	98.33	57.26	61.19	N/A	158,327	94,832
IRRGTD	29	67.77	69.15	68.01	16.56	101.69	39.61	106.10	62.14 to 75.32	284,093	193,203
IRRGTD-N/A	10	61.65	65.43	63.42	13.90	103.17	48.00	82.84	55.40 to 79.78	324,549	205,841
ALL	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210

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:	123	MEDIAN:	67	COV:	19.90	95% Median C.I.:	62.46 to 69.09	(! : Derived)
TOTAL Sales Price:	25,043,176	WGT. MEAN:	64	STD:	12.97	95% Wgt. Mean C.I.:	61.24 to 67.05	(! : land+NAT=0)
TOTAL Adj.Sales Price:	23,816,289	MEAN:	65	AVG.ABS.DEV:	10.50	95% Mean C.I.:	62.89 to 67.47	
TOTAL Assessed Value:	15,277,930							
AVG. Adj. Sales Price:	193,628	COD:	15.67	MAX Sales Ratio:	106.10			
AVG. Assessed Value:	124,210	PRD:	101.61	MIN Sales Ratio:	33.35			

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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	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
DRY	73	67.67	64.80	62.61	14.81	103.51	40.15	87.49	62.46 to 70.50	145,165	90,881
DRY-N/A	1	44.24	44.24	44.24			44.24	44.24	N/A	450,000	199,072
GRASS	8	59.22	61.37	61.47	12.42	99.83	46.11	76.82	46.11 to 76.82	133,625	82,140
GRASS-N/A	1	58.24	58.24	60.92			58.24	58.24	N/A	195,983	119,390
IRRGTD	39	67.74	68.20	66.71	15.99	102.23	39.61	106.10	61.15 to 74.79	294,466	196,444
ALL	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	50.71	50.71	50.71	34.23	100.00	33.35	68.07	N/A	20,000	10,141
30000 TO 59999	2	70.74	70.74	70.73	0.46	100.00	70.41	71.06	N/A	39,968	28,270
60000 TO 99999	36	70.12	69.03	68.49	10.80	100.80	46.11	87.49	66.58 to 74.40	77,755	53,251
100000 TO 149999	17	60.93	61.38	61.39	20.87	99.98	40.15	82.85	43.02 to 78.53	129,420	79,450
150000 TO 249999	35	67.74	66.31	65.74	13.32	100.88	42.82	91.72	58.91 to 70.81	193,575	127,249
250000 TO 499999	28	56.58	61.49	61.42	20.93	100.11	39.61	106.10	51.06 to 70.43	353,398	217,049
500000 +	3	63.55	67.71	69.19	8.02	97.87	62.15	77.44	N/A	675,568	467,428
ALL	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
5000 TO 9999	1	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
1 TO 9999	1	33.35	33.35	33.35			33.35	33.35	N/A	20,000	6,670
10000 TO 29999	3	70.41	69.85	70.20	1.42	99.50	68.07	71.06	N/A	33,312	23,384
30000 TO 59999	41	68.43	64.95	62.63	14.40	103.70	40.15	83.69	62.46 to 73.16	84,590	52,978
60000 TO 99999	11	61.19	65.87	63.64	15.96	103.51	42.92	87.49	56.02 to 79.71	135,444	86,193
100000 TO 149999	36	65.89	64.26	62.18	15.47	103.36	39.61	86.22	58.24 to 70.81	200,911	124,917
150000 TO 249999	18	62.89	64.98	62.31	19.62	104.30	44.24	91.72	54.92 to 76.56	299,090	186,351
250000 TO 499999	12	62.85	68.87	67.76	15.78	101.63	50.68	106.10	60.96 to 74.25	440,149	298,248
500000 +	1	77.44	77.44	77.44			77.44	77.44	N/A	840,000	650,533
ALL	123	66.97	65.18	64.15	15.67	101.61	33.35	106.10	62.46 to 69.09	193,628	124,210

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

Agricultural

The Perkins County Assessor analyzed the county agricultural sales and the steady number of sales has shown increased market values compared to 2008. Every land classification group experienced increases for 2009. Irrigated values increased \$40-\$110 per acre. Dry land and grass subclasses did not take as large of increase for 2009. Dry land values increased between \$30-\$35 and grass values increased \$25-\$35 per acre. Perkins County is located in the West Central County Official's District where the majority of the County Assessors compares the market across county lines and reviews any areas of concern. Water availability continues to be a large factor for increasing irrigated land values as shown through the market in Perkins County.

2009 Assessment Survey for Perkins County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor and Staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	No
a.	How is agricultural land defined in this county?
	It is the policy of Perkins County to assess the above referenced land in accordance with Nebraska Revised Statute 77-1359.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	If the income approach was used, what Capitalization Rate was used?
	N/A
7.	What is the date of the soil survey currently used?
	The new 2008 soil survey was implemented for the 2009 valuation process.
8.	What date was the last countywide land use study completed?
	2009
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS and physical inspections
b.	By whom?
	Assessor and Staff
c.	What proportion is complete / implemented at this time?
	100%
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	1
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	Countywide
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?
	69-75% of market value
13.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
0	35	50	85

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:	111	MEDIAN:	74	COV:	19.53	95% Median C.I.:	69.91 to 77.23	(! : Derived)
(AgLand) TOTAL Sales Price:	21,591,510	WGT. MEAN:	70	STD:	14.09	95% Wgt. Mean C.I.:	66.88 to 73.96	
(AgLand) TOTAL Adj.Sales Price:	20,674,623	MEAN:	72	AVG.ABS.DEV:	11.29	95% Mean C.I.:	69.55 to 74.79	
(AgLand) TOTAL Assessed Value:	14,558,976							
AVG. Adj. Sales Price:	186,257	COD:	15.20	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	131,161	PRD:	102.48	MIN Sales Ratio:	43.10			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	2	85.30	85.30	87.59	7.53	97.38	78.88	91.72	N/A	125,200	109,668
10/01/05 TO 12/31/05	6	81.51	81.69	82.22	5.27	99.35	74.55	87.76	74.55 to 87.76	81,416	66,939
01/01/06 TO 03/31/06	18	83.66	84.19	88.99	8.16	94.60	72.28	116.88	77.23 to 88.75	124,002	110,349
04/01/06 TO 06/30/06	6	81.77	83.32	84.07	2.31	99.11	81.20	89.33	81.20 to 89.33	311,833	262,142
07/01/06 TO 09/30/06	4	82.19	82.22	77.90	9.21	105.55	69.27	95.24	N/A	180,500	140,611
10/01/06 TO 12/31/06	11	81.95	80.16	78.44	8.48	102.19	64.12	93.42	65.91 to 90.70	207,962	163,126
01/01/07 TO 03/31/07	11	74.80	72.15	71.44	8.71	100.99	61.27	84.21	61.38 to 82.53	211,909	151,380
04/01/07 TO 06/30/07	18	71.38	70.47	67.62	11.67	104.22	43.46	97.76	66.48 to 73.88	156,461	105,794
07/01/07 TO 09/30/07	3	64.59	66.31	64.08	11.23	103.48	56.29	78.06	N/A	104,645	67,058
10/01/07 TO 12/31/07	10	62.71	62.42	62.66	14.80	99.61	44.29	86.03	46.20 to 74.25	158,700	99,447
01/01/08 TO 03/31/08	16	54.88	55.78	56.55	12.87	98.63	43.10	74.37	47.95 to 60.25	269,283	152,280
04/01/08 TO 06/30/08	6	56.50	57.75	55.95	12.87	103.21	46.75	69.38	46.75 to 69.38	244,382	136,735
<u>Study Years</u>											
07/01/05 TO 06/30/06	32	82.23	83.62	86.33	6.68	96.86	72.28	116.88	78.88 to 85.75	151,311	130,628
07/01/06 TO 06/30/07	44	73.76	74.38	72.65	11.71	102.38	43.46	97.76	70.09 to 78.53	185,384	134,688
07/01/07 TO 06/30/08	35	58.55	58.92	58.01	14.26	101.57	43.10	86.03	53.44 to 64.50	219,307	127,215
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	39	81.95	82.71	83.18	7.63	99.45	64.12	116.88	79.55 to 84.84	182,375	151,691
01/01/07 TO 12/31/07	42	70.00	68.70	67.61	12.70	101.61	43.46	97.76	64.59 to 73.63	167,815	113,455
<u>ALL</u>											
	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161

