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2009 Commission Summary

72 Polk

Residential Real Property - Current

Number of Sales	139	COD	15.11
Total Sales Price	\$7,874,930	PRD	104.84
Total Adj. Sales Price	\$7,864,430	COV	31.05
Total Assessed Value	\$7,688,595	STD	31.82
Avg. Adj. Sales Price	\$56,579	Avg. Absolute Deviation	14.87
Avg. Assessed Value	\$55,314	Average Assessed Value of the Base	\$54,539
Median	98	Wgt. Mean	98
Mean	103	Max	314
Min	34.94		

Confidence Interval - Current

95% Median C.I.	97.39 to 99.26
95% Mean C.I.	97.21 to 107.79
95% Wgt. Mean C.I.	94.41 to 101.12

% of Value of the Class of all Real Property Value in the County	16.91
% of Records Sold in the Study Period	6.11
% of Value Sold in the Study Period	6.20

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	149	99	19.05	107.97
2007	146	98	21.15	108.61
2006	134	98	17.2	109.05
2005	140	97	14.12	107.54

2009 Commission Summary

72 Polk

Commercial Real Property - Current

Number of Sales	9	COD	23.53
Total Sales Price	\$380,860	PRD	98.66
Total Adj. Sales Price	\$380,860	COV	35.66
Total Assessed Value	\$307,695	STD	28.42
Avg. Adj. Sales Price	\$42,318	Avg. Absolute Deviation	21.92
Avg. Assessed Value	\$34,188	Average Assessed Value of the Base	\$91,681
Median	93	Wgt. Mean	81
Mean	80	Max	112
Min	39		

Confidence Interval - Current

95% Median C.I	44.73 to 102.85
95% Mean C.I	57.86 to 101.56
95% Wgt. Mean C.I	52.11 to 109.47
% of Value of the Class of all Real Property Value in the County	3.89
% of Records Sold in the Study Period	2.89
% of Value Sold in the Study Period	1.08

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	9	93	16.32	92.01
2007	16	95	13.04	98.65
2006	18	96	10.36	101.79
2005	20	99	10.92	107.23

2009 Commission Summary

72 Polk

Agricultural Land - Current

Number of Sales	49	COD	14.53
Total Sales Price	\$13,491,758	PRD	100.85
Total Adj. Sales Price	\$13,491,758	COV	19.18
Total Assessed Value	\$9,930,880	STD	14.24
Avg. Adj. Sales Price	\$275,342	Avg. Absolute Deviation	10.84
Avg. Assessed Value	\$202,671	Average Assessed Value of the Base	\$201,175
Median	75	Wgt. Mean	74
Mean	74	Max	108.07
Min	43.54		

Confidence Interval - Current

95% Median C.I.	68.54 to 77.60
95% Mean C.I.	70.25 to 78.22
95% Wgt. Mean C.I.	70.00 to 77.22

% of Value of the Class of all Real Property Value in the County	79.21
% of Records Sold in the Study Period	1.70
% of Value Sold in the Study Period	3.49

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	70	74	17.37	103.15
2007	66	73	15.09	100.42
2006	68	75	21.56	107.04
2005	60	79	13.58	103.98

2009 Opinions of the Property Tax Administrator for Polk 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 Polk County is 98.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Polk 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 Polk County is 100.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Polk 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 Polk County is 73.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Polk 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

NUMBER of Sales:	139	MEDIAN:	97	COV:	43.62	95% Median C.I.:	95.43 to 99.75	(! : Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	94	STD:	45.00	95% Wgt. Mean C.I.:	89.84 to 97.78	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	23.66	95% Mean C.I.:	95.69 to 110.65	
TOTAL Assessed Value:	7,377,425							
AVG. Adj. Sales Price:	56,578	COD:	24.29	MAX Sales Ratio:	431.40			
AVG. Assessed Value:	53,075	PRD:	109.98	MIN Sales Ratio:	15.33			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06	24	97.11	103.00	97.67	17.95	105.46	34.94	200.27	90.38 to 109.49	55,872	54,571
10/01/06 TO 12/31/06	17	98.94	107.62	89.53	27.12	120.20	46.54	238.33	77.75 to 108.43	48,814	43,706
01/01/07 TO 03/31/07	7	100.00	104.91	88.51	23.13	118.53	45.46	196.79	45.46 to 196.79	41,214	36,477
04/01/07 TO 06/30/07	25	96.42	95.44	95.48	15.19	99.96	15.33	133.11	89.25 to 102.68	60,121	57,400
07/01/07 TO 09/30/07	21	97.01	91.32	92.96	13.47	98.24	51.72	129.32	81.77 to 100.23	59,809	55,599
10/01/07 TO 12/31/07	10	99.45	104.13	99.84	12.25	104.30	74.92	148.38	89.24 to 116.59	60,775	60,675
01/01/08 TO 03/31/08	11	95.97	139.59	103.92	71.25	134.32	24.43	431.40	55.67 to 249.58	36,909	38,357
04/01/08 TO 06/30/08	24	94.41	101.02	88.10	31.42	114.67	42.16	213.04	72.18 to 115.30	68,014	59,920
<u>Study Years</u>											
07/01/06 TO 06/30/07	73	97.39	101.67	94.47	19.88	107.62	15.33	238.33	95.27 to 99.91	54,278	51,274
07/01/07 TO 06/30/08	66	97.33	104.83	93.14	29.19	112.56	24.43	431.40	91.93 to 99.94	59,122	55,065
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	63	98.77	96.50	94.79	15.08	101.81	15.33	196.79	95.27 to 99.94	58,020	54,995
<u>ALL</u>											
	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAKE	19	95.18	87.99	86.88	11.34	101.28	42.16	110.00	88.35 to 97.78	46,628	40,509
OSCEOLA	20	99.24	97.90	95.96	13.10	102.02	57.42	134.28	93.62 to 102.25	44,002	42,226
POLK	17	114.06	137.51	106.84	36.86	128.70	72.18	431.40	90.48 to 166.66	36,558	39,060
RURAL	23	93.68	92.07	91.41	25.39	100.72	24.43	213.04	80.46 to 100.16	86,010	78,625
SHELBY	18	99.25	107.85	100.31	11.49	107.52	93.53	249.58	96.80 to 101.00	61,152	61,341
STROMSBURG	42	96.09	102.73	91.19	30.97	112.65	15.33	238.33	82.99 to 108.41	57,093	52,063
<u>ALL</u>											
	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

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	97	99.53	108.78	95.98	25.79	113.33	15.33	431.40	96.80 to 101.00	51,548	49,477
2	1	116.46	116.46	116.46			116.46	116.46	N/A	48,500	56,485
3	41	93.68	89.58	89.55	19.03	100.03	24.43	213.04	88.35 to 96.83	68,675	61,501
<u>ALL</u>											
	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

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

NUMBER of Sales:	139	MEDIAN:	97	COV:	43.62	95% Median C.I.:	95.43 to 99.75	(! : Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	94	STD:	45.00	95% Wgt. Mean C.I.:	89.84 to 97.78	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	23.66	95% Mean C.I.:	95.69 to 110.65	
TOTAL Assessed Value:	7,377,425							
AVG. Adj. Sales Price:	56,578	COD:	24.29	MAX Sales Ratio:	431.40			
AVG. Assessed Value:	53,075	PRD:	109.98	MIN Sales Ratio:	15.33			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	108	99.25	109.36	95.37	24.76	114.68	45.46	431.40	96.80 to 100.23	63,348	60,412
2	18	90.83	77.66	72.13	28.41	107.67	15.33	115.80	55.67 to 100.00	16,961	12,233
3	13	91.93	87.06	88.18	9.90	98.73	46.54	100.55	84.78 to 95.97	55,192	48,667
ALL	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	120	97.72	103.59	93.82	24.81	110.41	15.33	431.40	95.84 to 99.82	58,902	55,264
06	9	90.38	84.37	80.90	12.90	104.30	46.54	100.55	61.94 to 100.00	35,500	28,717
07	10	100.05	115.09	102.20	24.61	112.60	75.41	213.04	90.48 to 134.28	47,668	48,718
ALL	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	88.35	98.63	92.49	23.07	106.64	72.18	132.83	N/A	63,400	58,638
12-0032											
63-0030											
71-0001											
72-0015	43	95.84	102.37	91.07	30.34	112.41	15.33	238.33	82.99 to 108.41	56,614	51,559
72-0019	38	96.19	94.26	91.81	14.42	102.66	45.46	148.38	90.75 to 99.53	55,619	51,064
72-0032	35	97.01	99.50	95.43	17.84	104.27	24.43	249.58	95.27 to 99.91	65,228	62,247
72-0075	18	110.20	132.31	104.41	37.56	126.72	42.16	431.40	99.21 to 129.32	39,802	41,558
80-0567											
NonValid School	5	88.35	98.63	92.49	23.07	106.64	72.18	132.83	N/A	63,400	58,638
ALL	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

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

NUMBER of Sales:	139	MEDIAN:	97	COV:	43.62	95% Median C.I.:	95.43 to 99.75	(! : Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	94	STD:	45.00	95% Wgt. Mean C.I.:	89.84 to 97.78	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	23.66	95% Mean C.I.:	95.69 to 110.65	
TOTAL Assessed Value:	7,377,425							
AVG. Adj. Sales Price:	56,578	COD:	24.29	MAX Sales Ratio:	431.40			
AVG. Assessed Value:	53,075	PRD:	109.98	MIN Sales Ratio:	15.33			

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	18	90.83	77.66	72.13	28.41	107.67	15.33	115.80	55.67 to 100.00	16,961	12,233
Prior TO 1860											
1860 TO 1899	4	85.35	81.46	73.03	17.33	111.53	52.87	102.25	N/A	54,875	40,077
1900 TO 1919	41	98.83	115.17	91.25	34.31	126.21	45.46	431.40	89.25 to 105.10	46,570	42,494
1920 TO 1939	20	99.66	105.12	94.89	18.26	110.78	56.82	198.64	89.24 to 112.92	78,715	74,692
1940 TO 1949	5	100.16	95.74	100.18	12.80	95.57	61.94	120.53	N/A	60,740	60,848
1950 TO 1959	7	95.51	123.92	99.46	40.28	124.59	77.75	238.33	77.75 to 238.33	36,771	36,572
1960 TO 1969	15	99.82	107.15	105.77	10.72	101.30	90.06	148.38	97.01 to 117.09	68,093	72,025
1970 TO 1979	18	95.58	93.54	92.88	13.45	100.71	46.54	134.28	90.38 to 99.79	73,001	67,801
1980 TO 1989	3	107.47	140.50	120.38	34.75	116.72	101.00	213.04	N/A	55,333	66,610
1990 TO 1994	3	104.86	107.61	107.42	4.01	100.18	102.68	115.30	N/A	86,666	93,100
1995 TO 1999	1	91.93	91.93	91.93			91.93	91.93	N/A	60,000	55,160
2000 TO Present	4	78.59	79.93	77.20	7.88	103.53	72.06	90.48	N/A	118,350	91,368
ALL	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

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	2	147.88	147.88	143.57	61.17	103.00	57.42	238.33	N/A	3,150	4,522
5000 TO 9999	8	112.12	161.48	152.73	73.85	105.73	51.72	431.40	51.72 to 431.40	7,500	11,454
Total \$											
1 TO 9999	10	112.12	158.76	151.86	75.21	104.55	51.72	431.40	55.67 to 249.58	6,630	10,068
10000 TO 29999	33	100.00	110.20	111.85	33.64	98.52	15.33	213.04	90.91 to 115.20	18,940	21,185
30000 TO 59999	38	99.31	102.92	100.92	13.52	101.98	42.16	143.33	96.33 to 108.41	44,906	45,320
60000 TO 99999	38	95.35	90.62	90.27	14.53	100.38	45.46	148.38	87.62 to 99.79	74,698	67,433
100000 TO 149999	15	93.68	90.65	90.58	10.60	100.08	68.62	110.72	77.44 to 100.16	117,446	106,379
150000 TO 249999	5	85.21	80.47	80.48	13.94	99.99	56.82	96.90	N/A	173,280	139,456
ALL	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

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

NUMBER of Sales:	139	MEDIAN:	97	COV:	43.62	95% Median C.I.:	95.43 to 99.75	(! : Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	94	STD:	45.00	95% Wgt. Mean C.I.:	89.84 to 97.78	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	23.66	95% Mean C.I.:	95.69 to 110.65	
TOTAL Assessed Value:	7,377,425							
AVG. Adj. Sales Price:	56,578	COD:	24.29	MAX Sales Ratio:	431.40			
AVG. Assessed Value:	53,075	PRD:	109.98	MIN Sales Ratio:	15.33			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	51.72	43.02	36.75	24.29	117.05	15.33	57.42	N/A	9,570	3,517
5000 TO 9999	7	98.94	107.58	73.36	39.13	146.64	24.43	238.33	24.43 to 238.33	10,428	7,650
Total \$ _____											
1 TO 9999	12	67.65	80.68	58.87	60.25	137.05	15.33	238.33	34.94 to 108.43	10,070	5,928
10000 TO 29999	26	99.97	121.76	101.93	36.16	119.45	42.16	431.40	93.53 to 114.06	19,021	19,388
30000 TO 59999	54	97.24	105.76	95.48	23.94	110.77	45.46	213.04	95.27 to 101.00	47,910	45,746
60000 TO 99999	32	97.89	95.00	91.95	11.77	103.32	56.82	133.11	88.35 to 99.91	83,255	76,551
100000 TO 149999	13	96.42	97.98	95.00	12.08	103.13	72.06	148.38	86.81 to 107.47	126,061	119,761
150000 TO 249999	2	91.06	91.06	90.65	6.42	100.45	85.21	96.90	N/A	179,450	162,662
ALL _____											
	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	90.83	77.66	72.13	28.41	107.67	15.33	115.80	55.67 to 100.00	16,961	12,233
20	7	88.76	83.64	85.90	17.73	97.37	46.54	107.47	46.54 to 107.47	46,285	39,759
30	75	99.09	110.28	97.73	24.05	112.84	45.46	431.40	96.56 to 100.79	53,480	52,265
40	37	98.77	105.52	91.80	24.13	114.95	56.82	249.58	87.62 to 100.89	84,083	77,186
50	2	91.21	91.21	91.25	0.79	99.95	90.48	91.93	N/A	56,500	51,557
ALL _____											
	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	90.83	77.66	72.13	28.41	107.67	15.33	115.80	55.67 to 100.00	16,961	12,233
100	10	100.05	115.09	102.20	24.61	112.60	75.41	213.04	90.48 to 134.28	47,668	48,718
101	62	99.24	110.09	97.10	22.77	113.39	46.54	431.40	96.80 to 100.55	60,414	58,659
102	14	89.08	83.91	75.49	20.77	111.16	45.46	129.76	56.82 to 99.85	72,760	54,928
103	1	100.89	100.89	100.89			100.89	100.89	N/A	92,000	92,815
104	26	95.51	100.44	95.23	17.07	105.47	72.18	166.66	86.81 to 105.10	64,273	61,205
106	5	86.02	142.17	90.98	81.60	156.27	51.72	249.58	N/A	62,400	56,770
111	1	148.38	148.38	148.38			148.38	148.38	N/A	75,000	111,285
301	1	104.86	104.86	104.86			104.86	104.86	N/A	85,000	89,135
304	1	115.30	115.30	115.30			115.30	115.30	N/A	83,000	95,695
ALL _____											
	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

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

NUMBER of Sales:	139	MEDIAN:	97	COV:	43.62	95% Median C.I.:	95.43 to 99.75	(! : Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	94	STD:	45.00	95% Wgt. Mean C.I.:	89.84 to 97.78	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	23.66	95% Mean C.I.:	95.69 to 110.65	
TOTAL Assessed Value:	7,377,425							
AVG. Adj. Sales Price:	56,578	COD:	24.29	MAX Sales Ratio:	431.40			
AVG. Assessed Value:	53,075	PRD:	109.98	MIN Sales Ratio:	15.33			

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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)	18	90.83	77.66	72.13	28.41	107.67	15.33	115.80	55.67 to 100.00	16,961	12,233
20	2	169.42	169.42	167.36	47.32	101.23	89.25	249.58	N/A	9,750	16,317
30	36	99.25	106.02	96.83	23.69	109.50	45.46	238.33	95.27 to 104.86	52,293	50,633
40	56	97.52	108.81	94.28	25.60	115.41	52.87	431.40	90.38 to 100.23	60,716	57,240
50	22	97.63	100.53	91.91	18.16	109.37	68.62	198.64	85.21 to 110.72	80,735	74,205
60	5	95.51	96.52	96.46	1.37	100.06	95.09	99.91	N/A	96,160	92,755
ALL	139	97.39	103.17	93.81	24.29	109.98	15.33	431.40	95.43 to 99.75	56,578	53,075

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

Residential

For 2009, the county conducted a market study of the Residential class of property. Market information displayed in the preliminary statistics indicated the level of value in the assessor location of Polk was below the statutory range.

