

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Boone County
06

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2)(R.S. Supp., 2005). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2005) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed within the range seventy-four and eighty percent of its special value and recapture value.

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

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

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

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

The Department is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

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

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

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp.,

2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2006 Commission Summary

06 Boone

Residential Real Property - Current

Number of Sales	109	COD	25.43
Total Sales Price	6774882	PRD	112.18
Total Adj. Sales Price	6774882	COV	45.55
Total Assessed Value	6321060	STD	47.68
Avg. Adj. Sales Price	62154.88	Avg. Abs. Dev.	24.43
Avg. Assessed Value	57991.38	Min	43.83
Median	96.08	Max	471.67
Wgt. Mean	93.30	95% Median C.I.	93.19 to 99.57
Mean	104.67	95% Wgt. Mean C.I.	89.88 to 96.72
		95% Mean C.I.	95.72 to 113.62
% of Value of the Class of all Real Property Value in the County			15.63
% of Records Sold in the Study Period			5.14
% of Value Sold in the Study Period			6.65
Average Assessed Value of the Base			44,864

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	109	96.08	25.43	112.18
2005	100	96.67	22.75	108.19
2004	101	99.40	23.55	110.07
2003	115	99	12.21	104.49
2002	177	94	27.19	117.57
2001	180	92	22.42	109.53

2006 Commission Summary

06 Boone

Commercial Real Property - Current

Number of Sales	19	COD	44.95
Total Sales Price	434250	PRD	109.11
Total Adj. Sales Price	431250	COV	53.38
Total Assessed Value	441810	STD	59.66
Avg. Adj. Sales Price	22697.37	Avg. Abs. Dev.	42.39
Avg. Assessed Value	23253.16	Min	32.00
Median	94.30	Max	267.80
Wgt. Mean	102.45	95% Median C.I.	70.24 to 139.90
Mean	111.78	95% Wgt. Mean C.I.	81.53 to 123.37
		95% Mean C.I.	83.02 to 140.54
% of Value of the Class of all Real Property Value in the County			3.81
% of Records Sold in the Study Period			4.58
% of Value Sold in the Study Period			1.91
Average Assessed Value of the Base			55,862

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	19	94.30	44.95	109.11
2005	21	99.14	29.46	115.16
2004	29	99.06	24.63	112.82
2003	34	99	13.44	99.22
2002	37	93	50.39	123.75
2001	35	92	46.64	136.78

2006 Commission Summary

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Agricultural Land - Current

Number of Sales	63	COD	14.97
Total Sales Price	12543624	PRD	105.01
Total Adj. Sales Price	12713024	COV	23.89
Total Assessed Value	9216465	STD	18.18
Avg. Adj. Sales Price	201794.03	Avg. Abs. Dev.	11.15
Avg. Assessed Value	146293.10	Min	16.88
Median	74.45	Max	163.20
Wgt. Mean	72.50	95% Median C.I.	71.39 to 77.96
Mean	76.13	95% Wgt. Mean C.I.	67.88 to 77.11
		95% Mean C.I.	71.64 to 80.62
% of Value of the Class of all Real Property Value in the County			80.56
% of Records Sold in the Study Period			2.11
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			164,405

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	63	74.45	14.97	105.01
2005	70	77.01	15.12	103.86
2004	63	75.93	16.04	102.25
2003	58	75	21.08	103.2
2002	55	75	20.82	97.67
2001	93	74	15.58	101.5

2006 Opinions of the Property Tax Administrator for Boone County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Boone County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Boone County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Boone County is 94% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Boone County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Boone County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Boone County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Boone County

Recommendations

It is my recommendation that the Tax Equalization and Review Commission make no adjustment.

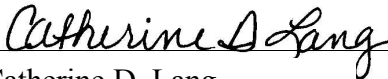
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Boone County**

Residential Real Property

I. Correlation

Boone: RESIDENTIAL: The following tables demonstrate that the statistics and the assessment practices support an acceptable level of value in Boone County. A review of the sales utilization grid indicates that the County has utilized an acceptable number of available sales. 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. The median and weighted mean measures of central tendency are within the acceptable range. The mean is slightly outside the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. Further review may be necessary in order to bring these statistics within range. The statistics represented in each table demonstrate that the county has achieved an acceptable level of value, and it is best represented by the median measure of central tendency.

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 (R. S. Supp., 2005) 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 Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), 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
2001	222	190	85.59
2002	214	177	82.71
2003	198	121	61.11
2004	189	101	53.44
2005	202	100	49.5
2006	216	109	50.46

Boone: RESIDENTIAL: A review of the sales utilization grid indicates that Boone County has utilized an acceptable percentage of the available sales. This indicates that the measurement of the residential class of property was done with all available qualified sales.

**2006 Correlation Section
for Boone 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.

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	92	0.26	92.24	92
2002	89.66	0.44	90.05	94
2003	91	5.09	95.63	99
2004	96.98	8.19	104.93	99.40
2005	95.76	1.1	96.81	96.67
2006	96.08	-0.12	95.97	96.08

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for Boone County**

Boone: RESIDENTIAL: The profile of the trended preliminary median and final Reports and Opinion median indicates a minimal difference of the two. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

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 2006 Preliminary Statistical Reports and the 2006 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2006 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2005 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 sale 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 Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.98	2001	0.26
1.24	2002	0.44
11	2003	5
11.55	2004	8.19
9.02	2005	1.1
4.11	2006	-0.12

Boone: RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is

2006 Correlation Section for Boone County

somewhat similar; the difference being two sales identified as non-arm's length after the preliminary statistics. Overall, the minimal difference suggests the statistical representations calculated from the sales file are an accurate measure of the population.

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own 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. Because 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 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, (1999). 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

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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.

	Median	Wgt. Mean	Mean
R&O Statistics	96.08	93.30	104.67

Boone: RESIDENTIAL: The measures of central tendency shown here reflect that the median and weighted mean for the qualified sales file are within the acceptable level of value. The mean measure is above the acceptable range. The differences between the weighted mean and mean measures are enough that analysis of assessment quality may be necessary, but the median is still considered to be the best measure of central tendency.

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. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. 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. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. 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.

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	COD	PRD
R&O Statistics	25.43	112.18
Difference	10.43	9.18

Boone: RESIDENTIAL: The two quality statistics are both outside the acceptable range. Excessive trimming of outliers would be necessary to bring the COD and PRD within acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	111	109	-2
Median	96.08	96.08	0
Wgt. Mean	91.61	93.30	1.69
Mean	107.70	104.67	-3.03
COD	30.34	25.43	-4.91
PRD	117.57	112.18	-5.39
Min Sales Ratio	23.19	43.83	20.64
Max Sales Ratio	471.67	471.67	0

Boone: RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2006 residential class of property.

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for Boone County**

Commerical Real Property

I. Correlation

Boone: COMMERCIAL: The following tables demonstrate that the statistics and the assessment practices support an acceptable level of value. A review of the sales utilization grid indicates that the County has utilized a reasonable number of available sales. The percent change in assessed value for both sold and unsold properties is dissimilar because of all hog confinements in the county moved to the agricultural file. The mean and weighted mean measures are above the acceptable range. The differences between the weighted mean and mean measures are enough that analysis of assessment quality may be necessary. The statistics represented in each table demonstrate that the county has established an acceptable level of value, and it is best represented by the median measure of central tendency.

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 (R. S. Supp., 2005) 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 Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), 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
2001	59	37	62.71
2002	53	37	69.81
2003	63	34	53.97
2004	52	29	55.77
2005	58	21	36.21
2006	48	19	39.58

Boone: COMMERCIAL: The sales utilization grid indicates that the percent used for measurement is higher than the utilization last year, despite a decreasing number of total sales.

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

**2006 Correlation Section
for Boone County**

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.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	77	0.14	77.11	92
2002	92	-1.87	90.28	93
2003	92	3.23	94.97	99
2004	99.06	0.54	99.6	99.06
2005	99.14	-0.14	99	99.14
2006	94.30	-58.14	39.47	94.30

**2006 Correlation Section
for Boone County**

Boone: COMMERCIAL: The profile of the trended preliminary median and final Reports and Opinion median indicates a large difference of the two. This is the result of approximately 30 hog confinements removed from the commercial file and coded in agricultural. There were no assessment actions to this class of property for 2006. It is assumed that assessment practices are applied to the sales file and population in a similar manner.

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 2006 Preliminary Statistical Reports and the 2006 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2006 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2005 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 sale 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 Change

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

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

% Change in Total Assessed Value in the Sales File	Year	% Change in Assessed Value (excl. growth)
2.87	2001	0.14
0	2002	-1.87
12	2003	3
-0.95	2004	0.54
0	2005	-0.14
0	2006	-58.14

2006 Correlation Section for Boone County

Boone: COMMERCIAL: The difference between the two tables is the result of approximately 30 hog confinements removed from the commercial file and coded in agricultural. There were no assessment actions to this class of property for 2006. It is assumed that assessment practices are applied to the sales file and population in a similar manner.

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own 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. Because 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 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, (1999). 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

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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.

	Median	Wgt. Mean	Mean
R&O Statistics	94.30	102.45	111.78

Boone: COMMERCIAL: The measures of central tendency shown here reflect that the median for the qualified sales file is within the acceptable range for the level of value. The mean and weighted mean measure are above the acceptable range. The differences between the weighted mean and mean measures are enough that analysis of assessment quality may be necessary, but the median is still considered to be the best measure of central tendency.