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:	111	MEDIAN:	74	COV:	19.53	95% Median C.I.:	69.91 to 77.23	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	20,674,623	MEAN:	72	AVG.ABS.DEV:	11.29	95% Mean C.I.:	69.55 to 74.79	
(AgLand) TOTAL Assessed Value:	14,558,976							
AVG. Adj. Sales Price:	186,257	COD:	15.20	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	131,161	PRD:	102.48	MIN Sales Ratio:	43.10			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	18	58.34	58.02	55.94	14.47	103.72	43.10	86.03	48.12 to 64.50	212,727	118,988	
3151	4	85.63	86.38	87.38	3.43	98.86	82.53	91.72	N/A	123,500	107,909	
3153	6	74.88	76.75	75.44	17.29	101.73	54.70	116.88	54.70 to 116.88	324,166	244,560	
3155	6	74.65	74.52	76.26	8.04	97.71	66.48	81.93	66.48 to 81.93	177,666	135,490	
3157	4	81.90	83.73	86.21	7.34	97.12	75.88	95.24	N/A	97,250	83,835	
3161	2	55.93	55.93	53.45	16.41	104.64	46.75	65.11	N/A	196,000	104,758	
3361	2	78.30	78.30	78.69	5.02	99.50	74.37	82.23	N/A	367,913	289,523	
3365	3	72.28	72.72	71.90	3.95	101.15	68.66	77.23	N/A	111,666	80,283	
3367	2	82.91	82.91	86.94	7.75	95.36	76.48	89.33	N/A	190,450	165,571	
3369	2	73.41	73.41	70.60	5.64	103.99	69.27	77.55	N/A	250,000	176,490	
3371	10	81.51	79.48	81.11	10.96	98.00	54.11	93.45	67.61 to 90.97	119,620	97,020	
3373	6	76.28	77.04	72.64	6.47	106.06	68.18	88.75	68.18 to 88.75	171,714	124,734	
3375	7	80.49	77.48	78.86	8.41	98.25	60.18	87.76	60.18 to 87.76	232,721	183,533	
3377	5	75.40	74.15	70.44	11.55	105.26	52.27	85.24	N/A	168,400	118,627	
3379	3	81.20	79.45	81.10	2.50	97.96	75.53	81.61	N/A	130,000	105,429	
3383	3	73.60	67.19	63.76	14.54	105.37	47.93	80.03	N/A	100,000	63,760	
3385	2	67.91	67.91	67.26	2.95	100.97	65.91	69.91	N/A	322,000	216,562	
3387	4	66.75	67.44	61.56	13.74	109.55	52.42	83.85	N/A	190,000	116,972	
3585	3	61.38	65.73	64.84	7.21	101.39	61.27	74.55	N/A	88,000	57,055	
3587	1	68.60	68.60	68.60			68.60	68.60	N/A	139,000	95,351	
3591	6	67.14	66.61	66.01	20.26	100.91	43.46	97.76	43.46 to 97.76	180,266	118,991	
3593	5	87.64	84.38	85.94	7.75	98.18	71.61	93.42	N/A	167,200	143,691	
3595	3	83.46	76.35	73.03	14.75	104.54	54.33	91.26	N/A	185,133	135,207	
3597	4	58.00	61.76	58.15	18.88	106.21	46.20	84.84	N/A	235,066	136,685	
ALL												
	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161	

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161
ALL											
	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161
ALL											
	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161

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

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(AgLand) TOTAL Adj.Sales Price:	20,674,623	MEAN:	72	AVG.ABS.DEV:	11.29	95% Mean C.I.:	69.55 to 74.79	
(AgLand) TOTAL Assessed Value:	14,558,976							
AVG. Adj. Sales Price:	186,257	COD:	15.20	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	131,161	PRD:	102.48	MIN Sales Ratio:	43.10			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095	6	85.63	87.38	87.25	12.99	100.15	61.91	116.88	61.91 to 116.88	227,333	198,358
43-0079											
51-0001											
51-0006	4	55.93	57.33	56.91	22.18	100.75	43.10	74.37	N/A	260,744	148,378
56-0565	8	61.33	64.54	60.57	10.49	106.55	52.42	83.85	52.42 to 83.85	186,875	113,195
68-0020	93	74.80	72.48	70.77	14.14	102.42	43.46	97.76	70.42 to 77.55	180,351	127,631
NonValid School											
ALL	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	80.03	80.03	80.03			80.03	80.03	N/A	20,000	16,006
50.01 TO 100.00	3	77.23	76.94	77.22	1.09	99.64	75.53	78.06	N/A	33,312	25,722
100.01 TO 180.00	60	74.88	72.47	70.38	14.84	102.97	43.10	97.76	69.91 to 79.55	122,922	86,507
180.01 TO 330.00	32	69.74	70.65	69.16	16.24	102.16	46.20	93.42	61.91 to 81.48	238,377	164,853
330.01 TO 650.00	13	68.18	71.73	69.53	19.02	103.17	48.66	116.88	55.42 to 86.03	336,955	234,275
650.01 +	2	79.36	79.36	81.52	6.28	97.35	74.37	84.34	N/A	585,413	477,223
ALL	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	80.03	80.03	80.03			80.03	80.03	N/A	20,000	16,006
DRY	57	73.88	70.13	66.41	14.69	105.61	43.46	91.26	67.92 to 77.23	132,018	87,674
DRY-N/A	10	83.44	78.10	75.05	14.40	104.07	48.66	97.76	56.29 to 93.45	202,590	152,044
GRASS	4	64.46	64.04	62.27	9.70	102.84	51.71	75.53	N/A	111,000	69,115
GRASS-N/A	4	73.96	75.17	75.22	10.71	99.93	65.11	87.64	N/A	156,250	117,526
IRRGTD	2	84.94	84.94	82.35	7.99	103.14	78.15	91.72	N/A	274,500	226,052
IRRGTD-N/A	33	72.82	73.49	71.97	16.14	102.12	43.10	116.88	65.91 to 81.48	287,443	206,860
ALL	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161