To address the deficiencies identified in the market analysis and to keep current with the appraisal cycle, Polk County reviewed and revalued parcels in the towns of Polk and Stromsburg. Depreciation schedules were adjusted resulting in new values for 2009.

After completing the assessment actions the county reviewed the statistical results and concluded that the class and subclasses were assessed at an appropriate level. Other assessed value changes were made to properties in the county based on pick-up of new and omitted construction.

2009 Assessment Survey for Polk County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2006
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	Rural 2006, Osceola and Shelby 2007, Stromsburg and Polk 2008
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Cost approach
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	6
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	Four towns, one market area with all lake properties, and one area including all rural properties
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.)
	No
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. Both areas are valued using the same costing and depreciation schedule.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
30			30

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	139	MEDIAN:	98	COV:	31.05	95% Median C.I.:	97.39 to 99.26	(!: Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	98	STD:	31.82	95% Wgt. Mean C.I.:	94.41 to 101.12	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	14.87	95% Mean C.I.:	97.21 to 107.79	
TOTAL Assessed Value:	7,688,595							
AVG. Adj. Sales Price:	56,578	COD:	15.11	MAX Sales Ratio:	314.17			
AVG. Assessed Value:	55,313	PRD:	104.84	MIN Sales Ratio:	34.94			

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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	24	97.65	107.07	102.74	18.36	104.22	34.94	173.83	94.58 to 109.49	55,872	57,404
10/01/06 TO 12/31/06	17	99.53	109.17	94.48	23.17	115.54	46.54	314.17	97.72 to 108.43	48,814	46,121
01/01/07 TO 03/31/07	7	99.85	90.67	84.23	10.76	107.64	44.97	104.48	44.97 to 104.48	41,214	34,716
04/01/07 TO 06/30/07	25	97.36	99.21	96.53	10.92	102.78	68.06	178.14	94.19 to 101.92	60,121	58,036
07/01/07 TO 09/30/07	21	97.78	95.23	97.25	5.71	97.92	57.42	107.47	95.18 to 99.94	59,809	58,165
10/01/07 TO 12/31/07	10	98.31	103.21	103.23	7.36	99.98	89.24	148.38	97.52 to 104.20	60,775	62,737
01/01/08 TO 03/31/08	11	97.70	112.14	101.78	25.31	110.18	60.14	249.58	88.35 to 134.58	36,909	37,564
04/01/08 TO 06/30/08	24	95.85	101.71	96.23	18.56	105.70	54.26	213.04	91.93 to 100.26	68,014	65,451
<u>Study Years</u>											
07/01/06 TO 06/30/07	73	98.94	103.30	97.31	16.22	106.15	34.94	314.17	96.90 to 99.88	54,278	52,817
07/01/07 TO 06/30/08	66	97.75	101.62	98.23	13.81	103.45	54.26	249.58	96.71 to 99.18	59,122	58,074
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	63	97.78	97.57	96.92	8.65	100.67	44.97	178.14	97.01 to 99.84	58,020	56,234
<u>ALL</u>											
	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAKE	19	95.18	90.59	89.92	8.61	100.75	46.54	110.00	88.76 to 97.78	46,628	41,930
OSCEOLA	20	99.24	97.88	95.88	13.12	102.09	57.42	134.28	93.62 to 102.25	44,002	42,187
POLK	17	97.92	99.07	98.55	3.08	100.52	93.08	115.86	95.51 to 100.89	36,558	36,029
RURAL	23	93.68	93.98	92.18	24.03	101.96	34.94	213.04	80.46 to 100.89	86,010	79,283
SHELBY	18	99.25	107.20	100.26	10.84	106.93	93.53	249.58	96.80 to 101.00	61,152	61,309
STROMSBURG	42	99.22	114.12	104.61	20.20	109.08	50.30	314.17	97.72 to 102.41	57,093	59,728
<u>ALL</u>											
	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

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	97	99.09	106.85	101.36	14.04	105.41	50.30	314.17	97.78 to 99.85	51,548	52,251
2	1	117.63	117.63	117.63			117.63	117.63	N/A	48,500	57,050
3	41	93.68	91.84	91.03	16.95	100.89	34.94	213.04	88.76 to 97.39	68,675	62,515
<u>ALL</u>											
	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	139	MEDIAN:	98	COV:	31.05	95% Median C.I.:	97.39 to 99.26	(! : Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	98	STD:	31.82	95% Wgt. Mean C.I.:	94.41 to 101.12	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	14.87	95% Mean C.I.:	97.21 to 107.79	
TOTAL Assessed Value:	7,688,595							
AVG. Adj. Sales Price:	56,578	COD:	15.11	MAX Sales Ratio:	314.17			
AVG. Assessed Value:	55,313	PRD:	104.84	MIN Sales Ratio:	34.94			

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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	108	99.09	106.79	99.18	15.47	107.67	44.97	314.17	97.72 to 99.85	63,348	62,828
2	18	95.08	87.92	88.58	14.85	99.25	34.94	110.00	77.88 to 100.00	16,961	15,024
3	13	91.93	87.06	88.18	9.90	98.73	46.54	100.55	84.78 to 95.97	55,192	48,667
ALL	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	120	98.61	103.17	98.48	14.71	104.76	34.94	314.17	97.52 to 99.60	58,902	58,007
06	9	90.38	84.37	80.90	12.90	104.30	46.54	100.55	61.94 to 100.00	35,500	28,717
07	10	98.34	110.75	98.44	19.54	112.50	75.41	213.04	91.93 to 134.28	47,668	46,926
ALL	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	98.37	97.53	96.86	4.65	100.69	88.35	105.81	N/A	63,400	61,410
12-0032											
63-0030											
71-0001											
72-0015	43	99.18	113.42	104.11	20.65	108.95	50.30	314.17	97.71 to 102.41	56,614	58,939
72-0019	38	96.19	94.27	91.81	14.41	102.67	44.97	148.38	90.75 to 99.53	55,619	51,066
72-0032	35	98.77	100.37	96.01	16.27	104.55	34.94	249.58	95.27 to 100.16	65,228	62,623
72-0075	18	98.32	99.30	99.77	3.56	99.52	91.66	115.86	97.36 to 100.89	39,802	39,711
80-0567											
NonValid School	5	98.37	97.53	96.86	4.65	100.69	88.35	105.81	N/A	63,400	61,410
ALL	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	139	MEDIAN:	98	COV:	31.05	95% Median C.I.:	97.39 to 99.26	(! : Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	98	STD:	31.82	95% Wgt. Mean C.I.:	94.41 to 101.12	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	14.87	95% Mean C.I.:	97.21 to 107.79	
TOTAL Assessed Value:	7,688,595							
AVG. Adj. Sales Price:	56,578	COD:	15.11	MAX Sales Ratio:	314.17			
AVG. Assessed Value:	55,313	PRD:	104.84	MIN Sales Ratio:	34.94			

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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	18	95.08	87.92	88.58	14.85	99.25	34.94	110.00	77.88 to 100.00	16,961	15,024
Prior TO 1860											
1860 TO 1899	4	85.35	81.80	73.60	16.92	111.14	54.26	102.25	N/A	54,875	40,390
1900 TO 1919	41	98.49	104.48	95.93	15.45	108.91	44.97	249.58	96.71 to 99.60	46,570	44,676
1920 TO 1939	20	99.56	106.86	100.97	12.30	105.83	85.21	178.14	96.90 to 109.49	78,715	79,479
1940 TO 1949	5	100.16	93.53	98.14	10.60	95.31	61.94	105.81	N/A	60,740	59,610
1950 TO 1959	7	96.60	127.74	98.85	38.37	129.22	84.78	314.17	84.78 to 314.17	36,771	36,350
1960 TO 1969	15	99.82	108.24	106.89	11.15	101.26	95.43	148.44	97.39 to 110.72	68,093	72,783
1970 TO 1979	18	97.07	95.99	95.23	7.95	100.81	46.54	134.28	93.94 to 99.88	73,001	69,516
1980 TO 1989	3	107.47	140.50	120.38	34.75	116.72	101.00	213.04	N/A	55,333	66,610
1990 TO 1994	3	104.86	116.27	115.72	12.27	100.48	102.68	141.28	N/A	86,666	100,290
1995 TO 1999	1	91.93	91.93	91.93		91.93	91.93	91.93	N/A	60,000	55,160
2000 TO Present	4	86.16	85.33	81.09	13.71	105.23	71.63	97.36	N/A	118,350	95,970
ALL	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

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	2	185.80	185.80	179.68	69.09	103.40	57.42	314.17	N/A	3,150	5,660
5000 TO 9999	8	100.91	119.33	124.03	21.27	96.21	93.94	249.58	93.94 to 249.58	7,500	9,301
Total \$											
1 TO 9999	10	100.91	132.62	129.31	42.46	102.56	57.42	314.17	93.94 to 249.58	6,630	8,573
10000 TO 29999	33	98.85	103.93	105.11	20.94	98.88	34.94	213.04	93.08 to 101.92	18,940	19,908
30000 TO 59999	38	98.96	102.98	101.52	10.67	101.44	50.30	178.14	97.36 to 100.26	44,906	45,587
60000 TO 99999	38	98.08	96.97	96.84	11.18	100.14	44.97	148.38	95.51 to 99.85	74,698	72,336
100000 TO 149999	15	96.42	96.03	95.63	5.34	100.42	75.41	110.72	93.68 to 100.16	117,446	112,309
150000 TO 249999	5	96.90	90.55	90.04	8.70	100.56	71.63	99.82	N/A	173,280	156,026
ALL	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	139	MEDIAN:	98	COV:	31.05	95% Median C.I.:	97.39 to 99.26	(! : Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	98	STD:	31.82	95% Wgt. Mean C.I.:	94.41 to 101.12	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	14.87	95% Mean C.I.:	97.21 to 107.79	
TOTAL Assessed Value:	7,688,595							
AVG. Adj. Sales Price:	56,578	COD:	15.11	MAX Sales Ratio:	314.17			
AVG. Assessed Value:	55,313	PRD:	104.84	MIN Sales Ratio:	34.94			

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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	3	57.42	63.35	53.11	36.43	119.28	34.94	97.70	N/A	7,116	3,780
5000 TO 9999	10	100.25	119.78	104.89	25.88	114.20	77.88	314.17	93.94 to 108.43	8,050	8,443
Total \$ _____											
1 TO 9999	13	98.94	106.76	94.04	28.57	113.53	34.94	314.17	77.88 to 104.20	7,834	7,367
10000 TO 29999	28	97.65	103.66	96.01	21.04	107.96	50.30	249.58	92.37 to 100.00	20,500	19,683
30000 TO 59999	46	97.82	100.90	95.29	14.01	105.88	44.97	213.04	95.97 to 99.71	47,607	45,364
60000 TO 99999	32	98.64	103.90	101.69	8.61	102.17	88.35	178.14	96.92 to 101.19	75,529	76,807
100000 TO 149999	16	96.91	100.61	97.39	12.71	103.30	71.63	148.38	93.62 to 107.47	118,456	115,368
150000 TO 249999	4	98.04	95.28	94.87	4.31	100.43	85.21	99.82	N/A	171,600	162,797
ALL _____											
	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	95.08	87.92	88.58	14.85	99.25	34.94	110.00	77.88 to 100.00	16,961	15,024
20	7	88.76	83.64	85.90	17.73	97.37	46.54	107.47	46.54 to 107.47	46,285	39,759
30	75	98.37	106.24	99.92	16.00	106.32	44.97	314.17	97.39 to 99.88	53,480	53,440
40	37	98.83	106.00	97.23	13.55	109.02	71.63	249.58	97.19 to 99.91	84,083	81,757
50	2	94.65	94.65	94.48	2.87	100.18	91.93	97.36	N/A	56,500	53,380
ALL _____											
	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	95.08	87.92	88.58	14.85	99.25	34.94	110.00	77.88 to 100.00	16,961	15,024
100	10	98.34	110.75	98.44	19.54	112.50	75.41	213.04	91.93 to 134.28	47,668	46,926
101	62	98.22	101.02	98.19	10.33	102.88	46.54	173.83	97.39 to 99.88	60,414	59,319
102	14	97.23	90.37	88.66	9.43	101.94	44.97	102.25	90.24 to 99.26	72,760	64,508
103	1	100.89	100.89	100.89			100.89	100.89	N/A	92,000	92,815
104	26	98.05	103.82	99.48	14.43	104.37	50.30	178.14	95.09 to 105.81	64,273	63,937
106	5	93.94	166.83	94.57	82.46	176.40	85.21	314.17	N/A	62,400	59,014
111	1	148.38	148.38	148.38			148.38	148.38	N/A	75,000	111,285
301	1	104.86	104.86	104.86			104.86	104.86	N/A	85,000	89,135
304	1	141.28	141.28	141.28			141.28	141.28	N/A	83,000	117,265
ALL _____											
	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	139	MEDIAN:	98	COV:	31.05	95% Median C.I.:	97.39 to 99.26	(!: Derived)
TOTAL Sales Price:	7,874,930	WGT. MEAN:	98	STD:	31.82	95% Wgt. Mean C.I.:	94.41 to 101.12	
TOTAL Adj.Sales Price:	7,864,430	MEAN:	103	AVG.ABS.DEV:	14.87	95% Mean C.I.:	97.21 to 107.79	
TOTAL Assessed Value:	7,688,595							
AVG. Adj. Sales Price:	56,578	COD:	15.11	MAX Sales Ratio:	314.17			
AVG. Assessed Value:	55,313	PRD:	104.84	MIN Sales Ratio:	34.94			

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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)	18	95.08	87.92	88.58	14.85	99.25	34.94	110.00	77.88 to 100.00	16,961	15,024
20	2	174.59	174.59	172.67	42.95	101.11	99.60	249.58	N/A	9,750	16,835
30	36	99.86	111.11	99.90	24.89	111.22	44.97	314.17	96.92 to 104.86	52,293	52,241
40	56	98.05	101.28	98.88	10.56	102.43	50.30	178.14	97.39 to 99.82	60,716	60,035
50	22	96.94	98.25	94.47	7.56	104.00	71.63	134.58	93.74 to 99.53	80,735	76,273
60	5	95.51	96.52	96.46	1.37	100.06	95.09	99.91	N/A	96,160	92,755
ALL	139	98.37	102.50	97.76	15.11	104.84	34.94	314.17	97.39 to 99.26	56,578	55,313

**2009 Correlation Section
for Polk County**

Residential Real Property

I. Correlation

RESIDENTIAL:In correlating the analyses displayed in the proceeding tables, the opinion of the Division is that the level of value is within the acceptable range, and it its best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales, and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population.

**2009 Correlation Section
for Polk 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	223	139	62.33
2008	250	149	59.60
2007	251	146	58.17
2006	244	134	54.92
2005	252	140	55.56

RESIDENTIAL: Table II indicates that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2009 Correlation Section
for Polk 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 Polk County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	97	2.52	99	98
2008	92.83	10.02	102	98.52
2007	93	5.92	99	98
2006	98	-0.61	98	98
2005	96	1.30	97	97

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

**2009 Correlation Section
for Polk 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 Polk 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)
5.38	2009	2.52
9.89	2008	10.02
3.99	2007	5.92
-0.61	2006	-0.61
1.15	2005	1.30

RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is relatively similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

**2009 Correlation Section
for Polk 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 Polk County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98	98	103

RESIDENTIAL: The median and weighted mean are relatively similar and within the acceptable range. The mean however is above the acceptable range. The difference between the mean and weighted mean ratio indicate possible regressivity in assessment.

**2009 Correlation Section
for Polk 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	15.11	104.84
Difference	0.11	1.84

RESIDENTIAL:The coefficient of dispersion and price related differential are both slightly outside the acceptable range. However, given the relatively small sample size and the proven assessment practices of the county, the assessment practices in Polk County are considered to be uniform and proportionate.

**2009 Correlation Section
for Polk 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	139	139	0
Median	97	98	1
Wgt. Mean	94	98	4
Mean	103	103	0
COD	24.29	15.11	-9.18
PRD	109.98	104.84	-5.14
Minimum	15.33	34.94	19.61
Maximum	431.40	314.17	-117.23

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property by the County. Polk County reviewed and revalued parcels in the towns of Polk and Stromsburg and depreciation schedules were adjusted resulting in new values.