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. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. 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. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. 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.

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	COD	PRD
R&O Statistics	44.95	109.11
Difference	24.95	6.11

Boone: COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity. A further analysis may need to be conducted to improve these statistics.

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	19	19	0
Median	94.30	94.30	0
Wgt. Mean	103.49	102.45	-1.04
Mean	114.56	111.78	-2.78
COD	47.89	44.95	-2.94
PRD	110.69	109.11	-1.58
Min Sales Ratio	32.00	32.00	0
Max Sales Ratio	267.80	267.80	0

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

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Agricultural Land

I. Correlation

Boone: AGRICULTURAL UNIMPROVED: The following tables demonstrate that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Boone County has utilized an acceptable percentage of the available sales for measurement. 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. The changes between the preliminary statistics and the final R&O statistics support the actions reported by the county for the current year. The coefficient of dispersion is within the parameters of the acceptable range and the price related differential is slightly above the range. Trimming outliers brings them within the acceptable range. The median and weighted mean 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 the agricultural unimproved class of property.

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 (R. S. Supp., 2005) 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 Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), 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
2001	87	63	72.41
2002	86	57	66.28
2003	106	58	54.72
2004	128	63	49.22
2005	133	70	52.63
2006	135	63	46.67

Boone: AGRICULTURAL UNIMPROVED: The low percentage of sales used by the county is primarily because of the removal of the substantially changed sales from the qualified sales file as

**2006 Correlation Section
for Boone County**

directed by the Department. It should be considered that the County has utilized an acceptable portion of the available sales and that the sales utilization percentage is comparable historically.

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.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	70	2.3	71.61	74
2002	70.12	3.48	72.56	75
2003	70	6.83	74.78	75
2004	67.04	10.83	74.3	75.93

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2005	71.11	9.52	77.88	77.01
2006	72.25	4.09	75.21	74.45

Boone: AGRICULTURAL UNIMPROVED: The profile of the trended preliminary median and final Reports and Opinion median indicates a minimal difference of the two. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

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 2006 Preliminary Statistical Reports and the 2006 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2006 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2005 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 sale 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 Change

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.

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

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% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
5.78	2001	2.3
5.63	2002	3.48
7	2003	7
17.25	2004	10.83
5.82	2005	9.52
8.31	2006	4.09

Boone: 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.

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own 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. Because 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 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, (1999). 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

**2006 Correlation Section
for Boone County**

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.

	Median	Wgt. Mean	Mean
R&O Statistics	74.45	72.50	76.13

Boone: AGRICULTURAL UNIMPROVED: The median and mean 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 the agricultural class of property.

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. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. 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. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100

**2006 Correlation Section
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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	14.97	105.01
Difference	0	2.01

Boone: AGRICULTURAL UNIMPROVED: Of the two quality statistics, only the price related differential is outside the acceptable range. This would suggest that the assessment in this class of property is slightly regressive.

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	65	63	-2
Median	72.25	74.45	2.2
Wgt. Mean	69.07	72.50	3.43
Mean	72.56	76.13	3.57
COD	15.98	14.97	-1.01
PRD	105.06	105.01	-0.05
Min Sales Ratio	15.88	16.88	1
Max Sales Ratio	159.37	163.20	3.83

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

**2006 County Abstract of Assessment for Real Property, Form 45 Compared with the
2005 Certificate of Taxes Levied (CTL)**

06 Boone

	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	93,344,900	95,066,000	1,721,100	1.84	1,829,386	-0.12
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	25,385,460	50,412,330	25,026,870	98.59	*-----	98.59
4. Total Residential (sum lines 1-3)	118,730,360	145,478,330	26,747,970	22.53	1,829,386	20.99
5. Commercial	54,869,580	23,182,830	-31,686,750	-57.75	216,480	-58.14
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	28,112,475	35,690,279	7,577,804	26.96	1,677,164	20.99
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	82,982,055	58,873,109	-24,108,946	-29.05	1,053,999	-30.32
10. Total Non-Agland Real Property	201,712,415	204,351,439	2,639,024	1.31	3,723,030	-0.54
11. Irrigated	204,633,765	213,506,265	8,872,500	4.34		
12. Dryland	124,061,175	128,031,575	3,970,400	3.2		
13. Grassland	59,236,545	62,272,145	3,035,600	5.12		
14. Wasteland	125,755	125,765	10	0.01		
15. Other Agland	51,375	51,835	460	0.9		
16. Total Agricultural Land	388,108,615	403,987,585	15,878,970	4.09		
17. Total Value of All Real Property (Locally Assessed)	589,821,030	608,339,024	18,517,994	3.14	3,723,030	2.51

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

PA&T 2006 R&O Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	109	MEDIAN:	96	COV:	45.55	95% Median C.I.:	93.19 to 99.57
TOTAL Sales Price:	6,774,882	WGT. MEAN:	93	STD:	47.68	95% Wgt. Mean C.I.:	89.88 to 96.72
TOTAL Adj.Sales Price:	6,774,882	MEAN:	105	AVG.ABS.DEV:	24.43	95% Mean C.I.:	95.72 to 113.62
TOTAL Assessed Value:	6,321,060						
AVG. Adj. Sales Price:	62,154	COD:	25.43	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	57,991	PRD:	112.18	MIN Sales Ratio:	43.83		

(!: AVTot=0)

(!: Derived)

Printed: 03/29/2006 20:03:05

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	7	97.69	109.44	95.49	20.49	114.61	82.07	197.55	82.07 to 197.55	63,321	60,462
10/01/03 TO 12/31/03	8	119.16	112.16	105.73	12.81	106.08	78.83	136.75	78.83 to 136.75	42,981	45,445
01/01/04 TO 03/31/04	18	92.43	96.10	92.53	18.82	103.85	43.83	229.38	88.04 to 99.57	87,572	81,032
04/01/04 TO 06/30/04	20	96.24	97.51	90.62	18.24	107.61	53.33	149.75	80.12 to 115.10	59,647	54,050
07/01/04 TO 09/30/04	17	93.42	96.52	93.92	16.35	102.77	60.00	139.28	83.16 to 109.04	60,511	56,830
10/01/04 TO 12/31/04	13	86.92	89.13	85.66	15.25	104.05	64.43	143.02	72.80 to 97.72	79,846	68,397
01/01/05 TO 03/31/05	11	105.72	110.65	98.31	21.34	112.55	67.53	163.37	76.69 to 159.00	48,575	47,755
04/01/05 TO 06/30/05	15	103.11	136.59	99.44	59.01	137.36	56.57	471.67	62.31 to 170.79	41,166	40,937
____Study Years____											
07/01/03 TO 06/30/04	53	96.08	100.82	93.53	19.31	107.79	43.83	229.38	93.19 to 100.50	67,100	62,762
07/01/04 TO 06/30/05	56	95.35	108.31	93.04	31.46	116.41	56.57	471.67	87.24 to 103.11	57,473	53,475
____Calendar Yrs____											
01/01/04 TO 12/31/04	68	93.68	95.29	90.88	17.55	104.85	43.83	229.38	89.50 to 96.41	71,116	64,630
____ALL____											
	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALBION	51	93.42	93.11	91.75	15.73	101.49	43.83	162.89	88.04 to 98.80	74,700	68,535
CEDAR RAPIDS	12	99.50	113.44	100.49	32.49	112.88	60.00	199.93	76.69 to 159.00	26,933	27,066
PETERSBURG	13	98.24	126.37	87.80	53.79	143.93	58.17	471.67	62.32 to 121.26	36,769	32,283
PRIMROSE	1	125.57	125.57	125.57			125.57	125.57	N/A	10,500	13,185
RURAL	16	97.31	101.80	94.24	14.74	108.01	72.80	143.02	85.18 to 115.34	91,500	86,234
ST. EDWARD	16	99.38	118.87	99.84	34.92	119.06	62.31	229.38	82.07 to 149.75	43,090	43,021
____ALL____											
	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	93	95.34	105.16	93.04	27.41	113.03	43.83	471.67	92.25 to 100.50	57,106	53,132
2	4	95.84	91.67	91.40	5.13	100.29	78.06	96.92	N/A	150,250	137,323
3	12	101.88	105.18	96.23	16.62	109.30	72.80	143.02	85.18 to 120.05	71,916	69,204
____ALL____											
	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

PA&T 2006 R&O Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	109	MEDIAN:	96	COV:	45.55	95% Median C.I.:	93.19 to 99.57
TOTAL Sales Price:	6,774,882	WGT. MEAN:	93	STD:	47.68	95% Wgt. Mean C.I.:	89.88 to 96.72
TOTAL Adj.Sales Price:	6,774,882	MEAN:	105	AVG.ABS.DEV:	24.43	95% Mean C.I.:	95.72 to 113.62
TOTAL Assessed Value:	6,321,060						
AVG. Adj. Sales Price:	62,154	COD:	25.43	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	57,991	PRD:	112.18	MIN Sales Ratio:	43.83		