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

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(AgLand) TOTAL Adj.Sales Price:	20,674,623	MEAN:	72	AVG.ABS.DEV:	11.29	95% Mean C.I.:	69.55 to 74.79	
(AgLand) TOTAL Assessed Value:	14,558,976							
AVG. Adj. Sales Price:	186,257	COD:	15.20	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	131,161	PRD:	102.48	MIN Sales Ratio:	43.10			

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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	80.03	80.03	80.03			80.03	80.03	N/A	20,000	16,006	
DRY	62	74.07	70.76	67.02	14.99	105.57	43.46	93.45	67.92 to 77.24	128,791	86,321	
DRY-N/A	5	84.34	78.32	74.46	13.51	105.18	48.66	97.76	N/A	313,180	233,186	
GRASS	6	70.29	70.39	70.77	14.48	99.45	51.71	87.64	51.71 to 87.64	131,666	93,184	
GRASS-N/A	2	67.25	67.25	67.19	3.17	100.08	65.11	69.38	N/A	139,500	93,732	
IRRGTD	27	74.80	74.80	73.85	15.99	101.28	43.10	116.88	64.12 to 82.23	274,431	202,670	
IRRGTD-N/A	8	69.30	71.95	68.82	14.57	104.56	52.42	90.97	52.42 to 90.97	328,125	225,799	
ALL	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161	

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	80.03	80.03	80.03			80.03	80.03	N/A	20,000	16,006	
DRY	66	74.46	71.67	69.21	14.94	103.55	43.46	97.76	68.66 to 77.55	137,893	95,438	
DRY-N/A	1	48.66	48.66	48.66			48.66	48.66	N/A	450,000	218,977	
GRASS	8	67.25	69.60	69.84	12.15	99.66	51.71	87.64	51.71 to 87.64	133,625	93,321	
IRRGTD	35	73.60	74.15	72.53	15.97	102.23	43.10	116.88	68.18 to 81.48	286,704	207,957	
ALL	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	2	77.78	77.78	77.78	2.89	100.00	75.53	80.03	N/A	20,000	15,555	
30000 TO 59999	2	77.65	77.65	77.64	0.53	100.01	77.23	78.06	N/A	39,968	31,031	
60000 TO 99999	35	77.14	75.76	75.04	11.00	100.95	51.71	97.76	72.46 to 81.93	77,577	58,217	
100000 TO 149999	17	68.60	67.98	67.98	20.89	100.00	43.46	90.70	47.93 to 86.92	129,420	87,978	
150000 TO 249999	28	74.53	73.61	72.80	12.43	101.12	46.20	95.24	70.09 to 81.07	190,841	138,923	
250000 TO 499999	25	61.91	67.16	66.91	20.70	100.37	43.10	116.88	55.42 to 74.37	356,230	238,371	
500000 +	2	76.26	76.26	77.94	10.60	97.84	68.18	84.34	N/A	695,000	541,707	
ALL	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161	

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:	111	MEDIAN:	74	COV:	19.53	95% Median C.I.:	69.91 to 77.23	(!: Derived)
(AgLand) TOTAL Sales Price:	21,591,510	WGT. MEAN:	70	STD:	14.09	95% Wgt. Mean C.I.:	66.88 to 73.96	
(AgLand) TOTAL Adj.Sales Price:	20,674,623	MEAN:	72	AVG.ABS.DEV:	11.29	95% Mean C.I.:	69.55 to 74.79	
(AgLand) TOTAL Assessed Value:	14,558,976							
AVG. Adj. Sales Price:	186,257	COD:	15.20	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	131,161	PRD:	102.48	MIN Sales Ratio:	43.10			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	2	77.78	77.78	77.78	2.89	100.00	75.53	80.03	N/A	20,000	15,555
30000 TO 59999	21	75.88	71.34	68.83	14.65	103.65	47.93	93.45	61.27 to 81.95	74,871	51,533
60000 TO 99999	28	72.04	70.92	67.69	14.44	104.77	43.46	97.76	66.48 to 78.31	101,494	68,699
100000 TO 149999	24	73.61	71.87	68.60	15.21	104.77	43.10	90.70	64.12 to 84.21	181,655	124,612
150000 TO 249999	24	74.59	71.32	67.80	16.23	105.19	48.66	95.24	60.20 to 81.48	269,760	182,899
250000 TO 499999	11	70.42	77.31	75.52	18.08	102.37	54.70	116.88	61.91 to 93.42	413,318	312,126
500000 +	1	84.34	84.34	84.34			84.34	84.34	N/A	840,000	708,422
ALL	111	74.25	72.17	70.42	15.20	102.48	43.10	116.88	69.91 to 77.23	186,257	131,161

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:	124	MEDIAN:	74	COV:	19.22	95% Median C.I.:	69.38 to 76.49	(!: Derived)
TOTAL Sales Price:	25,410,860	WGT. MEAN:	70	STD:	13.82	95% Wgt. Mean C.I.:	67.21 to 73.51	(!: land+NAT=0)
TOTAL Adj.Sales Price:	24,153,973	MEAN:	72	AVG.ABS.DEV:	11.13	95% Mean C.I.:	69.49 to 74.36	
TOTAL Assessed Value:	16,994,879							
AVG. Adj. Sales Price:	194,790	COD:	15.08	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	137,055	PRD:	102.22	MIN Sales Ratio:	43.10			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	2	85.30	85.30	87.59	7.53	97.38	78.88	91.72	N/A	125,200	109,668
10/01/05 TO 12/31/05	6	81.51	81.69	82.22	5.27	99.35	74.55	87.76	74.55 to 87.76	81,416	66,939
01/01/06 TO 03/31/06	18	83.66	84.19	88.99	8.16	94.60	72.28	116.88	77.23 to 88.75	124,002	110,349
04/01/06 TO 06/30/06	7	81.93	84.01	84.45	3.06	99.48	81.20	89.33	81.20 to 89.33	295,000	249,132
07/01/06 TO 09/30/06	4	82.19	82.22	77.90	9.21	105.55	69.27	95.24	N/A	180,500	140,611
10/01/06 TO 12/31/06	15	77.82	78.24	77.02	9.13	101.58	64.12	93.42	71.19 to 84.84	227,746	175,401
01/01/07 TO 03/31/07	13	70.42	70.15	68.85	10.76	101.89	49.87	84.21	61.38 to 78.15	252,461	173,822
04/01/07 TO 06/30/07	23	70.09	69.07	66.38	11.84	104.05	43.46	97.76	63.86 to 73.63	162,046	107,566
07/01/07 TO 09/30/07	3	64.59	66.31	64.08	11.23	103.48	56.29	78.06	N/A	104,645	67,058
10/01/07 TO 12/31/07	11	64.50	64.88	66.87	16.60	97.03	44.29	89.48	46.20 to 86.03	171,090	114,402
01/01/08 TO 03/31/08	16	54.88	55.78	56.55	12.87	98.63	43.10	74.37	47.95 to 60.25	269,283	152,280
04/01/08 TO 06/30/08	6	56.50	57.75	55.95	12.87	103.21	46.75	69.38	46.75 to 69.38	244,382	136,735
<u>Study Years</u>											
07/01/05 TO 06/30/06	33	82.53	83.76	86.40	6.66	96.94	72.28	116.88	79.55 to 85.75	152,604	131,854
07/01/06 TO 06/30/07	55	72.82	72.78	71.11	11.84	102.34	43.46	97.76	69.27 to 76.49	202,677	144,130
07/01/07 TO 06/30/08	36	59.36	59.76	59.17	15.12	101.00	43.10	89.48	53.44 to 64.59	221,410	131,014
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	44	81.77	81.95	82.08	7.95	99.84	64.12	116.88	77.82 to 84.35	191,710	157,356
01/01/07 TO 12/31/07	50	68.63	68.26	67.28	13.11	101.46	43.46	97.76	64.19 to 72.82	184,100	123,866
<u>ALL</u>											
	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055