**2009 Correlation Section
for Polk 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	139	125	14
Median	98	105	-7
Wgt. Mean	98	99	-1
Mean	103	118	-15
COD	15.11	36.36	-21.25
PRD	104.84	119.00	-14.16
Minimum	34.94	17.87	17.07
Maximum	314.17	508.35	-194.18

The table above is a direct comparison of the statistics generated using the 2009 assessed values reported by the assessor to the statistics generated using the assessed value for the year prior to the sale factored by the annual movement in the population. The table shows a significant disparity between the measures of central tendency in the R&O and those produced from the trended ratios. The quality statistics from the trended dataset are also notably different. In the case of Polk County, the high coefficient of dispersion and price related differential weaken the amount of confidence once can place on the validity of the trended measures of central tendency. In this situation the median of the trended data set can move tremendously with the removal of a few sales. This analysis fails to prove representativeness or nonrepresentativeness of the sales file, but could indicate issues in assessment uniformity or proportionality.

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:	10	MEDIAN:	88	COV:	35.02	95% Median C.I.:	44.73 to 102.85	(! : Derived)
TOTAL Sales Price:	470,860	WGT. MEAN:	77	STD:	27.32	95% Wgt. Mean C.I.:	52.65 to 102.05	
TOTAL Adj.Sales Price:	470,860	MEAN:	78	AVG.ABS.DEV:	22.76	95% Mean C.I.:	58.47 to 97.57	
TOTAL Assessed Value:	364,225							
AVG. Adj. Sales Price:	47,086	COD:	25.73	MAX Sales Ratio:	111.58			
AVG. Assessed Value:	36,422	PRD:	100.86	MIN Sales Ratio:	38.55			

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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	1	111.58	111.58	111.58			111.58	111.58	N/A	30,000	33,475
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	3	93.15	92.31	97.55	5.79	94.63	83.79	99.98	N/A	63,453	61,898
04/01/07 TO 06/30/07	1	102.85	102.85	102.85			102.85	102.85	N/A	27,000	27,770
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	2	53.77	53.77	59.52	16.81	90.34	44.73	62.81	N/A	55,000	32,737
01/01/08 TO 03/31/08	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
04/01/08 TO 06/30/08	2	42.48	42.48	41.54	9.25	102.26	38.55	46.41	N/A	52,500	21,810
<u>Study Years</u>											
07/01/05 TO 06/30/06	1	111.58	111.58	111.58			111.58	111.58	N/A	30,000	33,475
07/01/06 TO 06/30/07	4	96.57	94.94	98.21	6.70	96.67	83.79	102.85	N/A	54,340	53,366
07/01/07 TO 06/30/08	5	46.41	57.77	52.48	32.70	110.09	38.55	96.35	N/A	44,700	23,457
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06											
01/01/07 TO 12/31/07	6	88.47	81.22	85.21	19.71	95.32	44.73	102.85	44.73 to 102.85	54,560	46,490
<u>ALL</u>											
	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
OSCEOLA	2	82.83	82.83	72.05	24.17	114.96	62.81	102.85	N/A	58,500	42,150
POLK	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
SHELBY	2	102.37	102.37	105.86	9.00	96.70	93.15	111.58	N/A	21,750	23,025
STROMSBURG	5	46.41	62.69	74.76	43.31	83.85	38.55	99.98	N/A	60,372	45,137
<u>ALL</u>											
	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

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	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422
<u>ALL</u>											
	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

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:	10	MEDIAN:	88	COV:	35.02	95% Median C.I.:	44.73 to 102.85	(! : Derived)
TOTAL Sales Price:	470,860	WGT. MEAN:	77	STD:	27.32	95% Wgt. Mean C.I.:	52.65 to 102.05	
TOTAL Adj.Sales Price:	470,860	MEAN:	78	AVG.ABS.DEV:	22.76	95% Mean C.I.:	58.47 to 97.57	
TOTAL Assessed Value:	364,225							
AVG. Adj. Sales Price:	47,086	COD:	25.73	MAX Sales Ratio:	111.58			
AVG. Assessed Value:	36,422	PRD:	100.86	MIN Sales Ratio:	38.55			

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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	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422
____ALL____	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032											
63-0030											
71-0001											
72-0015	5	46.41	62.69	74.76	43.31	83.85	38.55	99.98	N/A	60,372	45,137
72-0019	2	82.83	82.83	72.05	24.17	114.96	62.81	102.85	N/A	58,500	42,150
72-0032	2	102.37	102.37	105.86	9.00	96.70	93.15	111.58	N/A	21,750	23,025
72-0075	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
80-0567											
NonValid School											
____ALL____	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

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	111.58	111.58	111.58			111.58	111.58	N/A	30,000	33,475
Prior TO 1860											
1860 TO 1899	1	62.81	62.81	62.81			62.81	62.81	N/A	90,000	56,530
1900 TO 1919	4	65.10	65.47	53.30	35.32	122.83	38.55	93.15	N/A	35,340	18,837
1920 TO 1939	1	102.85	102.85	102.85			102.85	102.85	N/A	27,000	27,770
1940 TO 1949	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
1950 TO 1959											
1960 TO 1969	1	99.98	99.98	99.98			99.98	99.98	N/A	154,000	153,965
1970 TO 1979	1	44.73	44.73	44.73			44.73	44.73	N/A	20,000	8,945
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

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:	10	MEDIAN:	88	COV:	35.02	95% Median C.I.:	44.73 to 102.85	(! : Derived)
TOTAL Sales Price:	470,860	WGT. MEAN:	77	STD:	27.32	95% Wgt. Mean C.I.:	52.65 to 102.05	
TOTAL Adj.Sales Price:	470,860	MEAN:	78	AVG.ABS.DEV:	22.76	95% Mean C.I.:	58.47 to 97.57	
TOTAL Assessed Value:	364,225							
AVG. Adj. Sales Price:	47,086	COD:	25.73	MAX Sales Ratio:	111.58			
AVG. Assessed Value:	36,422	PRD:	100.86	MIN Sales Ratio:	38.55			

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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	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
Total \$ _____											
1 TO 9999	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
10000 TO 29999	4	88.47	81.13	82.11	19.07	98.81	44.73	102.85	N/A	20,840	17,111
30000 TO 59999	2	79.00	79.00	74.34	41.25	106.26	46.41	111.58	N/A	35,000	26,020
60000 TO 99999	2	50.68	50.68	52.64	23.93	96.28	38.55	62.81	N/A	77,500	40,792
150000 TO 249999	1	99.98	99.98	99.98			99.98	99.98	N/A	154,000	153,965
ALL _____											
	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	70.54	70.54	60.12	36.59	117.33	44.73	96.35	N/A	14,250	8,567
Total \$ _____											
1 TO 9999	2	70.54	70.54	60.12	36.59	117.33	44.73	96.35	N/A	14,250	8,567
10000 TO 29999	5	83.79	72.95	61.25	26.50	119.10	38.55	102.85	N/A	33,672	20,624
30000 TO 59999	2	87.19	87.19	75.00	27.97	116.25	62.81	111.58	N/A	60,000	45,002
150000 TO 249999	1	99.98	99.98	99.98			99.98	99.98	N/A	154,000	153,965
ALL _____											
	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	1	44.73	44.73	44.73			44.73	44.73	N/A	20,000	8,945
15	4	94.75	93.32	97.50	5.12	95.71	83.79	99.98	N/A	49,715	48,471
20	4	82.83	78.95	67.37	34.13	117.18	38.55	111.58	N/A	53,000	35,707
30	1	46.41	46.41	46.41			46.41	46.41	N/A	40,000	18,565
ALL _____											
	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

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:	10	MEDIAN:	88	COV:	35.02	95% Median C.I.:	44.73 to 102.85	(! : Derived)
TOTAL Sales Price:	470,860	WGT. MEAN:	77	STD:	27.32	95% Wgt. Mean C.I.:	52.65 to 102.05	
TOTAL Adj.Sales Price:	470,860	MEAN:	78	AVG.ABS.DEV:	22.76	95% Mean C.I.:	58.47 to 97.57	
TOTAL Assessed Value:	364,225							
AVG. Adj. Sales Price:	47,086	COD:	25.73	MAX Sales Ratio:	111.58			
AVG. Assessed Value:	36,422	PRD:	100.86	MIN Sales Ratio:	38.55			

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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
344	3	99.98	83.08	90.63	18.82	91.67	46.41	102.85	N/A	73,666	66,766
353	2	73.30	73.30	67.06	14.31	109.30	62.81	83.79	N/A	56,430	37,842
384	1	93.15	93.15	93.15			93.15	93.15	N/A	13,500	12,575
404	1	44.73	44.73	44.73			44.73	44.73	N/A	20,000	8,945
406	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
421	1	111.58	111.58	111.58			111.58	111.58	N/A	30,000	33,475
442	1	38.55	38.55	38.55			38.55	38.55	N/A	65,000	25,055
ALL	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

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	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422
04											
ALL	10	88.47	78.02	77.35	25.73	100.86	38.55	111.58	44.73 to 102.85	47,086	36,422

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

Commercial

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

Other assessed value changes were made to properties in the county based on pick-up of new and omitted construction.

2009 Assessment Survey for Polk County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Appraiser
2.	Valuation done by:
	Appraiser
3.	Pickup work done by whom:
	Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2001
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2002
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	Polk 2005 and Stromsburg 2006
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	Reconciles all 3 approaches to value
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	5
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	Each town is a market area, and one market area encompasses all commercial property outside the city limits of towns in Polk County.
10.	Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes
11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	No
12.	Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	No

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
1			1

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:	9	MEDIAN:	93	COV:	35.66	95% Median C.I.:	44.73 to 102.85	(! : Derived)
TOTAL Sales Price:	380,860	WGT. MEAN:	81	STD:	28.42	95% Wgt. Mean C.I.:	52.11 to 109.47	
TOTAL Adj.Sales Price:	380,860	MEAN:	80	AVG.ABS.DEV:	21.92	95% Mean C.I.:	57.86 to 101.56	
TOTAL Assessed Value:	307,695							
AVG. Adj. Sales Price:	42,317	COD:	23.53	MAX Sales Ratio:	111.58			
AVG. Assessed Value:	34,188	PRD:	98.66	MIN Sales Ratio:	38.55			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/05 TO 09/30/05	1	111.58	111.58	111.58			111.58	111.58	N/A	30,000	33,475
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	3	93.15	92.31	97.55	5.79	94.63	83.79	99.98	N/A	63,453	61,898
04/01/07 TO 06/30/07	1	102.85	102.85	102.85			102.85	102.85	N/A	27,000	27,770
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	1	44.73	44.73	44.73			44.73	44.73	N/A	20,000	8,945
01/01/08 TO 03/31/08	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
04/01/08 TO 06/30/08	2	42.48	42.48	41.54	9.25	102.26	38.55	46.41	N/A	52,500	21,810
Study Years											
07/01/05 TO 06/30/06	1	111.58	111.58	111.58			111.58	111.58	N/A	30,000	33,475
07/01/06 TO 06/30/07	4	96.57	94.94	98.21	6.70	96.67	83.79	102.85	N/A	54,340	53,366
07/01/07 TO 06/30/08	4	45.57	56.51	45.51	32.63	124.17	38.55	96.35	N/A	33,375	15,188
Calendar Yrs											
01/01/06 TO 12/31/06											
01/01/07 TO 12/31/07	5	93.15	84.90	93.70	15.95	90.61	44.73	102.85	N/A	47,472	44,482
ALL	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
OSCEOLA	1	102.85	102.85	102.85			102.85	102.85	N/A	27,000	27,770
POLK	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
SHELBY	2	102.37	102.37	105.86	9.00	96.70	93.15	111.58	N/A	21,750	23,025
STROMSBURG	5	46.41	62.69	74.76	43.31	83.85	38.55	99.98	N/A	60,372	45,137
ALL	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

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	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188
ALL	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

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:	9	MEDIAN:	93	COV:	35.66	95% Median C.I.:	44.73 to 102.85	(! : Derived)
TOTAL Sales Price:	380,860	WGT. MEAN:	81	STD:	28.42	95% Wgt. Mean C.I.:	52.11 to 109.47	
TOTAL Adj.Sales Price:	380,860	MEAN:	80	AVG.ABS.DEV:	21.92	95% Mean C.I.:	57.86 to 101.56	
TOTAL Assessed Value:	307,695							
AVG. Adj. Sales Price:	42,317	COD:	23.53	MAX Sales Ratio:	111.58			
AVG. Assessed Value:	34,188	PRD:	98.66	MIN Sales Ratio:	38.55			

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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	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188
ALL	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0032											
63-0030											
71-0001											
72-0015	5	46.41	62.69	74.76	43.31	83.85	38.55	99.98	N/A	60,372	45,137
72-0019	1	102.85	102.85	102.85			102.85	102.85	N/A	27,000	27,770
72-0032	2	102.37	102.37	105.86	9.00	96.70	93.15	111.58	N/A	21,750	23,025
72-0075	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
80-0567											
NonValid School											
ALL	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

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	111.58	111.58	111.58			111.58	111.58	N/A	30,000	33,475
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	65.10	65.47	53.30	35.32	122.83	38.55	93.15	N/A	35,340	18,837
1920 TO 1939	1	102.85	102.85	102.85			102.85	102.85	N/A	27,000	27,770
1940 TO 1949	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
1950 TO 1959											
1960 TO 1969	1	99.98	99.98	99.98			99.98	99.98	N/A	154,000	153,965
1970 TO 1979	1	44.73	44.73	44.73			44.73	44.73	N/A	20,000	8,945
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

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:	9	MEDIAN:	93	COV:	35.66	95% Median C.I.:	44.73 to 102.85	(! : Derived)
TOTAL Sales Price:	380,860	WGT. MEAN:	81	STD:	28.42	95% Wgt. Mean C.I.:	52.11 to 109.47	
TOTAL Adj.Sales Price:	380,860	MEAN:	80	AVG.ABS.DEV:	21.92	95% Mean C.I.:	57.86 to 101.56	
TOTAL Assessed Value:	307,695							
AVG. Adj. Sales Price:	42,317	COD:	23.53	MAX Sales Ratio:	111.58			
AVG. Assessed Value:	34,188	PRD:	98.66	MIN Sales Ratio:	38.55			

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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	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
Total \$ _____											
1 TO 9999	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
10000 TO 29999	4	88.47	81.13	82.11	19.07	98.81	44.73	102.85	N/A	20,840	17,111
30000 TO 59999	2	79.00	79.00	74.34	41.25	106.26	46.41	111.58	N/A	35,000	26,020
60000 TO 99999	1	38.55	38.55	38.55			38.55	38.55	N/A	65,000	25,055
150000 TO 249999	1	99.98	99.98	99.98			99.98	99.98	N/A	154,000	153,965
ALL _____											
	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	70.54	70.54	60.12	36.59	117.33	44.73	96.35	N/A	14,250	8,567
Total \$ _____											
1 TO 9999	2	70.54	70.54	60.12	36.59	117.33	44.73	96.35	N/A	14,250	8,567
10000 TO 29999	5	83.79	72.95	61.25	26.50	119.10	38.55	102.85	N/A	33,672	20,624
30000 TO 59999	1	111.58	111.58	111.58			111.58	111.58	N/A	30,000	33,475
150000 TO 249999	1	99.98	99.98	99.98			99.98	99.98	N/A	154,000	153,965
ALL _____											
	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	1	44.73	44.73	44.73			44.73	44.73	N/A	20,000	8,945
15	4	94.75	93.32	97.50	5.12	95.71	83.79	99.98	N/A	49,715	48,471
20	3	102.85	84.33	70.74	23.67	119.21	38.55	111.58	N/A	40,666	28,766
30	1	46.41	46.41	46.41			46.41	46.41	N/A	40,000	18,565
ALL _____											
	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

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:	9	MEDIAN:	93	COV:	35.66	95% Median C.I.:	44.73 to 102.85	(! : Derived)
TOTAL Sales Price:	380,860	WGT. MEAN:	81	STD:	28.42	95% Wgt. Mean C.I.:	52.11 to 109.47	
TOTAL Adj.Sales Price:	380,860	MEAN:	80	AVG.ABS.DEV:	21.92	95% Mean C.I.:	57.86 to 101.56	
TOTAL Assessed Value:	307,695							
AVG. Adj. Sales Price:	42,317	COD:	23.53	MAX Sales Ratio:	111.58			
AVG. Assessed Value:	34,188	PRD:	98.66	MIN Sales Ratio:	38.55			

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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
344	3	99.98	83.08	90.63	18.82	91.67	46.41	102.85	N/A	73,666	66,766
353	1	83.79	83.79	83.79			83.79	83.79	N/A	22,860	19,155
384	1	93.15	93.15	93.15			93.15	93.15	N/A	13,500	12,575
404	1	44.73	44.73	44.73			44.73	44.73	N/A	20,000	8,945
406	1	96.35	96.35	96.35			96.35	96.35	N/A	8,500	8,190
421	1	111.58	111.58	111.58			111.58	111.58	N/A	30,000	33,475
442	1	38.55	38.55	38.55			38.55	38.55	N/A	65,000	25,055
ALL	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

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	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188
04											
ALL	9	93.15	79.71	80.79	23.53	98.66	38.55	111.58	44.73 to 102.85	42,317	34,188

**2009 Correlation Section
for Polk County**

Commerical Real Property

I. Correlation

COMMERCIAL:There were not a sufficient number of usable sales in the commercial class to accurately determine the level of value using the median measure of central tendency. A review of the sales utilization indicates that all available sales were used and excess trimming has not occurred. The Division assumes that the statutory level has been met unless sufficient evidence is present to prove otherwise. After an analysis was conducted of this subclass, no information existed to support a level of value at a level other than 100 percent of market. Therefore, the commercial class of property in Polk County is determined to be valued uniformly and proportionately and the commercial level of value is determined to be at the statutory level for 2009.