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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	106	96.33	105.77	93.57	25.19	113.04	53.33	471.67	93.42 to 100.50	62,970	58,922
2	2	55.26	55.26	53.63	20.70	103.05	43.83	66.70	N/A	17,500	9,385
3	1	86.92	86.92	86.92			86.92	86.92	N/A	65,000	56,495
ALL	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991
06											
07											
ALL	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0018											
06-0001	79	94.04	99.49	91.53	22.62	108.70	43.83	471.67	89.50 to 98.24	70,376	64,415
06-0006	15	103.48	113.71	102.78	27.79	110.63	60.00	199.93	92.41 to 136.75	36,913	37,939
06-0017	14	110.74	124.18	100.15	33.32	124.00	68.89	229.38	82.07 to 170.79	46,139	46,207
06-0057	1	105.00	105.00	105.00			105.00	105.00	N/A	15,500	16,275
06-0060											
39-0010											
39-0055											
59-0013											
59-0080											
59-0095											
63-0001											
63-0008											
NonValid School											
ALL	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

PA&T 2006 R&O Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	109	MEDIAN:	96	COV:	45.55	95% Median C.I.:	93.19 to 99.57
TOTAL Sales Price:	6,774,882	WGT. MEAN:	93	STD:	47.68	95% Wgt. Mean C.I.:	89.88 to 96.72
TOTAL Adj.Sales Price:	6,774,882	MEAN:	105	AVG.ABS.DEV:	24.43	95% Mean C.I.:	95.72 to 113.62
TOTAL Assessed Value:	6,321,060						
AVG. Adj. Sales Price:	62,154	COD:	25.43	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	57,991	PRD:	112.18	MIN Sales Ratio:	43.83		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	3	66.70	71.84	69.40	30.57	103.52	43.83	105.00	N/A	16,833	11,681
Prior TO 1860											
1860 TO 1899	7	68.89	75.55	81.73	21.18	92.45	58.17	112.07	58.17 to 112.07	33,528	27,401
1900 TO 1919	45	101.04	118.55	97.70	33.71	121.34	56.57	471.67	95.15 to 120.05	36,676	35,832
1920 TO 1939	13	93.94	98.11	88.73	18.65	110.57	53.33	206.72	88.04 to 100.51	58,391	51,811
1940 TO 1949											
1950 TO 1959	2	103.56	103.56	104.20	3.85	99.39	99.57	107.55	N/A	90,500	94,302
1960 TO 1969	6	88.37	87.99	85.99	6.71	102.33	78.83	98.24	78.83 to 98.24	78,266	67,301
1970 TO 1979	9	107.00	109.15	97.92	18.96	111.47	72.09	162.89	83.34 to 126.11	57,777	56,577
1980 TO 1989	8	103.65	110.13	99.77	22.68	110.38	76.69	199.93	76.69 to 199.93	92,000	91,792
1990 TO 1994	4	77.58	79.09	78.89	17.56	100.24	62.32	98.87	N/A	112,062	88,411
1995 TO 1999	5	91.67	89.75	87.83	8.89	102.18	78.06	103.48	N/A	142,800	125,426
2000 TO Present	7	100.50	98.68	98.04	4.48	100.66	88.00	105.72	88.00 to 105.72	144,471	141,640
ALL	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	264.92	264.92	264.92	78.04	100.00	58.17	471.67	N/A	3,000	7,947
5000 TO 9999	6	154.37	133.52	137.43	27.75	97.16	60.00	206.72	60.00 to 206.72	8,441	11,601
Total \$											
1 TO 9999	8	154.37	166.37	150.94	54.29	110.23	58.17	471.67	58.17 to 471.67	7,081	10,688
10000 TO 29999	27	115.10	120.90	117.46	28.31	102.93	43.83	229.38	97.18 to 136.75	17,722	20,817
30000 TO 59999	28	95.43	96.94	96.28	11.81	100.69	65.19	130.05	89.69 to 101.04	43,687	42,061
60000 TO 99999	22	88.55	88.65	88.28	13.96	100.42	53.33	120.05	78.83 to 97.72	76,281	67,341
100000 TO 149999	15	90.64	87.06	87.39	13.93	99.63	56.57	107.55	80.12 to 100.50	119,666	104,575
150000 TO 249999	9	95.44	93.66	93.67	7.61	99.99	78.06	108.53	83.34 to 102.24	171,477	160,625
ALL	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

PA&T 2006 R&O Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	109	MEDIAN:	96	COV:	45.55	95% Median C.I.:	93.19 to 99.57
TOTAL Sales Price:	6,774,882	WGT. MEAN:	93	STD:	47.68	95% Wgt. Mean C.I.:	89.88 to 96.72
TOTAL Adj.Sales Price:	6,774,882	MEAN:	105	AVG.ABS.DEV:	24.43	95% Mean C.I.:	95.72 to 113.62
TOTAL Assessed Value:	6,321,060						
AVG. Adj. Sales Price:	62,154	COD:	25.43	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	57,991	PRD:	112.18	MIN Sales Ratio:	43.83		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	60.24	60.24	61.00	3.44	98.75	58.17	62.31	N/A	4,750	2,897
5000 TO 9999	3	60.00	54.86	51.83	9.40	105.83	43.83	60.75	N/A	12,900	6,686
Total \$											
1 TO 9999	5	60.00	57.01	53.64	7.02	106.28	43.83	62.31	N/A	9,640	5,171
10000 TO 29999	29	125.57	140.90	121.37	36.86	116.09	66.70	471.67	103.11 to 159.00	15,963	19,374
30000 TO 59999	37	94.51	93.72	88.56	16.06	105.83	53.33	143.02	88.04 to 98.24	50,299	44,545
60000 TO 99999	19	93.42	93.37	90.33	13.66	103.37	62.32	126.11	82.07 to 100.51	84,965	76,747
100000 TO 149999	12	93.35	92.88	92.05	9.42	100.90	78.06	107.55	80.12 to 102.96	129,500	119,204
150000 TO 249999	7	96.92	97.37	96.94	5.07	100.44	88.00	108.53	88.00 to 108.53	176,328	170,930
ALL											
	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	66.70	71.84	69.40	30.57	103.52	43.83	105.00	N/A	16,833	11,681
20	20	98.38	106.84	94.97	32.66	112.49	58.17	229.38	80.19 to 130.23	28,432	27,003
30	67	96.41	109.21	95.20	26.48	114.72	53.33	471.67	93.19 to 102.24	60,387	57,486
40	19	94.04	91.56	89.79	11.78	101.97	62.32	115.34	80.12 to 103.48	111,039	99,703
ALL											
	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	66.70	71.84	69.40	30.57	103.52	43.83	105.00	N/A	16,833	11,681
100	1	199.93	199.93	199.93			199.93	199.93	N/A	15,000	29,990
101	65	96.25	101.21	92.96	23.10	108.88	53.33	229.38	90.64 to 100.50	71,619	66,579
102	11	96.08	96.36	92.53	10.61	104.13	56.57	115.34	86.92 to 115.10	66,295	61,344
104	26	95.25	117.87	94.76	35.55	124.40	67.53	471.67	88.04 to 120.05	41,993	39,791
106	2	96.13	96.13	92.51	14.62	103.91	82.07	110.19	N/A	83,500	77,245
111	1	97.72	97.72	97.72			97.72	97.72	N/A	66,000	64,495
ALL											
	109	96.08	104.67	93.30	25.43	112.18	43.83	471.67	93.19 to 99.57	62,154	57,991

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	109	MEDIAN:	96	COV:	45.55	95% Median C.I.:	93.19 to 99.57
TOTAL Sales Price:	6,774,882	WGT. MEAN:	93	STD:	47.68	95% Wgt. Mean C.I.:	89.88 to 96.72
TOTAL Adj.Sales Price:	6,774,882	MEAN:	105	AVG.ABS.DEV:	24.43	95% Mean C.I.:	95.72 to 113.62
TOTAL Assessed Value:	6,321,060						
AVG. Adj. Sales Price:	62,154	COD:	25.43	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	57,991	PRD:	112.18	MIN Sales Ratio:	43.83		

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

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	66.70	71.84	69.40	30.57	103.52	43.83	105.00	N/A	16,833	11,681
10	5	115.10	116.77	115.21	27.29	101.36	58.17	197.55	N/A	22,100	25,461
20	10	101.69	135.44	100.83	57.86	134.32	60.00	471.67	62.31 to 139.28	31,820	32,083
30	48	95.43	100.99	92.73	19.62	108.91	56.57	170.79	90.64 to 100.51	50,813	47,120
35	1	72.80	72.80	72.80			72.80	72.80	N/A	55,000	40,040
40	42	96.18	103.21	93.01	21.78	110.96	53.33	229.38	89.86 to 102.96	90,515	84,191
<u>ALL</u>	<u>109</u>	<u>96.08</u>	<u>104.67</u>	<u>93.30</u>	<u>25.43</u>	<u>112.18</u>	<u>43.83</u>	<u>471.67</u>	<u>93.19 to 99.57</u>	<u>62,154</u>	<u>57,991</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	19	MEDIAN:	94	COV:	53.38	95% Median C.I.:	70.24 to 139.90	(! : Derived)
TOTAL Sales Price:	434,250	WGT. MEAN:	102	STD:	59.66	95% Wgt. Mean C.I.:	81.53 to 123.37	
TOTAL Adj.Sales Price:	431,250	MEAN:	112	AVG.ABS.DEV:	42.39	95% Mean C.I.:	83.02 to 140.54	
TOTAL Assessed Value:	441,810							
AVG. Adj. Sales Price:	22,697	COD:	44.95	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,253	PRD:	109.11	MIN Sales Ratio:	32.00			