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:	124	MEDIAN:	74	COV:	19.22	95% Median C.I.:	69.38 to 76.49	(!: Derived)
TOTAL Sales Price:	25,410,860	WGT. MEAN:	70	STD:	13.82	95% Wgt. Mean C.I.:	67.21 to 73.51	(!: land+NAT=0)
TOTAL Adj.Sales Price:	24,153,973	MEAN:	72	AVG.ABS.DEV:	11.13	95% Mean C.I.:	69.49 to 74.36	
TOTAL Assessed Value:	16,994,879							
AVG. Adj. Sales Price:	194,790	COD:	15.08	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	137,055	PRD:	102.22	MIN Sales Ratio:	43.10			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	19	58.55	59.67	58.33	16.44	102.30	43.10	89.48	48.12 to 64.59	217,057	126,618	
3151	4	85.63	86.38	87.38	3.43	98.86	82.53	91.72	N/A	123,500	107,909	
3153	6	74.88	76.75	75.44	17.29	101.73	54.70	116.88	54.70 to 116.88	324,166	244,560	
3155	6	74.65	74.52	76.26	8.04	97.71	66.48	81.93	66.48 to 81.93	177,666	135,490	
3157	4	81.90	83.73	86.21	7.34	97.12	75.88	95.24	N/A	97,250	83,835	
3161	2	55.93	55.93	53.45	16.41	104.64	46.75	65.11	N/A	196,000	104,758	
3163	1	71.19	71.19	71.19			71.19	71.19	N/A	246,000	175,128	
3361	3	77.82	78.14	78.39	3.37	99.68	74.37	82.23	N/A	373,609	292,888	
3365	3	72.28	72.72	71.90	3.95	101.15	68.66	77.23	N/A	111,666	80,283	
3367	3	76.49	80.77	82.22	5.60	98.23	76.48	89.33	N/A	231,500	190,335	
3369	5	74.27	75.12	73.65	8.12	102.00	66.32	88.18	N/A	192,400	141,693	
3371	11	81.07	77.89	77.98	12.16	99.89	54.11	93.45	61.97 to 90.97	129,996	101,368	
3373	6	76.28	77.04	72.64	6.47	106.06	68.18	88.75	68.18 to 88.75	171,714	124,734	
3375	7	80.49	77.48	78.86	8.41	98.25	60.18	87.76	60.18 to 87.76	232,721	183,533	
3377	5	75.40	74.15	70.44	11.55	105.26	52.27	85.24	N/A	168,400	118,627	
3379	4	78.37	73.75	72.49	9.77	101.73	56.66	81.61	N/A	150,500	109,102	
3381	1	64.19	64.19	64.19			64.19	64.19	N/A	205,000	131,584	
3383	3	73.60	67.19	63.76	14.54	105.37	47.93	80.03	N/A	100,000	63,760	
3385	3	65.91	61.90	61.66	10.14	100.39	49.87	69.91	N/A	316,666	195,245	
3387	4	66.75	67.44	61.56	13.74	109.55	52.42	83.85	N/A	190,000	116,972	
3585	5	62.95	65.73	66.71	6.48	98.53	61.27	74.55	N/A	217,000	144,770	
3587	1	68.60	68.60	68.60			68.60	68.60	N/A	139,000	95,351	
3591	6	67.14	66.61	66.01	20.26	100.91	43.46	97.76	43.46 to 97.76	180,266	118,991	
3593	5	87.64	84.38	85.94	7.75	98.18	71.61	93.42	N/A	167,200	143,691	
3595	3	83.46	76.35	73.03	14.75	104.54	54.33	91.26	N/A	185,133	135,207	
3597	4	58.00	61.76	58.15	18.88	106.21	46.20	84.84	N/A	235,066	136,685	
ALL												
	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055	
ALL												
	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055	

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:	124	MEDIAN:	74	COV:	19.22	95% Median C.I.:	69.38 to 76.49	(!: Derived)
TOTAL Sales Price:	25,410,860	WGT. MEAN:	70	STD:	13.82	95% Wgt. Mean C.I.:	67.21 to 73.51	(!: land+NAT=0)
TOTAL Adj.Sales Price:	24,153,973	MEAN:	72	AVG.ABS.DEV:	11.13	95% Mean C.I.:	69.49 to 74.36	
TOTAL Assessed Value:	16,994,879							
AVG. Adj. Sales Price:	194,790	COD:	15.08	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	137,055	PRD:	102.22	MIN Sales Ratio:	43.10			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	65.26	68.73	69.00	14.71	99.61	49.87	89.48	56.66 to 88.18	236,535	163,200
2	114	74.26	72.20	70.51	14.91	102.41	43.10	116.88	70.09 to 77.14	191,128	134,762
____ALL____											
	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0095	6	85.63	87.38	87.25	12.99	100.15	61.91	116.88	61.91 to 116.88	227,333	198,358
43-0079											
51-0001											
51-0006	5	65.11	60.10	59.63	17.11	100.79	43.10	74.37	N/A	257,795	153,728
56-0565	9	61.38	64.98	62.97	10.61	103.20	52.42	83.85	58.55 to 74.55	237,777	149,717
68-0020	104	74.26	72.20	70.70	14.28	102.12	43.46	97.76	70.09 to 77.23	186,163	131,621
NonValid School											
____ALL____											
	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	80.03	80.03	80.03			80.03	80.03	N/A	20,000	16,006
50.01 TO 100.00	3	77.23	76.94	77.22	1.09	99.64	75.53	78.06	N/A	33,312	25,722
100.01 TO 180.00	63	74.80	72.72	70.88	14.52	102.60	43.10	97.76	71.61 to 78.88	125,386	88,873
180.01 TO 330.00	38	69.32	70.48	69.60	15.88	101.26	46.20	93.42	64.19 to 77.82	239,081	166,405
330.01 TO 650.00	17	68.18	69.96	68.46	17.41	102.19	48.66	116.88	55.42 to 78.53	345,809	236,752
650.01 +	2	79.36	79.36	81.52	6.28	97.35	74.37	84.34	N/A	585,413	477,223
____ALL____											
	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	80.03	80.03	80.03			80.03	80.03	N/A	20,000	16,006
DRY	62	73.76	69.89	66.49	14.39	105.11	43.46	91.26	67.61 to 76.97	137,942	91,720
DRY-N/A	12	79.51	74.49	71.13	18.07	104.72	48.66	97.76	56.29 to 90.70	208,991	148,654
GRASS	4	64.46	64.04	62.27	9.70	102.84	51.71	75.53	N/A	111,000	69,115
GRASS-N/A	5	69.38	72.97	72.49	10.63	100.66	64.19	87.64	N/A	166,000	120,338
IRRGTD	3	88.18	86.02	83.87	5.13	102.56	78.15	91.72	N/A	247,666	207,724
IRRGTD-N/A	37	72.82	73.85	72.42	15.42	101.97	43.10	116.88	68.51 to 81.20	298,828	216,405
____ALL____											
	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055