**2009 Correlation Section
for Polk 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	28	9	32.14
2008	27	9	33.33
2007	35	16	45.71
2006	40	18	45.00
2005	39	20	51.28

COMMERCIAL: A review of the sales utilization grid indicates the County has used a historically decreasing percentage of qualified sales for analysis purposes. A further review of the non-qualified sales file indicates that several private transactions, family transactions and sales involving owners of adjoining property are present in the file. These types of transactions are appropriately coded as non-qualified sales and are common occurrences in counties with a small commercial base. The Division assumes the measurement of the class has been done with all available arms length sales.

**2009 Correlation Section
for Polk 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 Polk 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	88	-3.80	85	93
2008	93.15	-1.39	92	93.15
2007	95	1.22	96	95
2006	99	-1.02	98	96
2005	101	-0.82	100	99

COMMERCIAL: There is an insufficient sample size in the commercial class. Therefore, no statistical inferences can be drawn from the 2009 Preliminary Median, Trended Preliminary Ratio, or the R&O Ratio.

**2009 Correlation Section
for Polk 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 Polk 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)
-11.54	2009	-3.80
0.00	2008	-1.39
0.00	2007	1.22
-5.65	2006	-1.02
23.82	2005	-0.82

COMMERCIAL: There is an insufficient sample size in the commercial class. Therefore, no statistical inferences can be drawn from the percent change numbers displayed in this table.

**2009 Correlation Section
for Polk 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 Polk County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	93	81	80

COMMERCIAL: A sufficient number of sales do not exist in the commercial class. Therefore, no statistical inferences can be drawn from the measures of central tendency displayed in this table.

**2009 Correlation Section
for Polk County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	23.53	98.66
Difference	3.53	0.00

COMMERCIAL: There is an insufficient sample size in the commercial class. Therefore, no statistical inferences can be drawn from the quality statistics displayed in this table.

**2009 Correlation Section
for Polk 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	9	-1
Median	88	93	5
Wgt. Mean	77	81	4
Mean	78	80	2
COD	25.73	23.53	-2.20
PRD	100.86	98.66	-2.20
Minimum	38.55	38.55	0.00
Maximum	111.58	111.58	0.00

COMMERCIAL: The difference in this table is the result of one sale being removed after the Preliminary Statistics. The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property. The County conducted a market analysis of this class of property and determined the market was stable and that no individual valuation groupings had a representative number of sales to indicate an adjustment was necessary.

**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:	50	MEDIAN:	71	COV:	40.39	95% Median C.I.:	65.13 to 75.46	(! : Derived)
(AgLand) TOTAL Sales Price:	13,586,758	WGT. MEAN:	71	STD:	29.77	95% Wgt. Mean C.I.:	67.10 to 75.68	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,586,758	MEAN:	74	AVG.ABS.DEV:	13.71	95% Mean C.I.:	65.47 to 81.97	
(AgLand) TOTAL Assessed Value:	9,699,475							
AVG. Adj. Sales Price:	271,735	COD:	19.28	MAX Sales Ratio:	258.44			
AVG. Assessed Value:	193,989	PRD:	103.27	MIN Sales Ratio:	37.08			

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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	5	76.23	78.55	75.27	11.50	104.36	62.82	91.04	N/A	308,420	232,151
10/01/05 TO 12/31/05	5	75.46	81.53	78.52	19.65	103.83	57.89	102.92	N/A	128,020	100,522
01/01/06 TO 03/31/06	8	72.49	70.05	74.85	13.04	93.59	37.08	91.83	37.08 to 91.83	306,250	229,222
04/01/06 TO 06/30/06	3	76.35	70.38	76.08	10.55	92.51	55.32	79.48	N/A	228,000	173,461
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	6	75.23	74.20	74.07	4.46	100.17	68.24	78.60	68.24 to 78.60	176,869	131,015
01/01/07 TO 03/31/07	6	70.96	70.13	72.22	7.61	97.11	59.83	77.99	59.83 to 77.99	454,395	328,149
04/01/07 TO 06/30/07	6	59.47	92.51	70.90	65.57	130.48	52.81	258.44	52.81 to 258.44	264,066	187,233
07/01/07 TO 09/30/07	2	68.06	68.06	68.24	17.83	99.73	55.92	80.19	N/A	228,482	155,915
10/01/07 TO 12/31/07	2	61.56	61.56	62.45	5.80	98.58	57.99	65.13	N/A	437,519	273,217
01/01/08 TO 03/31/08	6	61.00	61.64	59.52	18.63	103.57	43.63	89.03	43.63 to 89.03	212,694	126,594
04/01/08 TO 06/30/08	1	63.95	63.95	63.95			63.95	63.95	N/A	290,400	185,725
<u>Study Years</u>											
07/01/05 TO 06/30/06	21	75.06	74.86	75.57	14.15	99.05	37.08	102.92	68.80 to 79.48	253,152	191,310
07/01/06 TO 06/30/07	18	71.01	78.95	72.20	23.87	109.35	52.81	258.44	63.68 to 77.13	298,443	215,466
07/01/07 TO 06/30/08	11	63.55	63.00	62.22	14.30	101.26	43.63	89.03	48.77 to 80.19	263,506	163,959
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	17	73.84	71.57	74.85	9.75	95.62	37.08	91.83	68.24 to 77.30	246,777	184,721
01/01/07 TO 12/31/07	16	64.71	77.19	70.01	30.00	110.26	52.81	258.44	55.92 to 77.36	352,673	246,910
<u>ALL</u>											
	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989

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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AVG. Assessed Value:	193,989	PRD:	103.27	MIN Sales Ratio:	37.08			

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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	
2639	1	55.92	55.92	55.92			55.92	55.92	N/A	224,965	125,800	
2701	9	76.23	70.39	73.46	12.93	95.82	37.08	89.15	57.99 to 80.19	239,477	175,930	
2703	1	89.03	89.03	89.03			89.03	89.03	N/A	32,000	28,490	
2705	3	63.68	61.04	64.91	11.46	94.04	48.77	70.67	N/A	271,111	175,966	
2707	1	100.24	100.24	100.24			100.24	100.24	N/A	44,500	44,605	
2929	5	58.44	98.82	78.49	74.89	125.90	53.08	258.44	N/A	263,833	207,070	
2931	2	69.14	69.14	66.08	9.14	104.63	62.82	75.46	N/A	291,000	192,297	
2933	5	64.28	66.18	66.85	7.13	98.99	57.89	73.52	N/A	326,088	218,006	
2935	3	71.14	72.44	72.16	1.84	100.40	71.13	75.06	N/A	248,000	178,945	
2997	4	77.68	75.26	71.47	11.91	105.30	54.66	91.04	N/A	496,650	354,971	
2999	2	57.72	57.72	58.39	24.41	98.85	43.63	71.81	N/A	147,000	85,832	
3001	5	68.24	67.33	66.84	9.53	100.73	52.81	76.92	N/A	240,927	161,034	
3003	9	77.13	76.73	76.13	13.29	100.78	59.83	102.92	63.55 to 91.83	283,979	216,197	
ALL												
	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989	
ALL												
	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989	

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	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989	
ALL												
	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989	

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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(AgLand) TOTAL Adj.Sales Price:	13,586,758	MEAN:	74	AVG.ABS.DEV:	13.71	95% Mean C.I.:	65.47 to 81.97	
(AgLand) TOTAL Assessed Value:	9,699,475							
AVG. Adj. Sales Price:	271,735	COD:	19.28	MAX Sales Ratio:	258.44			
AVG. Assessed Value:	193,989	PRD:	103.27	MIN Sales Ratio:	37.08			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
12-0032												
63-0030	2	76.36	76.36	67.42	16.60	113.25	63.68	89.03	N/A	108,460	73,122	
71-0001												
72-0015	8	70.03	66.18	67.45	12.46	98.11	43.63	77.36	43.63 to 77.36	230,304	155,351	
72-0019	10	66.54	65.74	66.88	9.32	98.29	48.77	75.46	57.89 to 73.52	363,885	243,375	
72-0032	14	74.45	71.03	70.82	13.06	100.31	37.08	91.04	55.92 to 80.19	251,076	177,805	
72-0075	14	73.94	86.86	79.35	34.89	109.47	53.08	258.44	58.44 to 100.24	222,962	176,910	
80-0567	2	67.99	67.99	72.74	14.71	93.48	57.99	77.99	N/A	626,000	455,322	
NonValid School												
ALL	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	2	57.19	57.19	52.55	35.16	108.83	37.08	77.30	N/A	19,500	10,247	
30.01 TO 50.00	8	69.69	65.86	62.06	17.03	106.13	43.63	89.03	43.63 to 89.03	94,000	58,335	
50.01 TO 100.00	18	72.66	72.38	70.23	15.41	103.07	52.81	102.92	57.99 to 78.60	191,360	134,383	
100.01 TO 180.00	15	65.38	68.15	67.40	9.96	101.10	54.66	79.48	63.55 to 76.23	384,310	259,040	
180.01 TO 330.00	6	83.57	109.48	83.57	44.27	131.00	68.80	258.44	68.80 to 258.44	525,769	439,397	
330.01 TO 650.00	1	62.82	62.82	62.82			62.82	62.82	N/A	432,000	271,400	
ALL	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	5	57.89	58.52	58.72	14.44	99.66	43.63	71.81	N/A	158,680	93,172	
DRY-N/A	9	75.46	93.12	86.08	36.75	108.17	53.08	258.44	58.44 to 91.04	127,553	109,800	
GRASS	2	59.50	59.50	62.32	7.03	95.48	55.32	63.68	N/A	110,460	68,835	
GRASS-N/A	7	77.30	75.18	72.71	19.93	103.41	37.08	100.24	37.08 to 100.24	182,987	133,047	
IRRGTD	18	73.53	70.41	71.48	10.94	98.50	48.77	91.83	63.95 to 76.92	324,483	231,955	
IRRGTD-N/A	9	70.76	71.41	69.75	11.72	102.39	54.66	102.92	59.83 to 77.99	478,093	333,467	
ALL	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989	

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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AVG. Assessed Value:	193,989	PRD:	103.27	MIN Sales Ratio:	37.08			

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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
DRY	9	71.13	85.90	78.88	40.68	108.90	43.63	258.44	52.81 to 77.13	122,957	96,987
DRY-N/A	5	75.46	71.50	69.62	15.64	102.70	53.08	91.04	N/A	166,953	116,235
GRASS	4	63.25	67.71	63.88	13.66	105.99	55.32	89.03	N/A	171,230	109,390
GRASS-N/A	5	77.30	74.89	77.30	21.12	96.89	37.08	100.24	N/A	163,383	126,288
IRRGTD	25	71.25	71.26	71.35	11.83	99.88	48.77	102.92	65.13 to 76.35	359,781	256,697
IRRGTD-N/A	2	64.32	64.32	66.06	6.97	97.37	59.83	68.80	N/A	574,500	379,487
ALL	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	14	71.47	80.76	74.90	32.36	107.82	43.63	258.44	53.08 to 79.48	138,670	103,861
GRASS	7	70.67	75.84	71.68	19.53	105.82	55.32	100.24	55.32 to 100.24	208,976	149,786
GRASS-N/A	2	57.19	57.19	52.55	35.16	108.83	37.08	77.30	N/A	19,500	10,247
IRRGTD	27	71.14	70.75	70.75	11.69	100.00	48.77	102.92	64.28 to 76.35	375,686	265,792
ALL	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989

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	57.19	57.19	52.55	35.16	108.83	37.08	77.30	N/A	19,500	10,247
30000 TO 59999	4	81.44	79.61	79.96	18.45	99.56	55.32	100.24	N/A	40,625	32,482
60000 TO 99999	3	77.13	135.57	140.61	80.95	96.41	71.13	258.44	N/A	87,738	123,370
100000 TO 149999	5	68.24	66.58	65.39	20.88	101.83	43.63	91.04	N/A	127,320	83,250
150000 TO 249999	14	71.29	69.99	70.28	14.75	99.58	48.77	102.92	55.92 to 79.48	187,134	131,521
250000 TO 499999	16	70.91	69.49	69.55	9.27	99.91	57.99	89.15	62.82 to 76.23	365,382	254,139
500000 +	6	66.97	70.33	71.03	13.76	99.00	54.66	91.83	54.66 to 91.83	669,906	475,861
ALL	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

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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 \$ _____											
5000 TO 9999	1	37.08	37.08	37.08			37.08	37.08	N/A	24,000	8,900
Total \$ _____											
1 TO 9999	1	37.08	37.08	37.08			37.08	37.08	N/A	24,000	8,900
10000 TO 29999	3	77.30	73.88	72.29	14.54	102.21	55.32	89.03	N/A	27,666	20,000
30000 TO 59999	2	87.04	87.04	86.27	15.17	100.89	73.84	100.24	N/A	47,250	40,762
60000 TO 99999	8	60.66	61.46	59.47	19.60	103.34	43.63	77.13	43.63 to 77.13	125,451	74,612
100000 TO 149999	9	71.81	70.75	69.32	11.93	102.06	55.92	91.04	57.89 to 79.48	171,720	119,042
150000 TO 249999	13	73.52	87.13	76.47	32.07	113.95	57.99	258.44	59.83 to 89.15	251,305	192,160
250000 TO 499999	11	70.67	68.49	67.86	7.96	100.93	54.66	77.36	62.82 to 76.35	476,635	323,468
500000 +	3	77.99	79.54	78.43	9.84	101.41	68.80	91.83	N/A	775,400	608,175
ALL	50	71.13	73.72	71.39	19.28	103.27	37.08	258.44	65.13 to 75.46	271,735	193,989

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:	61	MEDIAN:	71	COV:	38.51	95% Median C.I.:	63.99 to 73.84	(!: Derived)
TOTAL Sales Price:	18,092,291	WGT. MEAN:	69	STD:	27.78	95% Wgt. Mean C.I.:	64.26 to 72.89	(!: land+NAT=0)
TOTAL Adj.Sales Price:	18,102,291	MEAN:	72	AVG.ABS.DEV:	13.74	95% Mean C.I.:	65.17 to 79.11	
TOTAL Assessed Value:	12,414,055							
AVG. Adj. Sales Price:	296,758	COD:	19.44	MAX Sales Ratio:	258.44			
AVG. Assessed Value:	203,509	PRD:	105.19	MIN Sales Ratio:	37.08			

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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	5	76.23	78.55	75.27	11.50	104.36	62.82	91.04	N/A	308,420	232,151
10/01/05 TO 12/31/05	5	75.46	81.53	78.52	19.65	103.83	57.89	102.92	N/A	128,020	100,522
01/01/06 TO 03/31/06	8	72.49	70.05	74.85	13.04	93.59	37.08	91.83	37.08 to 91.83	306,250	229,222
04/01/06 TO 06/30/06	3	76.35	70.38	76.08	10.55	92.51	55.32	79.48	N/A	228,000	173,461
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	9	73.54	74.33	74.90	7.91	99.24	63.99	91.23	68.24 to 78.60	199,087	149,108
01/01/07 TO 03/31/07	8	70.96	69.94	71.57	9.66	97.72	58.17	80.60	58.17 to 80.60	412,070	294,937
04/01/07 TO 06/30/07	7	64.28	91.36	72.62	56.48	125.81	52.81	258.44	52.81 to 258.44	259,200	188,230
07/01/07 TO 09/30/07	3	55.92	63.71	61.46	15.01	103.66	55.01	80.19	N/A	348,138	213,960
10/01/07 TO 12/31/07	4	55.82	56.81	56.59	8.51	100.39	50.49	65.13	N/A	639,065	361,661
01/01/08 TO 03/31/08	7	58.44	59.41	55.10	19.70	107.82	43.63	89.03	43.63 to 89.03	276,322	152,262
04/01/08 TO 06/30/08	2	63.09	63.09	64.03	1.36	98.54	62.23	63.95	N/A	174,200	111,532
<u>Study Years</u>											
07/01/05 TO 06/30/06	21	75.06	74.86	75.57	14.15	99.05	37.08	102.92	68.80 to 79.48	253,152	191,310
07/01/06 TO 06/30/07	24	71.01	77.83	72.71	21.75	107.05	52.81	258.44	63.99 to 77.36	287,614	209,128
07/01/07 TO 06/30/08	16	58.22	60.03	57.41	14.76	104.57	43.63	89.03	50.49 to 65.13	367,708	211,089
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	20	73.69	72.03	75.04	10.51	95.99	37.08	91.83	68.56 to 77.13	246,289	184,807
01/01/07 TO 12/31/07	22	63.98	73.52	66.18	27.49	111.09	50.49	258.44	55.01 to 77.36	395,983	262,074
<u>ALL</u>											
	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