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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>											
07/01/02 TO 09/30/02	3	107.68	112.86	106.72	13.09	105.75	94.30	136.59	N/A	21,500	22,945
10/01/02 TO 12/31/02	1	267.80	267.80	267.80			267.80	267.80	N/A	10,000	26,780
01/01/03 TO 03/31/03	1	139.90	139.90	139.90			139.90	139.90	N/A	5,000	6,995
04/01/03 TO 06/30/03	2	85.57	85.57	81.16	6.51	105.43	80.00	91.14	N/A	16,750	13,595
07/01/03 TO 09/30/03	2	63.79	63.79	64.80	10.11	98.43	57.34	70.24	N/A	34,550	22,390
10/01/03 TO 12/31/03	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
01/01/04 TO 03/31/04	2	132.69	132.69	113.19	15.68	117.23	111.89	153.50	N/A	16,000	18,110
04/01/04 TO 06/30/04	1	75.44	75.44	75.44			75.44	75.44	N/A	17,000	12,825
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	64.00	64.00	64.00			64.00	64.00	N/A	15,500	9,920
01/01/05 TO 03/31/05	3	75.44	113.05	121.83	57.79	92.79	66.46	197.25	N/A	16,666	20,305
04/01/05 TO 06/30/05	2	151.41	151.41	114.16	37.21	132.63	95.07	207.74	N/A	63,450	72,435
<u>Study Years</u>											
07/01/02 TO 06/30/03	7	107.68	131.06	114.87	36.99	114.10	80.00	267.80	80.00 to 267.80	16,142	18,542
07/01/03 TO 06/30/04	6	72.84	83.40	76.52	41.47	108.99	32.00	153.50	32.00 to 153.50	20,975	16,050
07/01/04 TO 06/30/05	6	85.26	117.66	112.11	57.51	104.95	64.00	207.74	64.00 to 207.74	32,066	35,950
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	6	75.12	78.44	70.61	33.61	111.09	32.00	139.90	32.00 to 139.90	19,225	13,574
01/01/04 TO 12/31/04	4	93.66	101.21	91.42	33.62	110.71	64.00	153.50	N/A	16,125	14,741
<u>ALL</u>											
	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALBION	7	94.30	107.76	103.76	38.24	103.85	57.34	207.74	57.34 to 207.74	22,300	23,139
CEDAR RAPIDS	4	67.12	79.93	65.42	47.58	122.19	32.00	153.50	N/A	16,062	10,507
PETERSBURG	2	179.47	179.47	222.00	49.22	80.84	91.14	267.80	N/A	6,750	14,985
PRIMROSE	1	139.90	139.90	139.90			139.90	139.90	N/A	5,000	6,995
RURAL	1	197.25	197.25	197.25			197.25	197.25	N/A	20,000	39,450
ST. EDWARD	4	85.26	88.41	93.61	15.21	94.44	75.44	107.68	N/A	43,100	40,347
<u>ALL</u>											
	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	19	MEDIAN:	94	COV:	53.38	95% Median C.I.:	70.24 to 139.90	(! : Derived)
TOTAL Sales Price:	434,250	WGT. MEAN:	102	STD:	59.66	95% Wgt. Mean C.I.:	81.53 to 123.37	
TOTAL Adj.Sales Price:	431,250	MEAN:	112	AVG.ABS.DEV:	42.39	95% Mean C.I.:	83.02 to 140.54	
TOTAL Assessed Value:	441,810							
AVG. Adj. Sales Price:	22,697	COD:	44.95	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,253	PRD:	109.11	MIN Sales Ratio:	32.00			

Printed: 03/29/2006 20:03:09

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	17	94.30	108.89	98.80	42.64	110.21	32.00	267.80	66.46 to 139.90	23,191	22,913
3	2	136.35	136.35	141.28	44.67	96.50	75.44	197.25	N/A	18,500	26,137
ALL	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

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	18	94.69	116.21	103.74	43.60	112.02	57.34	267.80	75.44 to 139.90	23,527	24,407
2	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
ALL	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0018											
06-0001	8	103.10	127.77	113.64	51.64	112.43	57.34	267.80	57.34 to 267.80	20,762	23,594
06-0006	6	80.69	91.80	71.77	45.09	127.90	32.00	153.50	32.00 to 153.50	12,125	8,702
06-0017	5	95.07	110.18	104.39	32.41	105.55	75.44	197.25	N/A	38,480	40,168
06-0057											
06-0060											
39-0010											
39-0055											
59-0013											
59-0080											
59-0095											
63-0001											
63-0008											
NonValid School											
ALL	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	19	MEDIAN:	94	COV:	53.38	95% Median C.I.:	70.24 to 139.90	(! : Derived)
TOTAL Sales Price:	434,250	WGT. MEAN:	102	STD:	59.66	95% Wgt. Mean C.I.:	81.53 to 123.37	
TOTAL Adj.Sales Price:	431,250	MEAN:	112	AVG.ABS.DEV:	42.39	95% Mean C.I.:	83.02 to 140.54	
TOTAL Assessed Value:	441,810							
AVG. Adj. Sales Price:	22,697	COD:	44.95	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,253	PRD:	109.11	MIN Sales Ratio:	32.00			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	75.44	81.92	69.27	32.84	118.26	32.00	153.50	32.00 to 153.50	10,291	7,129
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	136.59	136.59	136.59			136.59	136.59	N/A	8,500	11,610
1920 TO 1939	3	94.30	127.35	121.28	45.15	105.00	80.00	207.74	N/A	24,833	30,118
1940 TO 1949											
1950 TO 1959	2	167.13	167.13	154.00	60.23	108.53	66.46	267.80	N/A	11,500	17,710
1960 TO 1969	2	88.96	88.96	87.16	21.05	102.06	70.24	107.68	N/A	36,500	31,815
1970 TO 1979	3	139.90	149.68	144.88	20.34	103.32	111.89	197.25	N/A	18,666	27,043
1980 TO 1989	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
1990 TO 1994	1	57.34	57.34	57.34			57.34	57.34	N/A	29,100	16,685
1995 TO 1999											
2000 TO Present											
ALL	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	122.32	122.32	105.00	25.49	116.50	91.14	153.50	N/A	2,250	2,362
5000 TO 9999	3	136.59	102.83	99.22	26.33	103.63	32.00	139.90	N/A	7,083	7,028
Total \$											
1 TO 9999	5	136.59	110.63	100.23	24.93	110.37	32.00	153.50	N/A	5,150	5,162
10000 TO 29999	9	75.44	122.86	116.48	74.21	105.48	57.34	267.80	64.00 to 207.74	18,455	21,497
30000 TO 59999	4	93.84	92.45	91.28	18.47	101.28	70.24	111.89	N/A	33,500	30,578
100000 TO 149999	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
ALL	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	19	MEDIAN:	94	COV:	53.38	95% Median C.I.:	70.24 to 139.90	(! : Derived)
TOTAL Sales Price:	434,250	WGT. MEAN:	102	STD:	59.66	95% Wgt. Mean C.I.:	81.53 to 123.37	
TOTAL Adj.Sales Price:	431,250	MEAN:	112	AVG.ABS.DEV:	42.39	95% Mean C.I.:	83.02 to 140.54	
TOTAL Assessed Value:	441,810							
AVG. Adj. Sales Price:	22,697	COD:	44.95	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,253	PRD:	109.11	MIN Sales Ratio:	32.00			

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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	91.14	92.21	58.82	44.44	156.78	32.00	153.50	N/A	4,083	2,401
5000 TO 9999	3	66.46	90.12	76.28	38.07	118.14	64.00	139.90	N/A	11,166	8,518
Total \$											
1 TO 9999	6	78.80	91.17	71.61	46.97	127.32	32.00	153.50	32.00 to 153.50	7,625	5,460
10000 TO 29999	8	77.72	107.14	88.49	48.29	121.07	57.34	267.80	57.34 to 267.80	21,825	19,313
30000 TO 59999	4	154.57	156.14	146.29	29.99	106.73	107.68	207.74	N/A	26,375	38,583
100000 TO 149999	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
ALL	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
10	14	92.72	118.35	103.49	49.89	114.35	57.34	267.80	66.46 to 197.25	24,107	24,949
20	4	109.78	108.73	104.70	15.64	103.85	75.44	139.90	N/A	21,500	22,510
ALL	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	75.44	86.98	65.40	53.68	133.00	32.00	153.50	N/A	8,583	5,613
344	1	91.14	91.14	91.14			91.14	91.14	N/A	3,500	3,190
350	2	181.05	181.05	146.88	47.91	123.27	94.30	267.80	N/A	16,500	24,235
353	2	106.01	106.01	95.82	28.84	110.64	75.44	136.59	N/A	12,750	12,217
396	1	197.25	197.25	197.25			197.25	197.25	N/A	20,000	39,450
406	2	98.62	98.62	69.44	41.86	142.01	57.34	139.90	N/A	17,050	11,840
442	3	80.00	83.89	88.48	18.20	94.82	64.00	107.68	N/A	26,166	23,151
492	2	68.35	68.35	69.31	2.76	98.61	66.46	70.24	N/A	26,500	18,367
528	1	207.74	207.74	207.74			207.74	207.74	N/A	21,500	44,665
531	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
554	1	111.89	111.89	111.89			111.89	111.89	N/A	31,000	34,685
ALL	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