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:	124	MEDIAN:	74	COV:	19.22	95% Median C.I.:	69.38 to 76.49	(!: Derived)
TOTAL Sales Price:	25,410,860	WGT. MEAN:	70	STD:	13.82	95% Wgt. Mean C.I.:	67.21 to 73.51	(!: land+NAT=0)
TOTAL Adj.Sales Price:	24,153,973	MEAN:	72	AVG.ABS.DEV:	11.13	95% Mean C.I.:	69.49 to 74.36	
TOTAL Assessed Value:	16,994,879							
AVG. Adj. Sales Price:	194,790	COD:	15.08	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	137,055	PRD:	102.22	MIN Sales Ratio:	43.10			

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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	80.03	80.03	80.03			80.03	80.03	N/A	20,000	16,006
DRY	68	73.76	70.38	66.95	14.74	105.12	43.46	93.45	67.61 to 76.97	135,123	90,470
DRY-N/A	6	80.41	73.58	70.44	18.95	104.45	48.66	97.76	48.66 to 97.76	311,983	219,757
GRASS	6	70.29	70.39	70.77	14.48	99.45	51.71	87.64	51.71 to 87.64	131,666	93,184
GRASS-N/A	3	65.11	66.23	65.92	2.66	100.47	64.19	69.38	N/A	161,333	106,349
IRRGTD	30	74.88	75.52	74.31	15.91	101.63	43.10	116.88	69.27 to 82.23	284,788	211,634
IRRGTD-N/A	10	70.81	72.46	70.06	12.56	103.43	52.42	90.97	60.91 to 85.75	325,600	228,114
ALL	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055

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	80.03	80.03	80.03			80.03	80.03	N/A	20,000	16,006
DRY	73	74.25	70.94	68.34	14.95	103.80	43.46	97.76	67.92 to 77.14	145,346	99,336
DRY-N/A	1	48.66	48.66	48.66			48.66	48.66	N/A	450,000	218,977
GRASS	8	67.25	69.60	69.84	12.15	99.66	51.71	87.64	51.71 to 87.64	133,625	93,321
GRASS-N/A	1	64.19	64.19	64.19			64.19	64.19	N/A	205,000	131,584
IRRGTD	40	74.20	74.76	73.14	15.28	102.21	43.10	116.88	69.27 to 81.48	294,991	215,754
ALL	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	77.78	77.78	77.78	2.89	100.00	75.53	80.03	N/A	20,000	15,555
30000 TO 59999	2	77.65	77.65	77.64	0.53	100.01	77.23	78.06	N/A	39,968	31,031
60000 TO 99999	36	76.81	75.72	75.02	10.84	100.93	51.71	97.76	72.46 to 81.93	77,755	58,333
100000 TO 149999	17	68.60	67.98	67.98	20.89	100.00	43.46	90.70	47.93 to 86.92	129,420	87,978
150000 TO 249999	35	73.60	72.36	71.61	12.95	101.05	46.20	95.24	66.32 to 77.24	194,122	139,011
250000 TO 499999	29	63.86	68.02	67.76	20.98	100.39	43.10	116.88	55.42 to 77.82	351,909	238,460
500000 +	3	68.51	73.68	74.95	7.86	98.30	68.18	84.34	N/A	678,333	508,436
ALL	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055

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:	124	MEDIAN:	74	COV:	19.22	95% Median C.I.:	69.38 to 76.49	(!: Derived)
TOTAL Sales Price:	25,410,860	WGT. MEAN:	70	STD:	13.82	95% Wgt. Mean C.I.:	67.21 to 73.51	(!: land+NAT=0)
TOTAL Adj.Sales Price:	24,153,973	MEAN:	72	AVG.ABS.DEV:	11.13	95% Mean C.I.:	69.49 to 74.36	
TOTAL Assessed Value:	16,994,879							
AVG. Adj. Sales Price:	194,790	COD:	15.08	MAX Sales Ratio:	116.88			
AVG. Assessed Value:	137,055	PRD:	102.22	MIN Sales Ratio:	43.10			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	77.78	77.78	77.78	2.89	100.00	75.53	80.03	N/A	20,000	15,555
30000 TO 59999	21	75.88	71.34	68.83	14.65	103.65	47.93	93.45	61.27 to 81.95	74,871	51,533
60000 TO 99999	29	72.46	71.03	67.88	13.94	104.65	43.46	97.76	66.48 to 78.31	100,891	68,481
100000 TO 149999	29	72.28	70.24	67.41	15.35	104.21	43.10	90.70	62.95 to 81.07	185,189	124,829
150000 TO 249999	28	74.59	71.34	68.07	16.00	104.80	48.66	95.24	60.57 to 81.20	269,065	183,152
250000 TO 499999	14	74.12	77.59	75.60	16.23	102.63	54.70	116.88	65.91 to 89.48	419,392	317,061
500000 +	1	84.34	84.34	84.34			84.34	84.34	N/A	840,000	708,422
ALL	124	73.76	71.92	70.36	15.08	102.22	43.10	116.88	69.38 to 76.49	194,790	137,055

**2009 Correlation Section
for Perkins County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The Perkins County Assessor analyzed the 111 qualified unimproved agricultural sales and the sample of 124 minimal agricultural sales to determine new increased agricultural land values. As shown through the statistics for each of the three study years, the market is increasing similar to all surrounding counties in the western part of Nebraska. Water availability continues to be a driving force behind increased irrigated land values. The assessor equalized the property class with the application of increases of \$40-\$110 for irrigated subclasses, \$30-\$35 increases per acre for dry, and \$25-\$35 for grass acres. This has been consistent with the area market across county lines. The 100% unimproved agricultural sample supports the minimal agricultural statistics with the identical calculations for both central tendency and qualitative statistics. Based on both sets of data, the median best represents the level of value in Perkins County at 74. Through the qualitative statistics and actions taken by the county, it is apparent that the County has uniform and proportionate assessment practices.

**2009 Correlation Section
for Perkins 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	182	111	60.99
2008	188	120	63.83
2007	163	108	66.26
2006	171	111	64.91
2005	185	109	58.92

AGRICULTURAL UNIMPROVED:The total and qualified number of agricultural unimproved sales has decreased for this assessment year. The county continues to conduct a review practice to ensure each arm's length sale. Nearly 61% of the total sales were used to determine the statistical measurements and remains higher than three years shown on the history chart.

**2009 Correlation Section
for Perkins 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 Perkins 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	68	9.38	74	74
2008	67.77	8.97	74	74.08
2007	72	-0.46	72	72
2006	74	4.18	77	75
2005	74	4.59	78	75

AGRICULTURAL UNIMPROVED: There is less than one point (.38) difference in the Trended Preliminary Ratio and the R&O Ratio. Both calculations support the acceptable level of value at 74% for the agricultural unimproved class of property. The 9.38 percent change in assessed value (excluding growth) represents the increased land values to every land class.