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:	61	MEDIAN:	71	COV:	38.51	95% Median C.I.:	63.99 to 73.84	(! : Derived)
TOTAL Sales Price:	18,092,291	WGT. MEAN:	69	STD:	27.78	95% Wgt. Mean C.I.:	64.26 to 72.89	(! : land+NAT=0)
TOTAL Adj.Sales Price:	18,102,291	MEAN:	72	AVG.ABS.DEV:	13.74	95% Mean C.I.:	65.17 to 79.11	
TOTAL Assessed Value:	12,414,055							
AVG. Adj. Sales Price:	296,758	COD:	19.44	MAX Sales Ratio:	258.44			
AVG. Assessed Value:	203,509	PRD:	105.19	MIN Sales Ratio:	37.08			

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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
2637	1	58.17	58.17	58.87			58.17	58.17	N/A	355,710	209,405
2639	2	54.78	54.78	55.35	2.08	98.98	53.64	55.92	N/A	631,330	349,422
2701	10	75.04	69.57	73.23	13.69	95.01	37.08	89.15	57.99 to 80.19	221,330	162,071
2703	4	66.28	66.90	56.52	17.94	118.37	46.03	89.03	N/A	295,590	167,063
2705	3	63.68	61.04	64.91	11.46	94.04	48.77	70.67	N/A	271,111	175,966
2707	1	100.24	100.24	100.24			100.24	100.24	N/A	44,500	44,605
2929	5	58.44	98.82	78.49	74.89	125.90	53.08	258.44	N/A	263,833	207,070
2931	3	75.46	74.24	71.28	9.55	104.15	62.82	84.44	N/A	270,666	192,936
2933	5	64.28	66.18	66.85	7.13	98.99	57.89	73.52	N/A	326,088	218,006
2935	3	71.14	72.44	72.16	1.84	100.40	71.13	75.06	N/A	248,000	178,945
2997	5	77.36	70.31	66.42	16.51	105.85	50.49	91.04	N/A	526,026	349,410
2999	3	55.01	56.82	56.92	17.08	99.82	43.63	71.81	N/A	293,816	167,238
3001	6	70.89	69.54	69.51	10.55	100.05	52.81	80.60	52.81 to 80.60	236,519	164,395
3003	10	77.86	78.18	77.60	13.66	100.75	59.83	102.92	63.55 to 91.83	279,412	216,817
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

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	8	56.59	62.97	58.41	20.63	107.80	46.03	91.23	46.03 to 91.23	500,375	292,260
2	53	71.13	73.52	71.46	18.96	102.88	37.08	258.44	64.28 to 75.46	266,024	190,112
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

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:	61	MEDIAN:	71	COV:	38.51	95% Median C.I.:	63.99 to 73.84	(!: Derived)
TOTAL Sales Price:	18,092,291	WGT. MEAN:	69	STD:	27.78	95% Wgt. Mean C.I.:	64.26 to 72.89	(!: land+NAT=0)
TOTAL Adj.Sales Price:	18,102,291	MEAN:	72	AVG.ABS.DEV:	13.74	95% Mean C.I.:	65.17 to 79.11	
TOTAL Assessed Value:	12,414,055							
AVG. Adj. Sales Price:	296,758	COD:	19.44	MAX Sales Ratio:	258.44			
AVG. Assessed Value:	203,509	PRD:	105.19	MIN Sales Ratio:	37.08			

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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)											
12-0032											
63-0030	2	76.36	76.36	67.42	16.60	113.25	63.68	89.03	N/A	108,460	73,122
71-0001											
72-0015	12	70.03	66.67	64.68	15.39	103.07	43.63	84.44	52.81 to 77.36	293,158	189,620
72-0019	14	64.14	63.87	63.81	10.13	100.09	46.03	75.46	57.89 to 71.25	367,494	234,494
72-0032	16	72.49	69.40	67.23	14.48	103.23	37.08	91.04	55.92 to 77.30	288,172	193,728
72-0075	15	77.13	87.15	80.34	32.44	108.48	53.08	258.44	59.83 to 91.83	223,985	179,943
80-0567	2	67.99	67.99	72.74	14.71	93.48	57.99	77.99	N/A	626,000	455,322
NonValid School											
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	57.19	57.19	52.55	35.16	108.83	37.08	77.30	N/A	19,500	10,247
30.01 TO 50.00	8	69.69	65.86	62.06	17.03	106.13	43.63	89.03	43.63 to 89.03	94,000	58,335
50.01 TO 100.00	21	73.52	72.86	71.74	14.95	101.56	52.81	102.92	62.23 to 80.19	187,950	134,841
100.01 TO 180.00	22	64.71	66.17	64.24	12.61	103.01	46.03	91.23	58.44 to 75.46	397,273	255,199
180.01 TO 330.00	7	77.99	101.50	76.56	45.12	132.59	53.64	258.44	53.64 to 258.44	598,901	458,490
330.01 TO 650.00	1	62.82	62.82	62.82			62.82	62.82	N/A	432,000	271,400
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	57.89	58.52	58.72	14.44	99.66	43.63	71.81	N/A	158,680	93,172
DRY-N/A	11	73.84	88.24	80.58	32.79	109.50	53.08	258.44	58.44 to 91.04	149,113	120,154
GRASS	2	59.50	59.50	62.32	7.03	95.48	55.32	63.68	N/A	110,460	68,835
GRASS-N/A	9	70.67	71.85	69.52	21.29	103.36	37.08	100.24	58.17 to 89.15	188,291	130,897
IRRGTD	24	73.53	69.93	67.93	13.96	102.95	46.03	91.83	63.55 to 77.36	366,947	249,265
IRRGTD-N/A	10	69.78	69.32	67.29	13.60	103.02	50.49	102.92	54.66 to 77.99	494,637	332,837
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

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:	61	MEDIAN:	71	COV:	38.51	95% Median C.I.:	63.99 to 73.84	(! : Derived)
TOTAL Sales Price:	18,092,291	WGT. MEAN:	69	STD:	27.78	95% Wgt. Mean C.I.:	64.26 to 72.89	(! : land+NAT=0)
TOTAL Adj.Sales Price:	18,102,291	MEAN:	72	AVG.ABS.DEV:	13.74	95% Mean C.I.:	65.17 to 79.11	
TOTAL Assessed Value:	12,414,055							
AVG. Adj. Sales Price:	296,758	COD:	19.44	MAX Sales Ratio:	258.44			
AVG. Assessed Value:	203,509	PRD:	105.19	MIN Sales Ratio:	37.08			

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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
DRY	10	68.79	83.71	76.46	38.90	109.48	43.63	258.44	52.81 to 77.13	133,114	101,783
DRY-N/A	6	72.01	71.01	69.82	15.25	101.71	53.08	91.04	53.08 to 91.04	183,750	128,286
GRASS	4	63.25	67.71	63.88	13.66	105.99	55.32	89.03	N/A	171,230	109,390
GRASS-N/A	7	70.67	70.69	71.36	22.08	99.06	37.08	100.24	37.08 to 100.24	175,803	125,455
IRRGTD	32	71.19	70.09	67.85	14.62	103.31	46.03	102.92	63.95 to 76.92	393,878	267,243
IRRGTD-N/A	2	64.32	64.32	66.06	6.97	97.37	59.83	68.80	N/A	574,500	379,487
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	69.85	78.95	73.45	29.84	107.48	43.63	258.44	57.89 to 77.13	152,102	111,722
GRASS	8	67.18	73.64	69.17	20.30	106.45	55.32	100.24	55.32 to 100.24	227,318	157,238
GRASS-N/A	3	62.23	58.87	59.62	21.54	98.74	37.08	77.30	N/A	32,333	19,278
IRRGTD	34	70.95	69.75	67.70	14.37	103.03	46.03	102.92	63.95 to 76.35	404,502	273,845
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

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	57.19	57.19	52.55	35.16	108.83	37.08	77.30	N/A	19,500	10,247
30000 TO 59999	4	81.44	79.61	79.96	18.45	99.56	55.32	100.24	N/A	40,625	32,482
60000 TO 99999	4	74.13	117.23	126.85	68.19	92.42	62.23	258.44	N/A	80,303	101,862
100000 TO 149999	5	68.24	66.58	65.39	20.88	101.83	43.63	91.04	N/A	127,320	83,250
150000 TO 249999	18	73.44	72.22	73.26	14.82	98.59	48.77	102.92	63.68 to 80.19	195,955	143,558
250000 TO 499999	18	69.62	68.81	69.00	9.56	99.72	57.99	89.15	62.82 to 73.54	359,420	248,009
500000 +	10	59.28	62.71	63.22	18.13	99.19	46.03	91.83	50.49 to 77.99	694,620	439,170
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	18,102,291	MEAN:	72	AVG.ABS.DEV:	13.74	95% Mean C.I.:	65.17 to 79.11	
TOTAL Assessed Value:	12,414,055							
AVG. Adj. Sales Price:	296,758	COD:	19.44	MAX Sales Ratio:	258.44			
AVG. Assessed Value:	203,509	PRD:	105.19	MIN Sales Ratio:	37.08			

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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 \$											
5000 TO 9999	1	37.08	37.08	37.08			37.08	37.08	N/A	24,000	8,900
Total \$											
1 TO 9999	1	37.08	37.08	37.08			37.08	37.08	N/A	24,000	8,900
10000 TO 29999	3	77.30	73.88	72.29	14.54	102.21	55.32	89.03	N/A	27,666	20,000
30000 TO 59999	3	73.84	78.77	77.94	17.16	101.06	62.23	100.24	N/A	50,833	39,621
60000 TO 99999	8	60.66	61.46	59.47	19.60	103.34	43.63	77.13	43.63 to 77.13	125,451	74,612
100000 TO 149999	10	69.13	70.08	68.72	12.29	101.98	55.92	91.04	57.89 to 79.48	177,001	121,633
150000 TO 249999	18	73.53	84.21	76.40	27.39	110.22	57.99	258.44	63.95 to 84.44	254,066	194,102
250000 TO 499999	14	64.71	64.64	63.40	12.29	101.96	46.03	77.36	54.66 to 76.23	509,433	322,974
500000 +	4	73.40	73.07	71.27	16.14	102.51	53.64	91.83	N/A	840,973	599,392
ALL	61	70.67	72.14	68.58	19.44	105.19	37.08	258.44	63.99 to 73.84	296,758	203,509

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

Agricultural

For 2009, the county conducted a market study of the agricultural class of property. Market information displayed in the preliminary statistics indicated the median ratio for the class was within the statutory range at 72 percent. No market areas exist in Polk County, so the assessor analyzed the agricultural land based on the sales indication for dryland, irrigated, and grass use.

Polk County completed the following assessment actions:

- All irrigated land capability groupings were increased by 100 dollars per acre.
- Dryland values increased 80 dollars per acre for 1D1 and 1D, increased 60 dollars per acre for 2D1, 2D, and 3D1, and increased 50 dollars per acre for 3D and 4D1. The lowest class soil increased 100 dollars per acre.
- Grass values increased by 30 dollars per acre for the top three classifications, 40 dollars for 2G, 3G1, and 3G, and 4G1 increased by 80 dollars per acre. The lowest class of grass increased by 130 dollars per acre.

After completing the assessment actions for 2009 the county reviewed the statistical results and concluded the agricultural class and various subclasses were assessed at an appropriate level.

2009 Assessment Survey for Polk County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Nothing written, but a policy exists
a.	How is agricultural land defined in this county?
	Agricultural is defined as parcels greater than 10 acres being used for the production of an agricultural or horticultural product, as defined in statute.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The county does not conduct an income approach for agricultural land.
6.	If the income approach was used, what Capitalization Rate was used?
7.	What is the date of the soil survey currently used?
	2008
8.	What date was the last countywide land use study completed?
	Reviewed continually with GIS
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS and NRD certifications
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:
	0
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	N/A
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?
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
66			66

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:	49	MEDIAN:	75	COV:	19.18	95% Median C.I.:	68.54 to 77.60	(!: Derived)
(AgLand) TOTAL Sales Price:	13,491,758	WGT. MEAN:	74	STD:	14.24	95% Wgt. Mean C.I.:	70.00 to 77.22	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,491,758	MEAN:	74	AVG.ABS.DEV:	10.84	95% Mean C.I.:	70.25 to 78.22	
(AgLand) TOTAL Assessed Value:	9,930,880							
AVG. Adj. Sales Price:	275,342	COD:	14.53	MAX Sales Ratio:	108.07			
AVG. Assessed Value:	202,671	PRD:	100.85	MIN Sales Ratio:	43.54			

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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	5	78.04	84.78	80.86	12.26	104.85	71.22	99.45	N/A	308,420	249,401
10/01/05 TO 12/31/05	5	82.54	86.37	83.55	17.88	103.38	61.64	108.07	N/A	128,020	106,957
01/01/06 TO 03/31/06	8	77.46	76.86	79.36	14.49	96.85	43.54	98.40	43.54 to 98.40	306,250	243,028
04/01/06 TO 06/30/06	3	75.82	76.79	78.92	10.79	97.30	65.00	89.55	N/A	228,000	179,943
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	6	78.37	77.62	77.45	4.38	100.22	72.38	82.58	72.38 to 82.58	176,869	136,990
01/01/07 TO 03/31/07	6	72.89	73.14	75.33	8.60	97.09	62.74	81.96	62.74 to 81.96	454,395	342,276
04/01/07 TO 06/30/07	5	57.53	62.78	61.74	9.77	101.67	56.59	75.39	N/A	297,880	183,923
07/01/07 TO 09/30/07	2	67.77	67.77	67.90	12.90	99.81	59.03	76.51	N/A	228,482	155,145
10/01/07 TO 12/31/07	2	64.43	64.43	65.45	6.39	98.44	60.31	68.54	N/A	437,519	286,345
01/01/08 TO 03/31/08	6	64.19	64.51	62.16	17.86	103.78	45.86	93.84	45.86 to 93.84	212,694	132,211
04/01/08 TO 06/30/08	1	66.66	66.66	66.66			66.66	66.66	N/A	290,400	193,570
<u>Study Years</u>											
07/01/05 TO 06/30/06	21	77.79	81.00	80.24	14.89	100.94	43.54	108.07	72.51 to 95.70	253,152	203,135
07/01/06 TO 06/30/07	17	73.56	71.67	71.92	9.75	99.66	56.59	82.58	62.74 to 80.47	310,411	223,247
07/01/07 TO 06/30/08	11	65.96	65.28	64.51	13.12	101.20	45.86	93.84	50.87 to 76.51	263,506	169,983
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	17	77.31	77.11	78.80	10.38	97.86	43.54	98.40	72.38 to 82.58	246,777	194,470
01/01/07 TO 12/31/07	15	66.84	67.81	69.51	10.92	97.55	56.59	81.96	59.03 to 75.39	369,851	257,083
<u>ALL</u>											
	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

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:	49	MEDIAN:	75	COV:	19.18	95% Median C.I.:	68.54 to 77.60	(! : Derived)
(AgLand) TOTAL Sales Price:	13,491,758	WGT. MEAN:	74	STD:	14.24	95% Wgt. Mean C.I.:	70.00 to 77.22	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,491,758	MEAN:	74	AVG.ABS.DEV:	10.84	95% Mean C.I.:	70.25 to 78.22	
(AgLand) TOTAL Assessed Value:	9,930,880							
AVG. Adj. Sales Price:	275,342	COD:	14.53	MAX Sales Ratio:	108.07			
AVG. Assessed Value:	202,671	PRD:	100.85	MIN Sales Ratio:	43.54			