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TOTAL Adj.Sales Price:	431,250	MEAN:	112	AVG.ABS.DEV:	42.39	95% Mean C.I.:	83.02 to 140.54	
TOTAL Assessed Value:	441,810							
AVG. Adj. Sales Price:	22,697	COD:	44.95	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,253	PRD:	109.11	MIN Sales Ratio:	32.00			

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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	19	94.30	111.78	102.45	44.95	109.11	32.00	267.80	70.24 to 139.90	22,697	23,253
04											
<u>ALL</u>	<u>19</u>	<u>94.30</u>	<u>111.78</u>	<u>102.45</u>	<u>44.95</u>	<u>109.11</u>	<u>32.00</u>	<u>267.80</u>	<u>70.24 to 139.90</u>	<u>22,697</u>	<u>23,253</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	63	MEDIAN:	74	COV:	23.89	95% Median C.I.:	71.39 to 77.96	(!: Derived)
(AgLand) TOTAL Sales Price:	12,543,624	WGT. MEAN:	73	STD:	18.18	95% Wgt. Mean C.I.:	67.88 to 77.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,713,024	MEAN:	76	AVG.ABS.DEV:	11.15	95% Mean C.I.:	71.64 to 80.62	
(AgLand) TOTAL Assessed Value:	9,216,465							
AVG. Adj. Sales Price:	201,794	COD:	14.97	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	146,293	PRD:	105.01	MIN Sales Ratio:	16.88			

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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>											
07/01/02 TO 09/30/02	1	71.33	71.33	71.33			71.33	71.33	N/A	104,000	74,185
10/01/02 TO 12/31/02	4	78.30	75.77	79.55	9.00	95.25	59.31	87.18	N/A	298,600	237,528
01/01/03 TO 03/31/03	8	84.71	85.12	82.83	7.95	102.75	70.25	104.61	70.25 to 104.61	176,548	146,243
04/01/03 TO 06/30/03	6	78.69	80.44	74.43	11.77	108.08	63.51	103.47	63.51 to 103.47	212,309	158,015
07/01/03 TO 09/30/03	2	93.66	93.66	97.87	23.22	95.71	71.91	115.41	N/A	146,750	143,617
10/01/03 TO 12/31/03	7	64.01	66.67	61.55	10.74	108.32	54.24	76.74	54.24 to 76.74	351,967	216,650
01/01/04 TO 03/31/04	6	75.82	76.82	75.55	5.25	101.68	68.72	84.55	68.72 to 84.55	162,090	122,460
04/01/04 TO 06/30/04	3	68.12	80.19	78.55	18.98	102.08	66.83	105.61	N/A	231,300	181,691
07/01/04 TO 09/30/04	3	75.41	77.63	76.17	7.58	101.92	70.17	87.32	N/A	72,500	55,225
10/01/04 TO 12/31/04	6	71.75	73.06	70.98	7.79	102.93	62.77	82.21	62.77 to 82.21	198,200	140,686
01/01/05 TO 03/31/05	6	72.32	73.88	72.28	13.76	102.22	60.69	95.36	60.69 to 95.36	163,576	118,225
04/01/05 TO 06/30/05	11	70.17	71.65	66.34	27.11	108.01	16.88	163.20	50.76 to 77.96	174,227	115,576
<u>Study Years</u>											
07/01/02 TO 06/30/03	19	79.32	80.95	78.86	10.49	102.64	59.31	104.61	72.25 to 86.13	209,718	165,386
07/01/03 TO 06/30/04	18	74.33	75.31	69.71	12.95	108.04	54.24	115.41	66.83 to 76.74	245,762	171,312
07/01/04 TO 06/30/05	26	71.75	73.18	69.47	17.42	105.34	16.88	163.20	68.26 to 75.85	165,564	115,018
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	23	77.77	79.03	72.05	14.01	109.69	54.24	115.41	71.91 to 84.73	236,674	170,514
01/01/04 TO 12/31/04	18	74.90	76.26	74.50	9.43	102.36	62.77	105.61	68.72 to 81.61	170,730	127,201
<u>ALL</u>	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	63	MEDIAN:	74	COV:	23.89	95% Median C.I.:	71.39 to 77.96	(!: Derived)
(AgLand) TOTAL Sales Price:	12,543,624	WGT. MEAN:	73	STD:	18.18	95% Wgt. Mean C.I.:	67.88 to 77.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,713,024	MEAN:	76	AVG.ABS.DEV:	11.15	95% Mean C.I.:	71.64 to 80.62	
(AgLand) TOTAL Assessed Value:	9,216,465							
AVG. Adj. Sales Price:	201,794	COD:	14.97	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	146,293	PRD:	105.01	MIN Sales Ratio:	16.88			

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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	
1767	1	75.85	75.85	75.85			75.85	75.85	N/A	160,000	121,360	
1769	2	75.23	75.23	71.98	9.27	104.52	68.26	82.21	N/A	180,000	129,560	
1771	3	84.73	80.83	78.80	12.97	102.58	62.40	95.36	N/A	275,400	217,008	
1773	3	79.32	74.15	70.80	6.77	104.72	63.51	79.61	N/A	302,666	214,298	
1843	6	68.48	67.28	67.18	5.05	100.15	60.64	71.91	60.64 to 71.91	169,925	114,156	
1845	5	78.46	70.68	67.42	13.13	104.84	50.76	81.61	N/A	282,960	190,766	
1849	3	71.39	68.76	68.40	4.36	100.53	62.77	72.12	N/A	231,400	158,273	
2051	2	67.35	67.35	70.48	11.93	95.56	59.31	75.39	N/A	172,700	121,722	
2053	3	74.17	74.73	75.70	2.48	98.71	72.25	77.77	N/A	173,218	131,130	
2055	5	68.12	60.41	59.95	26.92	100.77	16.88	84.69	N/A	374,895	224,764	
2127	6	75.60	82.81	82.01	11.17	100.97	74.24	115.41	74.24 to 115.41	186,299	152,793	
2129	1	69.61	69.61	69.61			69.61	69.61	N/A	296,835	206,620	
2131	1	87.18	87.18	87.18			87.18	87.18	N/A	390,000	339,985	
2133	4	73.37	75.00	72.98	6.78	102.77	68.72	84.55	N/A	108,275	79,016	
2335	3	105.61	113.02	100.13	29.34	112.87	70.25	163.20	N/A	110,000	110,143	
2337	12	77.11	78.79	75.81	15.52	103.94	58.30	104.61	60.69 to 91.93	115,978	87,924	
2339	1	70.17	70.17	70.17			70.17	70.17	N/A	255,372	179,200	
2341	2	86.08	86.08	86.10	0.06	99.97	86.03	86.13	N/A	187,950	161,832	
ALL												
	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	46	74.34	76.90	73.53	15.13	104.58	50.76	163.20	70.17 to 79.28	183,427	134,878	
2	2	73.98	73.98	73.80	2.52	100.25	72.12	75.85	N/A	177,500	130,995	
3	15	74.45	74.06	70.15	16.21	105.57	16.88	115.41	69.61 to 84.69	261,358	183,337	
ALL												
	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293	

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	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293	
ALL												
	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293	

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

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(AgLand) TOTAL Adj.Sales Price:	12,713,024	MEAN:	76	AVG.ABS.DEV:	11.15	95% Mean C.I.:	71.64 to 80.62	
(AgLand) TOTAL Assessed Value:	9,216,465							
AVG. Adj. Sales Price:	201,794	COD:	14.97	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	146,293	PRD:	105.01	MIN Sales Ratio:	16.88			