**2009 Correlation Section
for Perkins 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 Perkins 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)
9.43	2009	9.38
9.76	2008	8.97
0.00	2007	-0.46
3.86	2006	4.18
4.03	2005	4.59

AGRICULTURAL UNIMPROVED: Both percent changes are nearly identical and support the increased agricultural land values for 2009 in Perkins County. The Table supports fair and equitable treatment between sold and unsold agricultural properties.

**2009 Correlation Section
for Perkins 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 Perkins County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	74	70	72

AGRICULTURAL UNIMPROVED: The three measures of central tendency are all within the acceptable range and strongly support the same measures for the minimal agricultural property class. The assessors actions to increase agricultural land values for equalization purposes is shown through these measures. For direct equalization purposes the median measure best describes the level of value for agricultural land in Perkins County.

**2009 Correlation Section
for Perkins County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.20	102.48
Difference	0.00	0.00

AGRICULTURAL UNIMPROVED:Both qualitative measures have met the prescribed standards in the unimproved agricultural class. Because of the known assessment practices and the qualitative statistics, it is believed that the county is treating the class of property in a uniform and proportionate manner.

**2009 Correlation Section
for Perkins 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	111	111	0
Median	68	74	6
Wgt. Mean	64	70	6
Mean	66	72	6
COD	15.76	15.20	-0.56
PRD	101.84	102.48	0.64
Minimum	33.35	43.10	9.75
Maximum	106.10	116.88	10.78

AGRICULTURAL UNIMPROVED: Increased agricultural land values for 2009 is the contributing factor to the improved R&O statistics. Each land classification group increased to bring the property class equalization for this assessment year by the assessor.

Total Real Property Sum Lines 17, 25, & 30	Records : 4,504	Value : 423,780,102	Growth 7,120,854	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	167	392,555	7	40,177	12	54,972	186	487,704	
02. Res Improve Land	795	3,504,857	38	480,863	149	2,221,252	982	6,206,972	
03. Res Improvements	810	38,476,005	39	3,610,309	171	12,373,379	1,020	54,459,693	
04. Res Total	977	42,373,417	46	4,131,349	183	14,649,603	1,206	61,154,369	728,503
% of Res Total	81.01	69.29	3.81	6.76	15.17	23.96	26.78	14.43	10.23
05. Com UnImp Land	21	152,883	7	46,313	27	128,469	55	327,665	
06. Com Improve Land	117	869,875	28	403,442	44	5,185,338	189	6,458,655	
07. Com Improvements	127	11,742,142	30	4,379,548	48	17,844,812	205	33,966,502	
08. Com Total	148	12,764,900	37	4,829,303	75	23,158,619	260	40,752,822	4,771,330
% of Com Total	56.92	31.32	14.23	11.85	28.85	56.83	5.77	9.62	67.01
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	48,638	0	0	0	0	1	48,638	
11. Ind Improvements	1	18,360	0	0	0	0	1	18,360	
12. Ind Total	1	66,998	0	0	0	0	1	66,998	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.02	0.02	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	977	42,373,417	46	4,131,349	183	14,649,603	1,206	61,154,369	728,503
% of Res & Rec Total	81.01	69.29	3.81	6.76	15.17	23.96	26.78	14.43	10.23
Com & Ind Total	149	12,831,898	37	4,829,303	75	23,158,619	261	40,819,820	4,771,330
% of Com & Ind Total	57.09	31.44	14.18	11.83	28.74	56.73	5.79	9.63	67.01
17. Taxable Total	1,126	55,205,315	83	8,960,652	258	37,808,222	1,467	101,974,189	5,499,833
% of Taxable Total	76.76	54.14	5.66	8.79	17.59	37.08	32.57	24.06	77.24

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	1	66,998	15,511,684	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	1	66,998	15,511,684
21. Other	0	0	0	0	0	0
22. Total Sch II				1	66,998	15,511,684

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	14	205,480	14	205,480	81,200
24. Non-Producing	0	0	0	0	37	6,408	37	6,408	0
25. Total	0	0	0	0	51	211,888	51	211,888	81,200

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	77	1	155	233

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	9	34,586	2,381	219,878,376	2,390	219,912,962
28. Ag-Improved Land	0	0	2	21,032	558	70,138,909	560	70,159,941
29. Ag Improvements	1	230	2	43,419	593	31,477,473	596	31,521,122
30. Ag Total							2,986	321,594,025

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	10,000	
33. HomeSite Improvements	0	0.00	0	1	1.00	3,200	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	4.16	2,662	
36. FarmSite Improv Land	0	0.00	0	2	7.17	7,170	
37. FarmSite Improvements	1	0.00	230	1	0.00	40,219	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.01	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	9	9.00	90,000	9	9.00	90,000	
32. HomeSite Improv Land	331	333.00	3,221,200	332	334.00	3,231,200	
33. HomeSite Improvements	332	329.00	23,218,629	333	330.00	23,221,829	1,539,821
34. HomeSite Total				342	343.00	26,543,029	
35. FarmSite UnImp Land	53	331.90	150,550	54	336.06	153,212	
36. FarmSite Improv Land	546	2,313.03	2,264,567	548	2,320.20	2,271,737	
37. FarmSite Improvements	567	0.00	8,258,844	569	0.00	8,299,293	0
38. FarmSite Total				623	2,656.26	10,724,242	
39. Road & Ditches	0	9,102.11	0	0	9,103.12	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				965	12,102.38	37,267,271	1,539,821

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
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	0.00	0.00%	0	0.00%	0.00
46. 1A	41,732.98	30.34%	46,354,269	33.43%	1,110.73
47. 2A1	22,244.12	16.17%	24,583,998	17.73%	1,105.19
48. 2A	19,298.69	14.03%	19,210,712	13.86%	995.44
49. 3A1	18,103.02	13.16%	18,104,199	13.06%	1,000.07
50. 3A	7,041.66	5.12%	6,496,468	4.69%	922.58
51. 4A1	28,900.61	21.01%	23,706,402	17.10%	820.27
52. 4A	223.47	0.16%	185,526	0.13%	830.21
53. Total	137,544.55	100.00%	138,641,574	100.00%	1,007.98
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	139,228.94	43.17%	55,691,578	45.75%	400.00
56. 2D1	41,480.17	12.86%	16,592,069	13.63%	400.00
57. 2D	50,093.35	15.53%	19,035,466	15.64%	380.00
58. 3D1	40,829.49	12.66%	15,515,208	12.75%	380.00
59. 3D	15,482.91	4.80%	4,799,753	3.94%	310.00
60. 4D1	31,683.22	9.82%	9,029,765	7.42%	285.00
61. 4D	3,741.40	1.16%	1,066,305	0.88%	285.00
62. Total	322,539.48	100.00%	121,730,144	100.00%	377.41
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,225.81	3.80%	887,149	3.80%	275.02
65. 2G1	3,081.54	3.63%	847,465	3.63%	275.01
66. 2G	3,027.41	3.56%	832,569	3.56%	275.01
67. 3G1	5,431.47	6.39%	1,493,713	6.39%	275.01
68. 3G	5,076.47	5.97%	1,396,071	5.97%	275.01
69. 4G1	52,322.22	61.58%	14,388,781	61.58%	275.00
70. 4G	12,806.83	15.07%	3,521,908	15.07%	275.00
71. Total	84,971.75	100.00%	23,367,656	100.00%	275.00
Irrigated Total					
Irrigated Total	137,544.55	25.08%	138,641,574	48.76%	1,007.98
Dry Total					
Dry Total	322,539.48	58.82%	121,730,144	42.81%	377.41
Grass Total					
Grass Total	84,971.75	15.50%	23,367,656	8.22%	275.00
Waste					
Waste	1,651.57	0.30%	132,130	0.05%	80.00
Other					
Other	1,655.29	0.30%	455,250	0.16%	275.03
Exempt					
Exempt	297.89	0.05%	0	0.00%	0.00
Market Area Total					
Market Area Total	548,362.64	100.00%	284,326,754	100.00%	518.50