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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
2639	1	59.03	59.03	59.03			59.03	59.03	N/A	224,965	132,790
2701	9	76.51	75.17	75.48	14.87	99.59	43.54	98.40	60.31 to 97.41	239,477	180,763
2703	1	93.84	93.84	93.84			93.84	93.84	N/A	32,000	30,030
2705	3	66.67	62.91	66.30	10.16	94.90	50.87	71.20	N/A	271,111	179,736
2707	1	103.47	103.47	103.47			103.47	103.47	N/A	44,500	46,045
2929	4	63.71	64.36	68.55	6.90	93.90	57.53	72.51	N/A	306,041	209,782
2931	2	76.88	76.88	74.14	7.36	103.70	71.22	82.54	N/A	291,000	215,735
2933	5	66.84	69.55	70.10	7.28	99.21	61.64	78.04	N/A	326,088	228,600
2935	3	77.31	78.01	78.03	1.94	99.98	76.12	80.61	N/A	248,000	193,511
2997	4	81.82	79.92	75.13	13.19	106.37	56.59	99.45	N/A	496,650	373,123
2999	2	60.63	60.63	61.32	24.35	98.86	45.86	75.39	N/A	147,000	90,147
3001	5	72.38	71.04	70.41	8.47	100.90	57.53	80.12	N/A	240,927	169,628
3003	9	80.47	80.75	79.85	14.57	101.13	62.74	108.07	65.96 to 95.70	283,979	226,763
ALL											
	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671
ALL											
	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671
ALL											
	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

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:	49	MEDIAN:	75	COV:	19.18	95% Median C.I.:	68.54 to 77.60	(!: Derived)
(AgLand) TOTAL Sales Price:	13,491,758	WGT. MEAN:	74	STD:	14.24	95% Wgt. Mean C.I.:	70.00 to 77.22	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,491,758	MEAN:	74	AVG.ABS.DEV:	10.84	95% Mean C.I.:	70.25 to 78.22	
(AgLand) TOTAL Assessed Value:	9,930,880							
AVG. Adj. Sales Price:	275,342	COD:	14.53	MAX Sales Ratio:	108.07			
AVG. Assessed Value:	202,671	PRD:	100.85	MIN Sales Ratio:	43.54			

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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)											
12-0032											
63-0030	2	80.26	80.26	70.68	16.93	113.55	66.67	93.84	N/A	108,460	76,655
71-0001											
72-0015	8	73.88	69.76	71.06	11.76	98.18	45.86	81.67	45.86 to 81.67	230,304	163,652
72-0019	10	71.21	69.61	70.60	8.66	98.60	50.87	82.54	61.64 to 78.04	363,885	256,905
72-0032	14	76.91	76.10	73.88	14.10	103.00	43.54	99.45	59.03 to 97.41	251,076	185,496
72-0075	13	73.56	78.09	77.56	18.62	100.68	57.53	108.07	62.74 to 95.70	232,806	180,568
80-0567	2	71.13	71.13	76.27	15.22	93.26	60.31	81.96	N/A	626,000	477,480
NonValid School											
ALL	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	70.97	70.97	64.64	38.65	109.79	43.54	98.40	N/A	19,500	12,605
30.01 TO 50.00	8	74.25	70.22	65.63	15.75	107.00	45.86	93.84	45.86 to 93.84	94,000	61,693
50.01 TO 100.00	18	75.95	75.87	73.44	15.07	103.30	57.53	108.07	61.64 to 80.61	191,360	140,538
100.01 TO 180.00	15	69.17	71.88	70.60	10.55	101.80	56.59	89.55	65.96 to 77.79	384,310	271,342
180.01 TO 330.00	5	81.96	83.76	81.86	12.05	102.31	71.20	97.41	N/A	611,923	500,928
330.01 TO 650.00	1	71.22	71.22	71.22			71.22	71.22	N/A	432,000	307,655
ALL	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	61.64	61.71	61.96	13.02	99.60	45.86	75.39	N/A	158,680	98,317
DRY-N/A	8	79.04	78.21	76.56	12.39	102.15	57.53	99.45	57.53 to 99.45	131,622	100,772
GRASS	2	65.84	65.84	66.40	1.27	99.16	65.00	66.67	N/A	110,460	73,340
GRASS-N/A	7	93.84	82.73	78.01	17.25	106.04	43.54	103.47	43.54 to 103.47	182,987	142,753
IRRGTD	18	76.16	73.11	74.09	10.45	98.68	50.87	95.70	66.66 to 80.12	324,483	240,403
IRRGTD-N/A	9	73.56	75.17	73.44	12.22	102.35	56.59	108.07	62.74 to 81.96	478,093	351,098
ALL	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

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:	49	MEDIAN:	75	COV:	19.18	95% Median C.I.:	68.54 to 77.60	(!: Derived)
(AgLand) TOTAL Sales Price:	13,491,758	WGT. MEAN:	74	STD:	14.24	95% Wgt. Mean C.I.:	70.00 to 77.22	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,491,758	MEAN:	74	AVG.ABS.DEV:	10.84	95% Mean C.I.:	70.25 to 78.22	
(AgLand) TOTAL Assessed Value:	9,930,880							
AVG. Adj. Sales Price:	275,342	COD:	14.53	MAX Sales Ratio:	108.07			
AVG. Assessed Value:	202,671	PRD:	100.85	MIN Sales Ratio:	43.54			

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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
DRY	8	71.76	67.84	65.44	13.31	103.67	45.86	80.47	45.86 to 80.47	126,451	82,750
DRY-N/A	5	82.54	78.30	76.16	16.73	102.80	57.53	99.45	N/A	166,953	127,152
GRASS	4	68.94	74.18	70.72	12.11	104.90	65.00	93.84	N/A	171,230	121,091
GRASS-N/A	5	97.41	82.80	80.99	17.89	102.24	43.54	103.47	N/A	163,383	132,318
IRRGTD	25	75.82	74.29	74.36	11.21	99.91	50.87	108.07	68.54 to 78.04	359,781	267,531
IRRGTD-N/A	2	67.63	67.63	69.53	7.22	97.26	62.74	72.51	N/A	574,500	399,440
ALL	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	75.39	71.86	70.29	15.57	102.24	45.86	99.45	57.53 to 82.54	142,029	99,828
GRASS	7	71.22	81.26	76.61	18.42	106.06	65.00	103.47	65.00 to 103.47	208,976	160,106
GRASS-N/A	2	70.97	70.97	64.64	38.65	109.79	43.54	98.40	N/A	19,500	12,605
IRRGTD	27	74.58	73.80	73.81	11.30	99.98	50.87	108.07	66.84 to 78.04	375,686	277,302
ALL	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	70.97	70.97	64.64	38.65	109.79	43.54	98.40	N/A	19,500	12,605
30000 TO 59999	4	85.72	84.98	85.09	15.96	99.87	65.00	103.47	N/A	40,625	34,568
60000 TO 99999	2	78.30	78.30	78.25	2.78	100.06	76.12	80.47	N/A	84,107	65,810
100000 TO 149999	5	72.38	71.07	69.73	21.05	101.91	45.86	99.45	N/A	127,320	88,786
150000 TO 249999	14	74.47	73.76	73.88	15.14	99.84	50.87	108.07	59.03 to 82.58	187,134	138,259
250000 TO 499999	16	72.90	73.11	73.00	9.32	100.15	60.31	97.41	66.66 to 77.79	365,382	266,746
500000 +	6	70.53	73.54	74.35	13.96	98.92	56.59	95.70	56.59 to 95.70	669,906	498,045
ALL	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671

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:	49	MEDIAN:	75	COV:	19.18	95% Median C.I.:	68.54 to 77.60	(!: Derived)
(AgLand) TOTAL Sales Price:	13,491,758	WGT. MEAN:	74	STD:	14.24	95% Wgt. Mean C.I.:	70.00 to 77.22	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,491,758	MEAN:	74	AVG.ABS.DEV:	10.84	95% Mean C.I.:	70.25 to 78.22	
(AgLand) TOTAL Assessed Value:	9,930,880							
AVG. Adj. Sales Price:	275,342	COD:	14.53	MAX Sales Ratio:	108.07			
AVG. Assessed Value:	202,671	PRD:	100.85	MIN Sales Ratio:	43.54			

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ASSESSED VALUE *											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	3	65.00	68.98	64.81	28.13	106.43	43.54	98.40	N/A	25,000	16,203	
30000 TO 59999	3	93.84	91.64	90.81	9.19	100.91	77.60	103.47	N/A	42,166	38,291	
60000 TO 99999	7	57.53	62.97	60.63	18.55	103.86	45.86	80.47	45.86 to 80.47	125,516	76,095	
100000 TO 149999	8	71.76	74.12	71.77	14.29	103.28	59.03	99.45	59.03 to 99.45	161,810	116,125	
150000 TO 249999	13	76.51	75.91	73.70	12.13	103.00	60.31	108.07	62.74 to 82.58	252,920	186,395	
250000 TO 499999	12	72.90	73.74	72.11	9.63	102.26	56.59	97.41	66.84 to 77.79	458,582	330,690	
500000 +	3	81.96	83.39	82.29	9.43	101.33	72.51	95.70	N/A	775,400	638,101	
ALL	49	74.58	74.23	73.61	14.53	100.85	43.54	108.07	68.54 to 77.60	275,342	202,671	

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:	61	MEDIAN:	73	COV:	19.83	95% Median C.I.:	66.84 to 76.62	(!: Derived)
TOTAL Sales Price:	18,551,641	WGT. MEAN:	70	STD:	14.46	95% Wgt. Mean C.I.:	66.44 to 74.40	(!: land+NAT=0)
TOTAL Adj.Sales Price:	18,561,641	MEAN:	73	AVG.ABS.DEV:	11.41	95% Mean C.I.:	69.31 to 76.57	
TOTAL Assessed Value:	13,071,150							
AVG. Adj. Sales Price:	304,289	COD:	15.73	MAX Sales Ratio:	108.07			
AVG. Assessed Value:	214,281	PRD:	103.57	MIN Sales Ratio:	43.54			

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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	5	78.04	84.78	80.86	12.26	104.85	71.22	99.45	N/A	308,420	249,401
10/01/05 TO 12/31/05	5	82.54	86.37	83.55	17.88	103.38	61.64	108.07	N/A	128,020	106,957
01/01/06 TO 03/31/06	8	77.46	76.86	79.36	14.49	96.85	43.54	98.40	43.54 to 98.40	306,250	243,028
04/01/06 TO 06/30/06	3	75.82	76.79	78.92	10.79	97.30	65.00	89.55	N/A	228,000	179,943
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	9	76.62	78.21	78.24	7.05	99.96	69.74	94.74	72.38 to 82.58	200,722	157,041
01/01/07 TO 03/31/07	9	71.20	71.44	72.47	11.59	98.58	59.33	84.83	60.01 to 81.96	419,908	304,310
04/01/07 TO 06/30/07	6	62.19	66.95	65.23	15.65	102.63	56.59	87.82	56.59 to 87.82	286,566	186,931
07/01/07 TO 09/30/07	3	59.50	65.01	63.13	9.79	102.98	59.03	76.51	N/A	352,321	222,430
10/01/07 TO 12/31/07	4	58.36	59.44	58.48	8.55	101.63	52.48	68.54	N/A	647,852	378,868
01/01/08 TO 03/31/08	7	62.41	62.23	57.50	18.91	108.23	45.86	93.84	45.86 to 93.84	277,370	159,495
04/01/08 TO 06/30/08	2	65.62	65.62	66.30	1.58	98.97	64.58	66.66	N/A	175,200	116,160
<u>Study Years</u>											
07/01/05 TO 06/30/06	21	77.79	81.00	80.24	14.89	100.94	43.54	108.07	72.51 to 95.70	253,152	203,135
07/01/06 TO 06/30/07	24	73.60	72.86	72.19	11.34	100.92	56.59	94.74	66.67 to 80.47	304,378	219,739
07/01/07 TO 06/30/08	16	61.36	62.48	59.45	13.61	105.09	45.86	93.84	52.48 to 68.13	371,272	220,722
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	20	76.97	77.45	78.89	10.73	98.18	43.54	98.40	72.51 to 80.61	247,025	194,871
01/01/07 TO 12/31/07	22	64.71	67.16	66.07	13.67	101.65	52.48	87.82	59.03 to 75.39	415,770	274,688
<u>ALL</u>											
	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

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:	61	MEDIAN:	73	COV:	19.83	95% Median C.I.:	66.84 to 76.62	(!: Derived)
TOTAL Sales Price:	18,551,641	WGT. MEAN:	70	STD:	14.46	95% Wgt. Mean C.I.:	66.44 to 74.40	(!: land+NAT=0)
TOTAL Adj.Sales Price:	18,561,641	MEAN:	73	AVG.ABS.DEV:	11.41	95% Mean C.I.:	69.31 to 76.57	
TOTAL Assessed Value:	13,071,150							
AVG. Adj. Sales Price:	304,289	COD:	15.73	MAX Sales Ratio:	108.07			
AVG. Assessed Value:	214,281	PRD:	103.57	MIN Sales Ratio:	43.54			

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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
2637	1	59.33	59.33	59.33			59.33	59.33	N/A	360,000	213,570
2639	2	57.72	57.72	56.87	2.27	101.50	56.41	59.03	N/A	646,667	367,742
2701	10	76.16	74.11	75.19	15.01	98.57	43.54	98.40	60.31 to 97.41	221,530	166,562
2703	4	71.69	71.45	59.53	17.15	120.02	48.57	93.84	N/A	299,738	178,430
2705	3	66.67	62.91	66.30	10.16	94.90	50.87	71.20	N/A	271,111	179,736
2707	1	103.47	103.47	103.47			103.47	103.47	N/A	44,500	46,045
2929	4	63.71	64.36	68.55	6.90	93.90	57.53	72.51	N/A	306,041	209,782
2931	3	82.54	80.53	78.01	6.70	103.23	71.22	87.82	N/A	270,666	211,148
2933	5	66.84	69.55	70.10	7.28	99.21	61.64	78.04	N/A	326,088	228,600
2935	3	77.31	78.01	78.03	1.94	99.98	76.12	80.61	N/A	248,000	193,511
2997	5	81.67	74.43	69.56	17.72	107.00	52.48	99.45	N/A	526,920	366,517
2999	3	59.50	60.25	60.10	16.54	100.25	45.86	75.39	N/A	298,000	179,098
3001	6	74.50	73.34	72.67	9.65	100.91	57.53	84.83	57.53 to 84.83	238,239	173,140
3003	11	80.47	80.14	78.12	15.84	102.58	60.01	108.07	62.74 to 95.70	297,052	232,060
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

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	59.50	65.50	60.21	18.01	108.79	48.57	94.74	52.48 to 84.83	505,928	304,617
2	52	74.07	74.22	73.74	14.52	100.66	43.54	108.07	68.54 to 77.60	269,390	198,646
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

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:	61	MEDIAN:	73	COV:	19.83	95% Median C.I.:	66.84 to 76.62	(!: Derived)
TOTAL Sales Price:	18,551,641	WGT. MEAN:	70	STD:	14.46	95% Wgt. Mean C.I.:	66.44 to 74.40	(!: land+NAT=0)
TOTAL Adj.Sales Price:	18,561,641	MEAN:	73	AVG.ABS.DEV:	11.41	95% Mean C.I.:	69.31 to 76.57	
TOTAL Assessed Value:	13,071,150							
AVG. Adj. Sales Price:	304,289	COD:	15.73	MAX Sales Ratio:	108.07			
AVG. Assessed Value:	214,281	PRD:	103.57	MIN Sales Ratio:	43.54			