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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)											
02-0018	1	62.40	62.40	62.40			62.40	62.40	N/A	286,200	178,590
06-0001	21	74.24	72.76	72.10	15.55	100.92	16.88	115.41	68.12 to 81.61	189,946	136,946
06-0006	19	76.26	83.39	80.02	19.83	104.22	58.30	163.20	70.25 to 91.93	130,149	104,142
06-0017	6	79.17	79.90	79.30	5.93	100.75	74.42	86.13	74.42 to 86.13	195,766	155,239
06-0057	5	79.32	77.79	78.88	4.81	98.62	66.83	84.73	N/A	291,680	230,075
06-0060	3	71.39	68.76	68.40	4.36	100.53	62.77	72.12	N/A	231,400	158,273
39-0010											
39-0055	1	59.31	59.31	59.31			59.31	59.31	N/A	105,400	62,515
59-0013	3	70.17	70.74	70.57	0.85	100.24	70.13	71.91	N/A	163,466	115,360
59-0080											
59-0095	1	63.51	63.51	63.51			63.51	63.51	N/A	495,000	314,390
63-0001	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610
63-0008	2	78.75	78.75	73.94	10.89	106.49	70.17	87.32	N/A	163,686	121,035
NonValid School											
ALL	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	16.88	16.88	16.88			16.88	16.88	N/A	40,000	6,750
10.01 TO 30.00	1	91.93	91.93	91.93			91.93	91.93	N/A	13,152	12,090
30.01 TO 50.00	2	80.05	80.05	83.13	5.80	96.29	75.41	84.69	N/A	40,362	33,555
50.01 TO 100.00	18	73.44	78.79	73.38	18.14	107.36	58.30	163.20	64.01 to 81.60	109,916	80,659
100.01 TO 180.00	28	72.78	74.45	72.66	10.01	102.46	59.31	103.47	69.61 to 76.74	198,107	143,950
180.01 TO 330.00	8	79.44	85.31	81.27	13.89	104.96	63.51	115.41	63.51 to 115.41	323,262	262,729
330.01 TO 650.00	4	74.94	71.96	70.89	14.03	101.50	50.76	87.18	N/A	311,950	221,142
650.01 +	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610
ALL	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	201,794	COD:	14.97	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	146,293	PRD:	105.01	MIN Sales Ratio:	16.88			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	10	70.17	69.64	71.09	8.45	97.96	60.64	84.73	60.97 to 79.61	233,272	165,834
DRY-N/A	13	81.61	80.78	77.15	11.80	104.71	58.78	104.61	70.13 to 91.93	132,143	101,943
GRASS	10	70.79	65.59	63.75	19.80	102.89	16.88	103.47	50.76 to 76.74	125,255	79,847
GRASS-N/A	10	79.99	90.68	71.79	24.40	126.30	54.24	163.20	72.12 to 115.41	237,727	170,672
IRRGTD	1	81.60	81.60	81.60			81.60	81.60	N/A	138,230	112,800
IRRGTD-N/A	19	74.45	73.97	73.86	8.64	100.15	58.30	87.18	68.12 to 79.28	257,598	190,256
ALL	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293

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	16	70.78	74.57	72.11	12.27	103.42	60.64	104.61	64.01 to 84.73	197,311	142,272
DRY-N/A	7	81.61	79.05	79.15	9.95	99.88	58.78	95.36	58.78 to 95.36	127,657	101,035
GRASS	14	72.18	69.36	67.57	16.66	102.65	16.88	103.47	59.31 to 82.21	124,391	84,050
GRASS-N/A	6	91.69	98.61	70.35	32.14	140.16	54.24	163.20	54.24 to 163.20	314,725	221,414
IRRGTD	13	77.96	74.93	73.04	7.95	102.59	62.40	86.13	68.12 to 81.60	249,683	182,359
IRRGTD-N/A	7	74.42	73.27	75.95	8.32	96.47	58.30	87.18	58.30 to 87.18	255,245	193,855
ALL	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293

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	22	74.34	76.72	74.03	12.14	103.63	60.64	104.61	70.13 to 84.73	179,656	132,995
DRY-N/A	1	58.78	58.78	58.78			58.78	58.78	N/A	98,147	57,695
GRASS	19	75.41	79.39	76.49	23.55	103.79	16.88	163.20	70.25 to 84.55	126,846	97,030
GRASS-N/A	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610
IRRGTD	19	75.39	74.45	74.11	8.82	100.45	58.30	87.18	68.12 to 79.32	258,039	191,241
IRRGTD-N/A	1	72.45	72.45	72.45			72.45	72.45	N/A	129,853	94,080
ALL	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	63	MEDIAN:	74	COV:	23.89	95% Median C.I.:	71.39 to 77.96	(! : Derived)
(AgLand) TOTAL Sales Price:	12,543,624	WGT. MEAN:	73	STD:	18.18	95% Wgt. Mean C.I.:	67.88 to 77.11	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,713,024	MEAN:	76	AVG.ABS.DEV:	11.15	95% Mean C.I.:	71.64 to 80.62	
(AgLand) TOTAL Assessed Value:	9,216,465							
AVG. Adj. Sales Price:	201,794	COD:	14.97	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	146,293	PRD:	105.01	MIN Sales Ratio:	16.88			

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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 \$ _____											
Total \$ _____											
10000 TO 29999	2	83.67	83.67	83.56	9.87	100.13	75.41	91.93	N/A	13,326	11,135
30000 TO 59999	4	88.43	89.23	84.65	50.52	105.41	16.88	163.20	N/A	43,691	36,985
60000 TO 99999	9	84.55	80.25	79.29	11.21	101.21	58.78	103.47	60.69 to 87.32	85,403	67,715
100000 TO 149999	16	75.25	74.90	75.15	8.51	99.67	58.30	95.36	70.25 to 81.60	125,575	94,366
150000 TO 249999	13	72.12	76.51	76.29	12.71	100.29	60.64	115.41	66.83 to 75.85	199,495	152,197
250000 TO 499999	18	72.31	72.35	72.40	11.46	99.93	50.76	87.18	63.51 to 79.28	328,921	238,153
500000 +	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610
ALL _____											
	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
5000 TO 9999	1	16.88	16.88	16.88			16.88	16.88	N/A	40,000	6,750
1 TO 9999	1	16.88	16.88	16.88			16.88	16.88	N/A	40,000	6,750
10000 TO 29999	2	83.67	83.67	83.56	9.87	100.13	75.41	91.93	N/A	13,326	11,135
30000 TO 59999	6	78.47	90.70	80.02	34.15	113.35	58.78	163.20	58.78 to 163.20	63,523	50,828
60000 TO 99999	17	74.51	75.65	73.74	11.27	102.59	58.30	103.47	70.17 to 84.55	109,329	80,614
100000 TO 149999	11	75.85	76.76	75.99	7.83	101.02	64.01	95.36	66.83 to 81.61	157,399	119,610
150000 TO 249999	19	70.17	74.50	72.65	13.64	102.55	50.76	115.41	68.12 to 78.14	262,363	190,613
250000 TO 499999	6	78.87	77.93	77.43	7.35	100.65	63.51	87.18	63.51 to 87.18	411,762	318,840
500000 +	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610
ALL _____											
	63	74.45	76.13	72.50	14.97	105.01	16.88	163.20	71.39 to 77.96	201,794	146,293

PA&T 2006 Preliminary Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	111	MEDIAN:	96	COV:	50.83	95% Median C.I.:	93.19 to 100.50
TOTAL Sales Price:	6,788,882	WGT. MEAN:	92	STD:	54.75	95% Wgt. Mean C.I.:	86.85 to 96.36
TOTAL Adj.Sales Price:	6,788,882	MEAN:	108	AVG.ABS.DEV:	29.15	95% Mean C.I.:	97.52 to 117.89
TOTAL Assessed Value:	6,219,025						
AVG. Adj. Sales Price:	61,161	COD:	30.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	56,027	PRD:	117.57	MIN Sales Ratio:	23.19		

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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>											
07/01/03 TO 09/30/03	7	97.69	109.44	95.49	20.49	114.61	82.07	197.55	82.07 to 197.55	63,321	60,462
10/01/03 TO 12/31/03	8	119.16	113.69	107.45	14.10	105.81	78.83	138.39	78.83 to 138.39	42,981	46,181
01/01/04 TO 03/31/04	18	92.43	95.72	92.18	19.22	103.84	43.83	229.38	88.04 to 99.57	87,572	80,724
04/01/04 TO 06/30/04	21	96.41	106.11	90.90	27.36	116.74	53.33	275.28	78.49 to 116.91	57,235	52,025
07/01/04 TO 09/30/04	17	93.42	96.52	93.92	16.35	102.77	60.00	139.28	83.16 to 109.04	60,511	56,830
10/01/04 TO 12/31/04	13	86.92	89.37	85.76	16.99	104.21	64.43	143.02	72.14 to 98.24	79,846	68,476
01/01/05 TO 03/31/05	11	105.72	103.46	75.38	28.13	137.25	23.19	163.37	67.53 to 159.00	48,575	36,616
04/01/05 TO 06/30/05	16	105.06	149.19	99.87	69.54	149.39	56.57	471.67	62.31 to 206.72	38,906	38,854
<u>Study Years</u>											
07/01/03 TO 06/30/04	54	96.24	104.21	93.63	23.20	111.29	43.83	275.28	93.23 to 100.50	66,024	61,819
07/01/04 TO 06/30/05	57	94.44	111.01	89.37	37.67	124.22	23.19	471.67	85.18 to 105.72	56,553	50,539
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	69	93.94	97.89	90.85	20.82	107.74	43.83	275.28	89.50 to 96.92	70,216	63,795
<u>ALL</u>											
	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALBION	51	93.23	91.47	88.35	17.14	103.54	23.19	162.89	87.24 to 97.18	74,700	65,994
CEDAR RAPIDS	14	114.49	138.90	108.84	47.11	127.62	60.00	298.60	76.69 to 199.93	24,085	26,214
PETERSBURG	13	98.24	126.37	87.80	53.79	143.93	58.17	471.67	62.32 to 121.26	36,769	32,283
PRIMROSE	1	125.57	125.57	125.57			125.57	125.57	N/A	10,500	13,185
RURAL	16	97.31	101.24	93.27	15.31	108.54	69.10	143.02	85.18 to 115.34	91,500	85,344
ST. EDWARD	16	105.05	122.30	99.78	38.16	122.57	62.31	229.38	80.01 to 149.75	43,090	42,995
<u>ALL</u>											
	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

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	96	95.43	108.68	91.36	32.71	118.96	23.19	471.67	92.25 to 100.51	57,082	52,152
2	4	95.84	89.43	89.03	7.47	100.45	69.10	96.92	N/A	150,250	133,763
3	11	105.00	105.76	95.67	17.05	110.54	72.80	143.02	83.34 to 134.15	64,363	61,579
<u>ALL</u>											
	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