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	137,544.55	138,641,574	137,544.55	138,641,574
77. Dry Land	0.00	0	60.99	23,653	322,478.49	121,706,491	322,539.48	121,730,144
78. Grass	0.00	0	43.24	11,894	84,928.51	23,355,762	84,971.75	23,367,656
79. Waste	0.00	0	0.00	0	1,651.57	132,130	1,651.57	132,130
80. Other	0.00	0	0.87	239	1,654.42	455,011	1,655.29	455,250
81. Exempt	0.00	0	0.00	0	297.89	0	297.89	0
82. Total	0.00	0	105.10	35,786	548,257.54	284,290,968	548,362.64	284,326,754

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	137,544.55	25.08%	138,641,574	48.76%	1,007.98
Dry Land	322,539.48	58.82%	121,730,144	42.81%	377.41
Grass	84,971.75	15.50%	23,367,656	8.22%	275.00
Waste	1,651.57	0.30%	132,130	0.05%	80.00
Other	1,655.29	0.30%	455,250	0.16%	275.03
Exempt	297.89	0.05%	0	0.00%	0.00
Total	548,362.64	100.00%	284,326,754	100.00%	518.50

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

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	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	57,133,377	61,154,369	4,020,992	7.04%	728,503	5.76%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	26,445,666	26,543,029	97,363	0.37%	1,539,821	-5.45%
04. Total Residential (sum lines 1-3)	83,579,043	87,697,398	4,118,355	4.93%	2,268,324	2.21%
05. Commercial	33,392,008	40,752,822	7,360,814	22.04%	4,771,330	7.75%
06. Industrial	66,998	66,998	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	8,679,369	10,724,242	2,044,873	23.56%	0	23.56%
08. Minerals	540,638	211,888	-328,750	-60.81	81,200	-75.83
09. Total Commercial (sum lines 5-8)	42,679,013	51,755,950	9,076,937	21.27%	4,852,530	9.90%
10. Total Non-Agland Real Property	126,258,056	139,453,348	13,195,292	10.45%	7,120,854	4.81%
11. Irrigated	127,578,651	138,641,574	11,062,923	8.67%		
12. Dryland	110,903,686	121,730,144	10,826,458	9.76%		
13. Grassland	20,852,044	23,367,656	2,515,612	12.06%		
14. Wasteland	372,619	132,130	-240,489	-64.54%		
15. Other Agland	247,277	455,250	207,973	84.11%		
16. Total Agricultural Land	259,954,277	284,326,754	24,372,477	9.38%		
17. Total Value of all Real Property (Locally Assessed)	386,212,333	423,780,102	37,567,769	9.73%	7,120,854	7.88%

2008 Plan of Assessment for Perkins County
 Assessment Years 2009, 2010, and 2011
 Date: June 15, 2008

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2006).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 75% of actual value for agricultural land and horticultural land.

Reference, Neb. Rev. Stat. 77-5023(2), 77-1344.

General Description of Real Property in Perkins County*

	Parcels	% of Total Parcels	Total Value	% of Taxable Value Base		
Residential	1206	25.4%	\$92,048,926	23.9%		
Commercial & Industrial	267	5.6%	\$33,465,530	8.7%		

Agricultural	2994	63%	\$258,940,658	67.3%		
Tax Exempt	234	5%	0			
TIF	1		\$17,856,478	0		
Mineral	47	1%	\$540,668	.1%		
Total	4749	100%	\$384,995,782	100%		

*2008 County Abstract of Assessment for Real Property

Agricultural land – taxable acres – 548,934 acres

Other pertinent facts: 67.3% of Perkins County Valuation is agricultural and of that 67.3%, the primary land use is dry but the greatest amount of valuation is in irrigated land with \$126 million of value.

New Property: For assessment year 2008, an estimated 125 building or improvement statements or zoning permits were filed for new property construction/additions in the county.

For more information see 2008 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

A. Staff/Budget/Training

Staff

1 Assessor

1 Deputy Assessor

Temporary or Seasonal employees as needed and budget allows

Contract Appraiser

Knoche Appraisal and Consulting will be contracted for 2009 to review all large commercial facilities including elevators, hog farms and landfill. Pritchett & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County.

Budget Request

2008-09 Assessor = \$83,453

2008-09 Reappraisal = \$16,000

The \$16,000 in the reappraisal fund will be used to revalue all large commercial facilities along with the appraisal of the mineral interests in the county. All other work is done in office by the staff available and the budget available in the Assessor's budget.

Training

The Assessor holds a current Assessor Certification dated September 21, 1995. The Deputy Assessor holds a current Assessor Certification dated February 7, 2002.

B. Cadastral Maps - Cadastral maps of agricultural land used in the Assessor's office have been scanned by GIS Workshop as part of the upgrade to a GIS system. The new soil conversion will be implemented during the summer of 2008.

C. Property Record Cards – Hard copies and electronic copies of the property record cards are maintained. The information contained within these property record cards meets the requirements of the law. Property record cards are available to the public on our website, perkins.gisworkshop.com.

D. Software for CAMA, Assessment Administration, GIS- Computer services are contracted through ASI/Terra Scan. The Assessor's office has both the administrative and CAMA package in operation. We have been with Terra Scan since June, 1998. GIS was implemented in summer, 2006 and our website came on line February, 2007. The website is updated nightly by GIS Workshop.

Current Assessment Procedures for Real Property

- A. Discover, List & Inventory all property – Building permits are provided from the city of Grant on a monthly basis, and by the village of Madrid at the end of each year. No building permits are provided to the assessor's office from Elsie or Venango. Zoning permits are provided to the assessor's office by the Zoning Administrator. These building and zoning permits help us to list new construction in the incorporated areas. Zoning permits are not required for agricultural buildings. Improvement statements are filed by the office personnel whenever new construction is observed or reported. Notice is published at the end of each year to remind the taxpayers that an improvement statement must be filed with the County Assessor on all improvements to real property amounting to a value of two thousand five hundred dollars or more.
- B. Data Collection – Data collection is done yearly on different parts of the county. For the 2005 appraisal year, complete data collection was done on the rural residential. For 2006, data collection was done on Grant, Grant Suburban and Kenton Heights consisting of a questionnaire to all residential property owners, and new pictures and measurements when needed. For 2007, data collection consisting of a questionnaire to all residential property owners and new pictures and measurement when needed was done on Madrid, Elsie, Venango, Grinton, and Brandon.
- C. Review assessment sales ratio studies before assessment actions. Assessment sales ratios are reviewed yearly to determine what areas need to be adjusted.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons- Residential and Commercial sales books are kept updated when new sales are processed.
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study. – The 06/07 Marshall and Swift costs were used for the rural residential revaluation done in 2008. A current depreciation study is done yearly and implemented on whatever part of the county that is being revalued.