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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)											
12-0032											
63-0030	2	80.26	80.26	70.68	16.93	113.55	66.67	93.84	N/A	108,460	76,655
71-0001											
72-0015	12	73.88	70.23	67.67	14.68	103.78	45.86	87.82	57.53 to 81.67	295,436	199,915
72-0019	14	70.47	67.67	67.10	10.14	100.85	48.57	82.54	59.33 to 74.58	368,986	247,593
72-0032	16	76.32	74.15	69.74	15.05	106.32	43.54	99.45	59.03 to 80.61	290,214	202,399
72-0075	15	73.56	77.99	76.48	19.29	101.97	57.53	108.07	62.74 to 94.74	249,216	190,612
80-0567	2	71.13	71.13	76.27	15.22	93.26	60.31	81.96	N/A	626,000	477,480
NonValid School											
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	70.97	70.97	64.64	38.65	109.79	43.54	98.40	N/A	19,500	12,605
30.01 TO 50.00	8	74.25	70.22	65.63	15.75	107.00	45.86	93.84	45.86 to 93.84	94,000	61,693
50.01 TO 100.00	21	76.51	76.33	74.79	14.79	102.05	57.53	108.07	64.58 to 82.58	188,537	141,005
100.01 TO 180.00	23	68.54	69.40	66.76	13.03	103.95	48.57	94.74	62.41 to 75.82	402,233	268,533
180.01 TO 330.00	6	77.24	79.20	75.27	16.17	105.21	56.41	97.41	56.41 to 97.41	687,997	517,889
330.01 TO 650.00	1	71.22	71.22	71.22			71.22	71.22	N/A	432,000	307,655
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	61.64	61.71	61.96	13.02	99.60	45.86	75.39	N/A	158,680	98,317
DRY-N/A	10	76.86	76.91	75.05	11.73	102.47	57.53	99.45	62.41 to 89.55	155,450	116,667
GRASS	2	65.84	65.84	66.40	1.27	99.16	65.00	66.67	N/A	110,460	73,340
GRASS-N/A	9	71.22	78.11	73.58	24.10	106.15	43.54	103.47	59.33 to 98.40	188,990	139,066
IRRGTD	24	76.16	72.83	70.26	13.47	103.67	48.57	95.70	65.96 to 80.61	369,710	259,740
IRRGTD-N/A	11	72.51	71.73	69.77	14.35	102.80	52.48	108.07	56.59 to 81.96	492,621	343,712
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

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:	61	MEDIAN:	73	COV:	19.83	95% Median C.I.:	66.84 to 76.62	(!: Derived)
TOTAL Sales Price:	18,551,641	WGT. MEAN:	70	STD:	14.46	95% Wgt. Mean C.I.:	66.44 to 74.40	(!: land+NAT=0)
TOTAL Adj.Sales Price:	18,561,641	MEAN:	73	AVG.ABS.DEV:	11.41	95% Mean C.I.:	69.31 to 76.57	
TOTAL Assessed Value:	13,071,150							
AVG. Adj. Sales Price:	304,289	COD:	15.73	MAX Sales Ratio:	108.07			
AVG. Assessed Value:	214,281	PRD:	103.57	MIN Sales Ratio:	43.54			

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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
DRY	9	69.74	68.05	66.23	12.18	102.76	45.86	80.47	57.53 to 77.60	137,571	91,110
DRY-N/A	6	78.09	77.52	75.53	16.64	102.63	57.53	99.45	57.53 to 99.45	184,960	139,710
GRASS	4	68.94	74.18	70.72	12.11	104.90	65.00	93.84	N/A	171,230	121,091
GRASS-N/A	7	71.20	76.85	73.89	26.45	104.01	43.54	103.47	43.54 to 103.47	176,702	130,558
IRRGTD	32	75.20	73.18	70.49	14.08	103.81	48.57	108.07	66.66 to 80.12	396,090	279,215
IRRGTD-N/A	3	62.74	65.09	66.77	6.64	97.47	60.01	72.51	N/A	539,000	359,913
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	15	73.64	71.84	70.63	14.33	101.72	45.86	99.45	61.64 to 80.47	156,527	110,550
GRASS	8	71.21	78.52	73.20	18.21	107.26	59.33	103.47	59.33 to 103.47	227,854	166,789
GRASS-N/A	3	64.58	68.84	64.61	28.32	106.55	43.54	98.40	N/A	33,000	21,320
IRRGTD	35	73.56	72.48	70.07	14.22	103.44	48.57	108.07	66.66 to 77.79	408,339	286,132
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

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	70.97	70.97	64.64	38.65	109.79	43.54	98.40	N/A	19,500	12,605
30000 TO 59999	4	85.72	84.98	85.09	15.96	99.87	65.00	103.47	N/A	40,625	34,568
60000 TO 99999	3	76.12	73.72	74.65	6.96	98.75	64.58	80.47	N/A	76,071	56,790
100000 TO 149999	5	72.38	71.07	69.73	21.05	101.91	45.86	99.45	N/A	127,320	88,786
150000 TO 249999	18	75.95	76.10	76.65	14.97	99.28	50.87	108.07	66.67 to 84.83	196,942	150,957
250000 TO 499999	19	71.22	71.72	71.45	9.92	100.39	59.33	97.41	62.74 to 77.31	365,743	261,309
500000 +	10	62.73	65.82	65.86	17.71	99.94	48.57	95.70	52.48 to 81.96	700,123	461,125
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

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

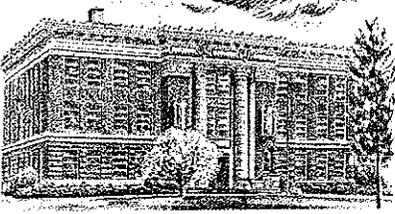
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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	3	65.00	68.98	64.81	28.13	106.43	43.54	98.40	N/A	25,000	16,203
30000 TO 59999	4	85.72	84.87	82.37	16.08	103.03	64.58	103.47	N/A	46,625	38,406
60000 TO 99999	7	57.53	62.97	60.63	18.55	103.86	45.86	80.47	45.86 to 80.47	125,516	76,095
100000 TO 149999	8	71.76	74.12	71.77	14.29	103.28	59.03	99.45	59.03 to 99.45	161,810	116,125
150000 TO 249999	19	76.51	76.68	74.69	12.75	102.67	59.33	108.07	66.66 to 84.83	255,160	190,568
250000 TO 499999	16	69.87	69.09	66.83	13.28	103.38	48.57	97.41	59.50 to 77.31	492,776	329,339
500000 +	4	77.24	76.65	74.15	15.78	103.37	56.41	95.70	N/A	848,642	629,250
ALL	61	72.51	72.94	70.42	15.73	103.57	43.54	108.07	66.84 to 76.62	304,289	214,281

Office of the
POLK COUNTY ASSESSOR
P.O. Box 375
Osceola, NE 68651



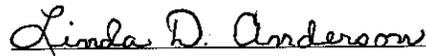
Linda D. Anderson, Assessor
Tammy Jones, Deputy
Sandi Fredrickson, Office Clerk
Phone: (402) 747-4491
Fax: (402) 747-2656
polkassessor@yahoo.com

Special Valuation Methodology

Currently, Polk County has two applications on file for Special Value. Both parcels meet the criteria for special valuation, so they have been approved and remain on file.

Presently, we are unable to discern a non-agricultural influence affecting the value of these properties. The taxable value is calculated in the same manner on these parcels as it is on all other agricultural land in Polk County.

We continue to analyze the sales market, and if a difference is noted, Special Valuation will be implemented.



Linda D. Anderson
Polk County Assessor
February 23, 2009

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NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

**2009 Correlation Section
for Polk County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Considering the analyses in the proceeding tables, the opinion of the Division is that the level of value is within the acceptable range and it its best measured by the median measure of central tendency of the Minimal Non-Ag sample.

Unimproved sales, along with sales where the non-agricultural assessed value calculated to be less than 5% of the adjusted sale price, were used to establish land values in Polk County for tax year 2009. The assessor and the Division agree on the premise that generally, sales with minimal improvements sell on the open market without regard to the improvements. Furthermore, the addition of these sales broadens the sample for assessment and measurement purposes by creating a better representation of the population.

The agricultural market in Polk County has been determined by the assessor to be uniform across the county, so no individual market areas exist in the agricultural class. The statistics confirm that the three major land use categories are valued within the acceptable range indicating uniformity and proportionality in the class exists. The assessment practices are considered by the Division to be in compliance with professionally acceptable mass appraisal practices. The coefficient of dispersion and price related differential confirm this determination.

**2009 Correlation Section
for Polk 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	136	49	36.03
2008	167	70	41.92
2007	155	66	42.58
2006	133	68	51.13
2005	110	60	54.55

AGRICULTURAL UNIMPROVED: The percentage of sales used chart displays that 36.03 percent of the available sales were used for the development of the qualified unimproved agricultural sales file. This percentage is relatively low compared to most counties in the state, but consistent with counties surrounding Polk County. A majority of the disqualified sales are family transactions and substantially changed sales, and are appropriately coded as non-qualified. It is assumed that the County has used all available arm's length sales and has not excessively trimmed the sample.

**2009 Correlation Section
for Polk 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 Polk 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	71	5.08	75	75
2008	70.14	6.52	75	73.57
2007	67	12.84	76	73
2006	72	6.13	77	75
2005	79	2.27	81	79

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

**2009 Correlation Section
for Polk 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 Polk 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)
4.84	2009	5.08
5.97	2008	6.52
10.74	2007	12.84
7.51	2006	6.13
0.15	2005	2.27

AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

**2009 Correlation Section
for Polk 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 Polk County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	75	74	74

AGRICULTURAL UNIMPROVED: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2009 Correlation Section
for Polk 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	14.53	100.85
Difference	0.00	0.00

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

**2009 Correlation Section
for Polk 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	50	49	-1
Median	71	75	4
Wgt. Mean	71	74	3
Mean	74	74	0
COD	19.28	14.53	-4.75
PRD	103.27	100.85	-2.42
Minimum	37.08	43.54	6.46
Maximum	258.44	108.07	-150.37

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property. Several per acre value increases were implemented in the agricultural class of property for 2009.

Total Real Property Sum Lines 17, 25, & 30	Records : 5,475	Value : 733,783,590	Growth 3,344,280	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	170	604,965	12	41,480	37	638,500	219	1,284,945	
02. Res Improve Land	1,353	7,531,290	50	760,960	283	5,040,560	1,686	13,332,810	
03. Res Improvements	1,375	66,325,860	50	4,268,790	359	30,374,710	1,784	100,969,360	
04. Res Total	1,545	74,462,115	62	5,071,230	396	36,053,770	2,003	115,587,115	1,167,550
% of Res Total	77.13	64.42	3.10	4.39	19.77	31.19	36.58	15.75	34.91
05. Com UnImp Land	42	200,650	2	26,000	3	34,270	47	260,920	
06. Com Improve Land	197	1,034,890	12	192,330	30	1,270,840	239	2,498,060	
07. Com Improvements	215	11,212,765	14	4,554,160	33	9,080,705	262	24,847,630	
08. Com Total	257	12,448,305	16	4,772,490	36	10,385,815	309	27,606,610	76,460
% of Com Total	83.17	45.09	5.18	17.29	11.65	37.62	5.64	3.76	2.29
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	11,175	0	0	1	91,475	2	102,650	
11. Ind Improvements	1	132,275	0	0	1	671,145	2	803,420	
12. Ind Total	1	143,450	0	0	1	762,620	2	906,070	0
% of Ind Total	50.00	15.83	0.00	0.00	50.00	84.17	0.04	0.12	0.00
13. Rec UnImp Land	0	0	0	0	20	2,116,220	20	2,116,220	
14. Rec Improve Land	0	0	0	0	10	124,480	10	124,480	
15. Rec Improvements	0	0	7	282,710	245	5,966,605	252	6,249,315	
16. Rec Total	0	0	7	282,710	265	8,207,305	272	8,490,015	0
% of Rec Total	0.00	0.00	2.57	3.33	97.43	96.67	4.97	1.16	0.00
Res & Rec Total	1,545	74,462,115	69	5,353,940	661	44,261,075	2,275	124,077,130	1,167,550
% of Res & Rec Total	67.91	60.01	3.03	4.32	29.05	35.67	41.55	16.91	34.91
Com & Ind Total	258	12,591,755	16	4,772,490	37	11,148,435	311	28,512,680	76,460
% of Com & Ind Total	82.96	44.16	5.14	16.74	11.90	39.10	5.68	3.89	2.29
17. Taxable Total	1,803	87,053,870	85	10,126,430	698	55,409,510	2,586	152,589,810	1,244,010
% of Taxable Total	69.72	57.05	3.29	6.64	26.99	36.31	47.23	20.79	37.20

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	198	5,219,305	4,611,670	0	0	0
19. Commercial	67	1,697,245	570,465	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	198	5,219,305	4,611,670
19. Commercial	0	0	0	67	1,697,245	570,465
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				265	6,916,550	5,182,135

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	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	181	7	230	418

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	17	140,670	141	22,705,675	1,624	282,614,560	1,782	305,460,905
28. Ag-Improved Land	1	3,460	81	10,581,810	941	191,897,435	1,023	202,482,705
29. Ag Improvements	2	8,155	85	6,602,945	1,020	66,639,070	1,107	73,250,170
30. Ag Total							2,889	581,193,780

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	44	44.00	528,000	
33. HomeSite Improvements	0	0.00	0	46	44.00	4,897,895	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	7	31.73	48,360	
36. FarmSite Improv Land	0	0.00	0	79	309.30	575,225	
37. FarmSite Improvements	2	0.00	8,155	82	0.00	1,705,050	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	332.66	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	2	2.00	24,000	2	2.00	24,000	
32. HomeSite Improv Land	555	562.33	6,780,000	599	606.33	7,308,000	
33. HomeSite Improvements	556	553.33	47,030,455	602	597.33	51,928,350	2,100,270
34. HomeSite Total				604	608.33	59,260,350	
35. FarmSite UnImp Land	50	159.74	260,595	57	191.47	308,955	
36. FarmSite Improv Land	913	3,490.33	6,469,305	992	3,799.63	7,044,530	
37. FarmSite Improvements	973	0.00	19,608,615	1,057	0.00	21,321,820	0
38. FarmSite Total				1,114	3,991.10	28,675,305	
39. Road & Ditches	0	5,164.84	0	0	5,497.50	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,718	10,096.93	87,935,655	2,100,270

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	1	79.45	51,705	1	79.45	51,705

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	2	256.90	314,130	2	256.90	314,130
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	98,425.80	57.31%	255,295,880	64.49%	2,593.79
46. 1A	21,999.32	12.81%	49,421,575	12.49%	2,246.50
47. 2A1	11,650.67	6.78%	23,802,055	6.01%	2,042.98
48. 2A	9,892.60	5.76%	18,702,535	4.72%	1,890.56
49. 3A1	9,230.02	5.37%	17,020,760	4.30%	1,844.07
50. 3A	7,322.33	4.26%	11,994,955	3.03%	1,638.13
51. 4A1	10,677.72	6.22%	16,474,860	4.16%	1,542.92
52. 4A	2,531.95	1.47%	3,131,150	0.79%	1,236.66
53. Total	171,730.41	100.00%	395,843,770	100.00%	2,305.03
Dry					
54. 1D1	24,512.86	48.83%	41,186,610	59.36%	1,680.20
55. 1D	8,953.33	17.83%	13,819,930	19.92%	1,543.55
56. 2D1	2,232.75	4.45%	2,232,750	3.22%	1,000.00
57. 2D	3,718.97	7.41%	3,713,805	5.35%	998.61
58. 3D1	3,040.19	6.06%	2,553,750	3.68%	840.00
59. 3D	1,420.20	2.83%	1,135,115	1.64%	799.26
60. 4D1	4,979.49	9.92%	3,734,680	5.38%	750.01
61. 4D	1,343.45	2.68%	1,007,595	1.45%	750.01
62. Total	50,201.24	100.00%	69,384,235	100.00%	1,382.12
Grass					
63. 1G1	1,514.49	0.00%	972,870	3.57%	642.37
64. 1G	1,079.45	2.84%	766,050	2.81%	709.67
65. 2G1	2,037.59	5.35%	1,561,020	5.72%	766.11
66. 2G	3,780.37	9.93%	2,928,360	10.74%	774.62
67. 3G1	722.71	1.90%	548,800	2.01%	759.36
68. 3G	9,464.20	24.87%	7,338,010	26.90%	775.34
69. 4G1	7,049.64	18.52%	5,104,610	18.71%	724.10
70. 4G	12,411.34	32.61%	8,058,400	29.54%	649.28
71. Total	38,059.79	100.00%	27,278,120	100.00%	716.72
Irrigated Total	171,730.41	65.57%	395,843,770	80.25%	2,305.03
Dry Total	50,201.24	19.17%	69,384,235	14.07%	1,382.12
Grass Total	38,059.79	14.53%	27,278,120	5.53%	716.72
Waste	43.00	0.02%	1,720	0.00%	40.00
Other	1,875.72	0.72%	750,280	0.15%	400.00
Exempt	17.75	0.01%	0	0.00%	0.00
Market Area Total	261,910.16	100.00%	493,258,125	100.00%	1,883.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	20.43	51,720	11,413.52	27,051,035	160,296.46	368,741,015	171,730.41	395,843,770
77. Dry Land	73.33	91,570	3,355.63	4,610,785	46,772.28	64,681,880	50,201.24	69,384,235
78. Grass	1.05	840	685.83	473,200	37,372.91	26,804,080	38,059.79	27,278,120
79. Waste	0.00	0	22.00	880	21.00	840	43.00	1,720
80. Other	0.00	0	0.00	0	1,875.72	750,280	1,875.72	750,280
81. Exempt	0.00	0	0.00	0	17.75	0	17.75	0
82. Total	94.81	144,130	15,476.98	32,135,900	246,338.37	460,978,095	261,910.16	493,258,125

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	171,730.41	65.57%	395,843,770	80.25%	2,305.03
Dry Land	50,201.24	19.17%	69,384,235	14.07%	1,382.12
Grass	38,059.79	14.53%	27,278,120	5.53%	716.72
Waste	43.00	0.02%	1,720	0.00%	40.00
Other	1,875.72	0.72%	750,280	0.15%	400.00
Exempt	17.75	0.01%	0	0.00%	0.00
Total	261,910.16	100.00%	493,258,125	100.00%	1,883.31

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	111,403,855	115,587,115	4,183,260	3.76%	1,167,550	2.71%
02. Recreational	8,490,015	8,490,015	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	58,185,650	59,260,350	1,074,700	1.85%	2,100,270	-1.76%
04. Total Residential (sum lines 1-3)	178,079,520	183,337,480	5,257,960	2.95%	3,267,820	1.12%
05. Commercial	28,665,420	27,606,610	-1,058,810	-3.69%	76,460	-3.96%
06. Industrial	893,280	906,070	12,790	1.43%	0	1.43%
07. Ag-Farmsite Land, Outbuildings	27,218,630	28,675,305	1,456,675	5.35%	0	5.35%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	56,777,330	57,187,985	410,655	0.72%	76,460	0.59%
10. Total Non-Agland Real Property	234,856,850	240,525,465	5,668,615	2.41%	3,344,280	0.99%
11. Irrigated	377,456,700	395,843,770	18,387,070	4.87%		
12. Dryland	66,189,035	69,384,235	3,195,200	4.83%		
13. Grassland	25,143,015	27,278,120	2,135,105	8.49%		
14. Wasteland	4,055	1,720	-2,335	-57.58%		
15. Other Agland	638,660	750,280	111,620	17.48%		
16. Total Agricultural Land	469,431,465	493,258,125	23,826,660	5.08%		
17. Total Value of all Real Property (Locally Assessed)	704,288,315	733,783,590	29,495,275	4.19%	3,344,280	3.71%

**2008 Plan of Assessment for Polk 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. The assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are:

- 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. §77-201 (R.S. Supp 2004).