PA&T 2006 Preliminary Statistics

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	111	MEDIAN:	96	COV:	50.83	95% Median C.I.:	93.19 to 100.50
TOTAL Sales Price:	6,788,882	WGT. MEAN:	92	STD:	54.75	95% Wgt. Mean C.I.:	86.85 to 96.36
TOTAL Adj.Sales Price:	6,788,882	MEAN:	108	AVG.ABS.DEV:	29.15	95% Mean C.I.:	97.52 to 117.89
TOTAL Assessed Value:	6,219,025						
AVG. Adj. Sales Price:	61,161	COD:	30.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	56,027	PRD:	117.57	MIN Sales Ratio:	23.19		

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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	96.33	108.90	91.86	30.18	118.55	23.19	471.67	93.42 to 100.51	61,934	56,892
2	2	53.30	53.30	51.94	17.77	102.60	43.83	62.77	N/A	17,500	9,090
3	1	86.92	86.92	86.92			86.92	86.92	N/A	65,000	56,495
ALL	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027
06											
07											
ALL	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0018											
06-0001	79	93.94	98.32	88.94	23.67	110.54	23.19	471.67	88.41 to 97.69	70,376	62,594
06-0006	17	116.91	134.65	107.68	39.50	125.04	60.00	298.60	92.41 to 163.37	33,394	35,958
06-0017	14	116.41	128.10	100.09	35.99	127.99	68.89	229.38	80.01 to 197.55	46,139	46,178
06-0057	1	105.00	105.00	105.00			105.00	105.00	N/A	15,500	16,275
06-0060											
39-0010											
39-0055											
59-0013											
59-0080											
59-0095											
63-0001											
63-0008											
NonValid School											
ALL	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	111	MEDIAN:	96	COV:	50.83	95% Median C.I.:	93.19 to 100.50
TOTAL Sales Price:	6,788,882	WGT. MEAN:	92	STD:	54.75	95% Wgt. Mean C.I.:	86.85 to 96.36
TOTAL Adj.Sales Price:	6,788,882	MEAN:	108	AVG.ABS.DEV:	29.15	95% Mean C.I.:	97.52 to 117.89
TOTAL Assessed Value:	6,219,025						
AVG. Adj. Sales Price:	61,161	COD:	30.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	56,027	PRD:	117.57	MIN Sales Ratio:	23.19		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	3	62.77	70.53	68.23	32.49	103.38	43.83	105.00	N/A	16,833	11,485
Prior TO 1860											
1860 TO 1899	7	68.89	75.55	81.73	21.18	92.45	58.17	112.07	58.17 to 112.07	33,528	27,401
1900 TO 1919	46	102.08	123.56	98.73	37.92	125.15	56.57	471.67	95.15 to 123.77	35,988	35,530
1920 TO 1939	13	93.94	98.11	88.73	18.65	110.57	53.33	206.72	88.04 to 100.51	58,391	51,811
1940 TO 1949											
1950 TO 1959	2	103.56	103.56	104.20	3.85	99.39	99.57	107.55	N/A	90,500	94,302
1960 TO 1969	6	88.37	87.72	85.54	7.02	102.55	78.49	98.24	78.49 to 98.24	78,266	66,949
1970 TO 1979	10	113.90	128.13	103.47	30.89	123.83	72.09	275.28	83.34 to 162.89	52,900	54,735
1980 TO 1989	8	103.65	107.77	96.95	24.96	111.16	72.14	199.93	72.14 to 199.93	92,000	89,191
1990 TO 1994	4	77.58	79.09	78.89	17.56	100.24	62.32	98.87	N/A	112,062	88,411
1995 TO 1999	5	91.67	90.65	86.27	13.77	105.07	69.10	116.91	N/A	142,800	123,196
2000 TO Present	7	96.92	86.99	85.44	15.67	101.82	23.19	105.72	23.19 to 105.72	144,471	123,429
ALL	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	264.92	264.92	264.92	78.04	100.00	58.17	471.67	N/A	3,000	7,947
5000 TO 9999	8	161.18	171.88	169.09	39.78	101.65	60.00	298.60	60.00 to 298.60	8,081	13,664
Total \$											
1 TO 9999	10	161.18	190.49	177.23	57.48	107.48	58.17	471.67	60.00 to 298.60	7,065	12,521
10000 TO 29999	27	116.91	123.11	119.45	29.22	103.06	43.83	229.38	97.18 to 136.75	17,722	21,170
30000 TO 59999	28	95.43	97.38	96.76	12.27	100.64	65.19	138.39	89.69 to 101.04	43,687	42,271
60000 TO 99999	22	88.55	88.79	88.34	14.96	100.51	53.33	120.05	76.69 to 99.57	76,281	67,387
100000 TO 149999	15	83.16	86.24	86.47	15.56	99.74	56.57	107.55	78.49 to 100.50	119,666	103,477
150000 TO 249999	9	91.67	83.57	84.49	16.83	98.92	23.19	108.53	69.10 to 98.76	171,477	144,878
ALL	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	111	MEDIAN:	96	COV:	50.83	95% Median C.I.:	93.19 to 100.50
TOTAL Sales Price:	6,788,882	WGT. MEAN:	92	STD:	54.75	95% Wgt. Mean C.I.:	86.85 to 96.36
TOTAL Adj.Sales Price:	6,788,882	MEAN:	108	AVG.ABS.DEV:	29.15	95% Mean C.I.:	97.52 to 117.89
TOTAL Assessed Value:	6,219,025						
AVG. Adj. Sales Price:	61,161	COD:	30.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	56,027	PRD:	117.57	MIN Sales Ratio:	23.19		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	60.24	60.24	61.00	3.44	98.75	58.17	62.31	N/A	4,750	2,897
5000 TO 9999	4	60.38	56.84	54.89	8.15	103.55	43.83	62.77	N/A	13,425	7,368
Total \$											
1 TO 9999	6	60.38	57.97	55.81	6.58	103.87	43.83	62.77	43.83 to 62.77	10,533	5,878
10000 TO 29999	29	130.23	152.96	127.41	40.86	120.05	68.89	471.67	103.95 to 162.89	15,446	19,681
30000 TO 59999	40	94.23	94.60	84.03	20.74	112.59	23.19	220.96	86.92 to 98.24	52,702	44,283
60000 TO 99999	18	93.73	95.40	91.70	15.00	104.03	62.32	138.39	83.16 to 109.06	85,352	78,268
100000 TO 149999	12	93.35	91.11	90.07	11.31	101.15	69.10	107.55	80.01 to 102.96	129,500	116,645
150000 TO 249999	6	96.18	96.09	95.72	5.53	100.39	85.20	108.53	85.20 to 108.53	179,883	172,180
ALL	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	62.77	70.53	68.23	32.49	103.38	43.83	105.00	N/A	16,833	11,485
20	21	99.57	115.97	96.75	40.25	119.86	58.17	298.60	80.19 to 134.15	27,316	26,428
30	68	96.33	111.26	92.44	31.33	120.35	23.19	471.67	93.19 to 102.96	59,632	55,124
40	19	94.04	91.71	89.16	13.12	102.86	62.32	116.91	80.12 to 103.95	111,039	99,005
ALL	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	62.77	70.53	68.23	32.49	103.38	43.83	105.00	N/A	16,833	11,485
100	1	199.93	199.93	199.93			199.93	199.93	N/A	15,000	29,990
101	66	95.89	103.31	90.13	28.43	114.63	23.19	275.28	88.41 to 100.50	70,671	63,694
102	11	96.08	96.36	92.53	10.61	104.13	56.57	115.34	86.92 to 115.10	66,295	61,344
104	27	95.34	124.57	95.69	42.09	130.18	67.53	471.67	88.04 to 125.57	40,623	38,870
106	2	96.13	96.13	92.51	14.62	103.91	82.07	110.19	N/A	83,500	77,245
111	1	109.06	109.06	109.06			109.06	109.06	N/A	66,000	71,980
ALL	111	96.08	107.70	91.61	30.34	117.57	23.19	471.67	93.19 to 100.50	61,161	56,027

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2005 Posted Before: 02/03/2006