- 3) Income Approach; income and expense data collection/analysis from the market. – An income approach to value is done by the contracted appraiser when they appraise our commercial facilities.
- 4) Land valuation studies, establish market areas- Sales Books are kept updated on all vacant land sales. Agricultural sales books are kept updated as are maps of sales of specific land use.
- 5) Reconciliation of Final Value and documentation
- E. Review assessment sales ratio studies after assessment actions-A complete review of sales ratios is done after the yearly assessment actions to determine the new ratios.
- F. Notices and Public Relations – Notices are published timely to notify the public.

Level of Value, Quality, and Uniformity for assessment year 2008

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	98.0	12.19	103.06
Commercial	93.0	18.45	101.95
Agricultural	74.0	12.50	101.30

Assessment Actions Planned for Assessment Year 2009

Residential

Appraisal maintenance will be done on residential properties for 2009. Sales review and pick-up work will be completed for residential properties.

Commercial Knoche Appraisal & Consulting will be contracted to appraise all large commercial facilities including elevators, hog farms and landfill and ethanol plant. Pritchett & Abbott of Fort Worth, Texas will be contracted to value our mineral interests in Perkins County. All commercial property will be updated and revalued in 2009. There are approximately 265 commercial parcels in Perkins County and this review will include an exterior physical inspection of the property with new digital pictures if needed and interior inspections if possible. An analysis will be done on land values associated with commercial parcels, and all commercial land will be updated where needed. Sales review and pick-up work will be done. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of commercial lots and sites will continue to be mapped and sales books will be updated as sales are received.

Agricultural

The Web Soil Survey will be implemented for 2009. 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 maps for the 3 year sales period, by land classification group. A review of sales will be done to determine if the adjustment on irrigated parcels with a low pumping well is still justified. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, will be completed. Sales review includes

a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received. Satellite pivot sale books will continue to be updated, along with a sale book trying to determine value of the pivot in an irrigated land sale.

Assessment Actions Planned for Assessment Year 2010

Residential

For 2010, all residential property in Grant, Grant suburbs and Kenton Heights, including lot values, will be updated and revalued. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital pictures will be taken. Questionnaires will be mailed to all owners to verify information located on the property record card. There are approximately 500 parcels in Grant. These properties will be valued using the most recent M & S cost tables with a market derived depreciation table and sales approach to value. Appraisal maintenance will be done on all other residential property, which includes sales review and pick-up work. Sales Review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of lots in towns, and sales of rural properties will continue to be mapped and sales books will be updated as sales are received.

Commercial

Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of commercial lots and sites will continue to be mapped and sales books will be updated as sales are received.

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 maps for the 3 year sales period, by land classification group. A review of sales will be done to determine if the adjustment on irrigated parcels with a low pumping well is still justified. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received. Satellite pivot sale books will continue to be updated, along with a sale book of pivots in irrigated land sales.

Assessment Actions Planned for Assessment Year 2011

Residential

For 2011, all residential property in Madrid, Elsie, Venango, Brandon and Grinton including lot values will be updated and revalued. This review will include an exterior physical inspection of the property along with verifying information located on the property record card. New digital

pictures will be taken and new measurements will be taken if needed. Questionnaires will be mailed to all owners to verify information located on the property record card. There are approximately 180 parcels in Madrid, 85 in Elsie, 115 in Venango and 20 in Brandon and Grafton. These properties will be valued using the most current M & S cost tables and a market derived depreciation table and sales approach to value. The county also plans to review all single-wide manufactured homes in Perkins County. There are approximately 70 single-wide manufactured homes in Perkins County. These properties will be valued using the cost approach with a market derived depreciation table and the sales approach to value. Sales review and pick-up work will also be completed for residential properties.

Commercial

Appraisal maintenance will be done on commercial property. This appraisal maintenance includes sales review and pick-up work. Sales review includes a questionnaire sent to both buyer and seller, and a physical inspection and interview with the buyer if necessary. Pick-up work includes physical inspection of all building permits, zoning permits, and information statements. Sales of commercial lots and sites will continue to be mapped and sales books will be updated as sales are received.

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 maps for the 3 year sales period, by land classification group. A sales review on all sales that are deemed to be arms length transactions, and pick-up work which is physical inspection of all building permits, zoning permits and improvement statements, is completed. Sales review includes a questionnaire sent to both buyer and seller, and interview with the buyer if necessary. Sales books will be updated as sales are received. Satellite pivot sale books will continue to be updated, along with a sale book trying to determine value of the pivot in an irrigated land sale.

The following is a time line table to give an overview of the narrative portion of the plan.

Class		2009	2010	2011	
Residential		Appraisal Maintenance of all residential	Review of Grant, Grant suburbs and Kenton Hts Residential Property(500)	Review of Madrid(180) Elsie(85) Venango(115) Brandon/ Grafton(20) Manufactured Homes(70)	
Commercial		Review of All Commercial Properties in County(265)	Appraisal Maintenance Of all Commercial	Appraisal Maintenance Of all Commercial	
Agricultural		Market analysis by	Market analysis by	Market analysis by	

		land classification	land classification	land classification	
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Other functions performed by the assessor’s office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA & T, rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 655 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 130 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA & T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list corrections documents for county board approval.
11. County Board of Equalization – attend county board of equalization meetings for valuation protests, assemble and provide information.
12. TERC Appeals – prepare information and attend taxpayer appeal hearing before TERC, defend valuation.
13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education/Assessor Education – attend meeting, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

For 2008, Perkins County has seen many changes affecting the valuation. On personal property, we had substantial growth with the completion of the new ethanol plant in 2007.

The market value for agricultural land continues to increase and consequently, our assessed real property values are up on all classifications of agricultural land for 2008. Another increase in valuation is due to our attempt to comply with the Natural Resource District's allocated acres on irrigated parcels. The valuation increase on the producing gas wells south of Grant was small for 2008, but there is ongoing exploration in the county.

At this time, we are still waiting to see how much growth we will have on centrally assessed with the new Rockies Express Pipeline that was completed at the end of 2007.

Respectfully submitted:

Assessor Signature: _____ Date: _____

Copy distribution: Submit the plan to the County Board of Equalization on or before July 31 of each year.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.

2009 Assessment Survey for Perkins 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
	0
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$83,453
7.	Part of the budget that is dedicated to the computer system
	\$10,600
8.	Adopted budget, or granted budget if different from above
	Same as above
9.	Amount of the total budget set aside for appraisal work
	There is a separate appraisal budget.
10.	Amount of the total budget set aside for education/workshops
	\$700
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$16,000
12.	Other miscellaneous funds
	\$72,153
13.	Total budget
	\$99,453
a.	Was any of last year's budget not used:
	\$625 of the assessor's budget was unused and \$8,542 of the reappraisal budget was turned back at the end of the fiscal year.

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan
2.	CAMA software

	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and Staff
5.	Does the county have GIS software?
	Yes, it was implemented in 2006.
6.	Who maintains the GIS software and maps?
	Deputy Assessor
7.	Personal Property software:
	TerraScan

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?
	Grant and Madrid
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal Service, Inc. for select Commercial properties and Pritchard and Abbott for producing mineral valuations.
2.	Other services
	TerraScan

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 Perkins 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