General Description of Real Property in Polk County:

Per the 2008 Abstract, Polk County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2008	36%	16%
Commercial	309	6%	4%
Industrial	2	0%	0%
Recreational	268	5%	1%
Agricultural	2885	53%	79%

Agricultural Land: Polk County consists of 262,332 taxable ag land acres. Of those acres, 65% are irrigated cropland, 19% are dry cropland, 15% are grass/pasture and 1% is used for other agricultural purposes. It is interesting to note that in the last five years, irrigation has increased by 25,844 acres (and by \$131,848,100 in value).

New Property: Specific numbers of permits and/or information statements for each property type are not tracked. One of our villages rarely enforces the need for a building permit within their jurisdiction – or perhaps they don't feel the need to share the information with the assessor's office. 76 Permits were received in 2007 through the County Zoning Administrator. In addition, 34 urban properties added value attributable to growth.

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

Current Resources:

- A) *Staff/Budget/Training* – The office staff consists of the assessor, a certified deputy assessor and one office clerk. Each staff member is expected to be knowledgeable in all aspects of the daily office operation, with varying degrees of responsibility. A shared employee is available if needed, however, due to continuity and training issues, she is rarely used by our office. Jon Fritz, of Fritz Appraisal Company, is paid a monthly retainer fee, working 2 days per month, for pick-up work and appraisal maintenance. Mr. Fritz is a Certified General Appraiser, who has been involved in mass appraisal for many years. His credentials qualify him for all forms of appraisal work. Our budget for FY 2007-2008 was \$93,230. That budget was limited to a 2½% increase from the previous year. Funding for reappraisal projects, as well as 75% of the monthly retainer for the appraiser, have been paid through Inheritance Tax funds. Employee benefits, such as FICA, health insurance, etc., are funded through a general source, rather than through the assessor's budget. All but approximately \$300 of the 2007-2008 budget was spent.
- B) *Maps and Aerial Photos* – The cadastral maps currently in use were purchased in 1973 and are showing a great deal of wear. Ownership changes are kept current with each group of transfer statements received. Our GIS is linked with the Terra Scan system, however the cadastral maps are still maintained. GIS has 2003, 2005, 2006 and 2007 aerial imagery. Aerial photos of all rural improved properties were taken in the Fall of 2002. Each photo was scanned into the computer and linked to the proper parcel. A hard copy of each photo is filed in the property record card.

- C) *Property Record Cards* – The office still maintains a hard copy of the property record card, even though most of the information can be accessed from the computer. The front of each card lists ownership and assessment information. For improved properties, each card has a photo of the main improvement. The computerized Property Record Card contains ownership and assessment information, scanned & digital photos, sketches, and assessment data.
- D) *Computerization* - Our assessment records are computerized and networked with the County Treasurer's office. We currently contract with Automated Systems, Inc., utilizing their Terra Scan administrative and appraisal programs. We also contract with GIS Workshop for GIS applications. Computer hardware and software were updated in 2003, with additional upgrades in 2004 to accommodate GIS. Each staff member has access to Terra Scan, word processing, spreadsheet and internet software through a PC terminal. A guest terminal is available for the appraiser. ArcGIS software is available on two terminals for editing GIS information. In November 2006, a grant was received from the Nebraska Secretary of State for assistance in getting assessment information available on our web site.

Current Assessment Procedures for Real Property:

- A) *Discover, List & Inventory All Property* – The assessor supervises maintenance of the real estate file. Ownership changes are made by the assessor's office staff, when Real Estate Transfer Statements (Form 521) are received from the County Clerk. When building permits or other information is received regarding potential changes in property, the property record card is flagged, and a notation is made in the "building permits" section in the computer. Cards for pick-up work are given to the appraiser, who reviews the property and lists the changes. Market trends are studied, and economic depreciation adjustments are made to particular sub-classes of property when indicated. We currently maintain 3,148 parcels with improvements of some kind. Our goal is to systematically reappraise all improved parcels in a 6-year cycle, with 2 years allotted for rural reappraisal, 1 year for the towns of Shelby & Osceola, 1 year for Stromsburg & Polk, 1 year for recreational properties and 1 year for commercial properties. The extent of each reappraisal, of course, depends on the allotment of funds. Unimproved urban properties are included in the 6-year cycle for each specific town. Unimproved ag parcels are viewed/reviewed continually through NRD maps and GIS, for land use changes.
- B) *Data Collection* – Information for reappraisals or general pick-up work is done under the direction of the assessor and the contract appraiser. Questionnaires and interviews may be used to gather preliminary data. Field visits and inspection of the property are the primary method used to obtain, update and confirm assessment data.
- C) *Review Assessment/Sales Ratio Studies Before Assessment Actions* – The Terra Scan system has an efficient program which can process the sales file and perform assessment/sales ratio studies. Running these figures periodically, assists in identifying areas that may need attention. When problem areas show up, various solutions can be worked into the file to determine the appropriate action to take.
- D) *Sales File* – The assessor supervises maintenance of the real estate sales file. After ownership changes have been made by the office staff, transfer statements are then given to the assessor for sales review, and for completion of the sales worksheet. A questionnaire is sent to most buyers and sellers on agricultural and residential sales. If questions exist and no response is received from the questionnaire, verification is conducted through a phone call or personal visit. Commercial sales review is done by

telephone or through a personal visit. Due to the variables involved with commercial sales, a specific form has not been practical. Standard questions are asked, similar to those on the residential questionnaire, with additional questions depending on the type of business.

E) *Approaches to Value*

Market information – A sales file is maintained on improved properties, both in a paper copy and in the computer. Six sub-class divisions in the file coincide with the “Assessor Location” reported in the sales file maintained by the Nebraska Department of Property Assessment and Taxation (Shelby, Osceola, Stromsburg, Polk, Rural, and Lake). Economic Depreciation for each assessor location is derived from this sales file. A sales file is also maintained for ag land sales, with the valuation process being explained in #4 below.

- 1) *Market Approach* – The market approach to value is predominantly used in the valuation of unimproved agricultural land as explained in #4 below. There has been no market approach to value process set up for the residential and commercial appraisal process in the current Terra Scan appraisal package.
- 2) *Cost Approach* – The 2006 Marshall & Swift cost manual is used to price all rural residential properties in Polk County. The towns of Shelby & Osceola, as well as the lake properties, are also currently on the 2006 cost manual, with Stromsburg & Polk using 1999 pricing until they are reappraised this year. The depreciation study used for the towns of Shelby & Osceola from 2007. Economic depreciation was updated in 2005 for the Village of Polk, in 2007 for lake properties and in 2001 for residential properties in Stromsburg. Commercial & Industrial properties are being priced from the 2002 Marshall & Swift manual, using a depreciation study from 2002. Commercial depreciation was updated in 2006 for the City of Stromsburg. All depreciation studies have been prepared by the contract appraiser.
- 3) *Income Approach* – Income and expense data collection and analysis is all done by a Certified General Appraiser. The income approach to value is not conducive to many properties in Polk County, with its use being limited to select commercial and industrial properties.
- 4) *Land Valuation Studies* – Spread sheets are prepared annually by the assessor, to study sales of agricultural land in the County, and updates are made to adjust values to the market trends. Currently the county has not seen a need to establish different ag land market areas, nor has the need for special value been identified, though these possibilities are studied annually.

F) *Reconciliation of Final Value and Documentation* – Residential, commercial and industrial properties are predominately priced using the cost approach, with economic depreciation being derived from the market. When other approaches are used, the contract appraiser reconciles the values. Ag land is predominately priced using the market approach to value.

G) *Review Assessment/Sales Ratio Studies After Assessment Actions* – The Terra Scan sales file is updated, and statistics are reviewed to assure that the actions taken were the most appropriate.

H) *Notices and Public Relations* – Per Neb. Rev. Stat. §77-1315, on or before June 1st, a “Notice of Valuation Change” is sent to owners of real property for all parcels which have been assessed at a value different than in the previous year. Real Estate Transfer Statements filed through May 20th are reviewed to assure notification to the proper owner of record of each affected parcel. Property owners with questions about their valuation change, are encouraged to visit with personnel in the assessor’s office. The property record card is reviewed with the owner and explanations are given regarding the change.

Further explanation of the assessment process can be found in the regulations issued by the Nebraska Department of Property Assessment and Taxation, Title 350, Chapter 50.

Level of Value, Quality and Uniformity for Assessment Year 2008:

	<u>Median</u>	<u>COD*</u>	<u>PRD**</u>
Residential	98.52%	19.05	107.97
Commercial	100.00%	Insufficient Sales	
Agricultural Land	73.57%	17.37	103.15

*COD = Coefficient of Dispersion

**PRD = Price-Related Differential

For more information regarding statistical measures, see the 2008 Reports & Opinions.

Real Estate Assessment Actions Planned for Assessment Year 2009:

Residential:

- Complete the reappraisal for the Village of Polk and the City of Stromsburg.
- We will request funds for the reappraisal of residential/recreational improvements at the various lakes in Polk County. This project will consist of an exterior inspection of all properties (approximately 370 parcels), with an interior inspection when possible (as defined by Title 350, Neb. Admin. Code, REG-50).
- We will review sales for possible economic depreciation adjustments.
- We will complete pick-up work with the assistance of the contract appraiser.

Commercial:

- With the assistance of the contract appraiser, we will study sales to determine if an economic depreciation adjustment is necessary.
- We will complete pick-up work with the assistance of the contract appraiser.

Agricultural Land:

- We will work with the Upper Big Blue and Central Platte Natural Resources Districts, as well as the property owners, to assure accuracy in irrigated land use.
- We will review well registration information on the Department of Natural Resources web site to assist with agricultural land use changes.
- The assessor will study sales data for possible agricultural land valuation adjustments.

Real Estate Assessment Actions Planned for Assessment Year 2010:

Residential:

- Complete the reappraisal for the recreational improvements at the various lakes the county.
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

Commercial:

- Request funds for reappraisal of commercial improvements (approximately 310 parcels).
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

Agricultural Land:

- Continue to study land use.
- Review sales for possible valuation adjustments.
- Continue to work with the Natural Resource Districts regarding land use.

Real Estate Assessment Actions Planned for Assessment Year 2011:

Residential:

- Request funds for a 2-year reappraisal project of rural improved parcels (approximately 1400 parcels).
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

Commercial:

- Complete the reappraisal of commercial improvements.
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

Agricultural Land:

- Continue to study land use.
- Review sales for possible valuation adjustments.
- Continue to work with the Natural Resource Districts regarding land use.

Additional Assessment Actions:

- 1) *Record Maintenance, Mapping Updates and Ownership Changes* – Maintain assessment records for changes in real estate ownership.
- 2) *Annual Administrative Reports* required by law and/or regulation –
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T for rosters and Assessed Value Update
 - 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 values for Board of Educational Lands & Funds properties
 - 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 1,100 schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required. Personal Property amounts to less than 5% of our county tax base, however, administration is very time consuming. Diligent effort is given to the process by the deputy assessor and office clerk, to ensure that filings are accurate and timely, and that penalties are few.
- 4) *Permissive Exemptions* – Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
- 5) *Taxable Government Owned Property* – Review government owned property not used for public a purpose, and send notices of intent to tax.
- 6) *Homestead Exemptions* – Administer approximately 240 annual filings of applications. Review each application for approval or denial and send taxpayer notifications for denials. Send preprinted applications to all who applied the pervious year. Maintain a list of those who inquire after the filing deadlines, to send a form for next year. Continue to visit homes of those needing assistance in completing the form, but who cannot make it up to the courthouse.
- 7) *Centrally Assessed Property* – Review valuations as certified by PA&T for railroads and public service entities, establish assessment records for tax list purposes.
- 8) *Tax Increment Financing* – Maintain valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
- 9) *Tax Districts and Tax Rates* – Maintain records of taxing entity boundaries, and review for changes necessary for proper taxation of all property. Input and review tax rates, and export to county treasurer.
- 10) *Tax List & Tax Statements* – Prepare and certify the tax list to the county treasurer for real property, personal property and centrally assessed property. Prepare and deliver tax statements to the county treasurer for mailing, along with a second “drawer copy” for the treasurer’s office use.
- 11) *Tax List Corrections* – Prepare correction documents for approval by the county board.
- 12) *County Board of Equalization* – Attend all meetings pertaining to property valuation. Assemble and provide information for protest hearings.

- 13) *TERC Appeals* – Prepare and submit information and attend taxpayer appeal hearings to defend valuation before the Tax Equalization and Review Commission.
- 14) *TERC Statewide Equalization* – Attend hearings if applicable to our county, defend values and implement any orders received from the Tax Equalization and Review Commission.
- 15) *Education* – Maintain certification for assessor and deputy assessor by attending meetings, workshops and educational classes to obtain continuing education as outlined in Title 350, Neb. Admin. Code, REG-71.

Conclusion:

Budget concerns have been addressed under the Staff/Budget/Training section on Page 2. It is assumed the County Board will request that we adhere to the same budget increases for FY 2008-2009. Problems with budget increases have not been because the county board is unwilling to fund the assessment process, but rather that the statutory percentage increases don't allow much room for expansion. Continuing education hours will be needed for the Assessor and Deputy's certification. The Central District Assessor's Association has worked with the Nebraska Assessment Education & Certification Advisory Board, to line up affordable courses, located within easy driving distance, which should help with training and mileage expenses.

I am anticipating that Fritz Appraisal Company will continue working with us on our reappraisal projects, as well as continue with annual pick-up work. He does have an experienced lister working for him, however, the lister lives in the eastern end of the state, and the prospect of driving over 200 miles round trip is rather discouraging to him. Hopefully we can continue to come to terms on reappraisal fees that will be acceptable to both parties.

Linda D. Anderson
Polk County Assessor
June 13, 2008

2009 Assessment Survey for Polk 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
	1
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$95,561
7.	Part of the budget that is dedicated to the computer system
	\$5,500 TerraScan maintenance agreement + \$11,500 for GIS support
8.	Adopted budget, or granted budget if different from above
	\$95,561
9.	Amount of the total budget set aside for appraisal work
	\$44,000 and \$800/mo for pick-up work
10.	Amount of the total budget set aside for education/workshops
	\$1,300
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$44,000
12.	Other miscellaneous funds
	0
13.	Total budget
	\$95,561
a.	Was any of last year's budget not used:
	No

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
6.	Who maintains the GIS software and maps?
	Assessor and Staff
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?
	All municipalities are zoned
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services
	John Fritz, Contract Appraiser.
2.	Other services
	TerraScan and GIS Workshop

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 Polk 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