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

NUMBER of Sales:	111	MEDIAN:	96	COV:	50.83	95% Median C.I.:	93.19 to 100.50
TOTAL Sales Price:	6,788,882	WGT. MEAN:	92	STD:	54.75	95% Wgt. Mean C.I.:	86.85 to 96.36
TOTAL Adj.Sales Price:	6,788,882	MEAN:	108	AVG.ABS.DEV:	29.15	95% Mean C.I.:	97.52 to 117.89
TOTAL Assessed Value:	6,219,025						
AVG. Adj. Sales Price:	61,161	COD:	30.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	56,027	PRD:	117.57	MIN Sales Ratio:	23.19		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	62.77	70.53	68.23	32.49	103.38	43.83	105.00	N/A	16,833	11,485
10	5	115.10	116.77	115.21	27.29	101.36	58.17	197.55	N/A	22,100	25,461
20	10	101.69	135.44	100.83	57.86	134.32	60.00	471.67	62.31 to 139.28	31,820	32,083
30	49	95.52	105.96	92.55	25.71	114.49	56.57	298.60	93.19 to 101.04	49,878	46,164
35	1	72.80	72.80	72.80			72.80	72.80	N/A	55,000	40,040
40	43	95.44	105.58	90.12	27.85	117.15	23.19	275.28	88.41 to 103.11	88,619	79,868
<u>ALL</u>	<u>111</u>	<u>96.08</u>	<u>107.70</u>	<u>91.61</u>	<u>30.34</u>	<u>117.57</u>	<u>23.19</u>	<u>471.67</u>	<u>93.19 to 100.50</u>	<u>61,161</u>	<u>56,027</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	19	MEDIAN:	94	COV:	54.18	95% Median C.I.:	70.24 to 153.50	(!: Derived)
TOTAL Sales Price:	434,250	WGT. MEAN:	103	STD:	62.06	95% Wgt. Mean C.I.:	82.15 to 124.82	
TOTAL Adj.Sales Price:	431,250	MEAN:	115	AVG.ABS.DEV:	45.16	95% Mean C.I.:	84.64 to 144.47	
TOTAL Assessed Value:	446,295							
AVG. Adj. Sales Price:	22,697	COD:	47.89	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,489	PRD:	110.69	MIN Sales Ratio:	32.00			

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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>											
07/01/02 TO 09/30/02	3	107.68	130.45	113.67	29.42	114.75	94.30	189.35	N/A	21,500	24,440
10/01/02 TO 12/31/02	1	267.80	267.80	267.80			267.80	267.80	N/A	10,000	26,780
01/01/03 TO 03/31/03	1	139.90	139.90	139.90			139.90	139.90	N/A	5,000	6,995
04/01/03 TO 06/30/03	2	85.57	85.57	81.16	6.51	105.43	80.00	91.14	N/A	16,750	13,595
07/01/03 TO 09/30/03	2	63.79	63.79	64.80	10.11	98.43	57.34	70.24	N/A	34,550	22,390
10/01/03 TO 12/31/03	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
01/01/04 TO 03/31/04	2	132.69	132.69	113.19	15.68	117.23	111.89	153.50	N/A	16,000	18,110
04/01/04 TO 06/30/04	1	75.44	75.44	75.44			75.44	75.44	N/A	17,000	12,825
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	64.00	64.00	64.00			64.00	64.00	N/A	15,500	9,920
01/01/05 TO 03/31/05	3	75.44	113.05	121.83	57.79	92.79	66.46	197.25	N/A	16,666	20,305
04/01/05 TO 06/30/05	2	151.41	151.41	114.16	37.21	132.63	95.07	207.74	N/A	63,450	72,435
<u>Study Years</u>											
07/01/02 TO 06/30/03	7	107.68	138.60	118.84	43.99	116.63	80.00	267.80	80.00 to 267.80	16,142	19,183
07/01/03 TO 06/30/04	6	72.84	83.40	76.52	41.47	108.99	32.00	153.50	32.00 to 153.50	20,975	16,050
07/01/04 TO 06/30/05	6	85.26	117.66	112.11	57.51	104.95	64.00	207.74	64.00 to 207.74	32,066	35,950
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	6	75.12	78.44	70.61	33.61	111.09	32.00	139.90	32.00 to 139.90	19,225	13,574
01/01/04 TO 12/31/04	4	93.66	101.21	91.42	33.62	110.71	64.00	153.50	N/A	16,125	14,741
<u>ALL</u>											
	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALBION	7	94.30	115.30	106.64	46.23	108.12	57.34	207.74	57.34 to 207.74	22,300	23,780
CEDAR RAPIDS	4	67.12	79.93	65.42	47.58	122.19	32.00	153.50	N/A	16,062	10,507
PETERSBURG	2	179.47	179.47	222.00	49.22	80.84	91.14	267.80	N/A	6,750	14,985
PRIMROSE	1	139.90	139.90	139.90			139.90	139.90	N/A	5,000	6,995
RURAL	1	197.25	197.25	197.25			197.25	197.25	N/A	20,000	39,450
ST. EDWARD	4	85.26	88.41	93.61	15.21	94.44	75.44	107.68	N/A	43,100	40,347
<u>ALL</u>											
	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	19	MEDIAN:	94	COV:	54.18	95% Median C.I.:	70.24 to 153.50	(! : Derived)
TOTAL Sales Price:	434,250	WGT. MEAN:	103	STD:	62.06	95% Wgt. Mean C.I.:	82.15 to 124.82	
TOTAL Adj.Sales Price:	431,250	MEAN:	115	AVG.ABS.DEV:	45.16	95% Mean C.I.:	84.64 to 144.47	
TOTAL Assessed Value:	446,295							
AVG. Adj. Sales Price:	22,697	COD:	47.89	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,489	PRD:	110.69	MIN Sales Ratio:	32.00			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	17	94.30	111.99	99.94	45.93	112.06	32.00	267.80	66.46 to 153.50	23,191	23,177
3	2	136.35	136.35	141.28	44.67	96.50	75.44	197.25	N/A	18,500	26,137
ALL	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

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	18	94.69	119.14	104.80	46.69	113.69	57.34	267.80	75.44 to 153.50	23,527	24,656
2	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
ALL	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0018											
06-0001	8	103.10	134.36	116.34	58.04	115.49	57.34	267.80	57.34 to 267.80	20,762	24,155
06-0006	6	80.69	91.80	71.77	45.09	127.90	32.00	153.50	32.00 to 153.50	12,125	8,702
06-0017	5	95.07	110.18	104.39	32.41	105.55	75.44	197.25	N/A	38,480	40,168
06-0057											
06-0060											
39-0010											
39-0055											
59-0013											
59-0080											
59-0095											
63-0001											
63-0008											
NonValid School											
ALL	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	19	MEDIAN:	94	COV:	54.18	95% Median C.I.:	70.24 to 153.50	(!: Derived)
TOTAL Sales Price:	434,250	WGT. MEAN:	103	STD:	62.06	95% Wgt. Mean C.I.:	82.15 to 124.82	
TOTAL Adj.Sales Price:	431,250	MEAN:	115	AVG.ABS.DEV:	45.16	95% Mean C.I.:	84.64 to 144.47	
TOTAL Assessed Value:	446,295							
AVG. Adj. Sales Price:	22,697	COD:	47.89	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,489	PRD:	110.69	MIN Sales Ratio:	32.00			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	75.44	81.92	69.27	32.84	118.26	32.00	153.50	32.00 to 153.50	10,291	7,129
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	189.35	189.35	189.35			189.35	189.35	N/A	8,500	16,095
1920 TO 1939	3	94.30	127.35	121.28	45.15	105.00	80.00	207.74	N/A	24,833	30,118
1940 TO 1949											
1950 TO 1959	2	167.13	167.13	154.00	60.23	108.53	66.46	267.80	N/A	11,500	17,710
1960 TO 1969	2	88.96	88.96	87.16	21.05	102.06	70.24	107.68	N/A	36,500	31,815
1970 TO 1979	3	139.90	149.68	144.88	20.34	103.32	111.89	197.25	N/A	18,666	27,043
1980 TO 1989	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
1990 TO 1994	1	57.34	57.34	57.34			57.34	57.34	N/A	29,100	16,685
1995 TO 1999											
2000 TO Present											
ALL	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	122.32	122.32	105.00	25.49	116.50	91.14	153.50	N/A	2,250	2,362
5000 TO 9999	3	139.90	120.42	120.33	37.49	100.07	32.00	189.35	N/A	7,083	8,523
Total \$											
1 TO 9999	5	139.90	121.18	117.65	31.41	103.00	32.00	189.35	N/A	5,150	6,059
10000 TO 29999	9	75.44	122.86	116.48	74.21	105.48	57.34	267.80	64.00 to 207.74	18,455	21,497
30000 TO 59999	4	93.84	92.45	91.28	18.47	101.28	70.24	111.89	N/A	33,500	30,578
100000 TO 149999	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
ALL	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	19	MEDIAN:	94	COV:	54.18	95% Median C.I.:	70.24 to 153.50	(! : Derived)
TOTAL Sales Price:	434,250	WGT. MEAN:	103	STD:	62.06	95% Wgt. Mean C.I.:	82.15 to 124.82	
TOTAL Adj.Sales Price:	431,250	MEAN:	115	AVG.ABS.DEV:	45.16	95% Mean C.I.:	84.64 to 144.47	
TOTAL Assessed Value:	446,295							
AVG. Adj. Sales Price:	22,697	COD:	47.89	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,489	PRD:	110.69	MIN Sales Ratio:	32.00			

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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	91.14	92.21	58.82	44.44	156.78	32.00	153.50	N/A	4,083	2,401
5000 TO 9999	3	66.46	90.12	76.28	38.07	118.14	64.00	139.90	N/A	11,166	8,518
Total \$											
1 TO 9999	6	78.80	91.17	71.61	46.97	127.32	32.00	153.50	32.00 to 153.50	7,625	5,460
10000 TO 29999	8	77.72	113.74	91.06	56.77	124.90	57.34	267.80	57.34 to 267.80	21,825	19,874
30000 TO 59999	4	154.57	156.14	146.29	29.99	106.73	107.68	207.74	N/A	26,375	38,583
100000 TO 149999	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
ALL	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
10	14	92.72	122.12	104.82	53.95	116.50	57.34	267.80	66.46 to 197.25	24,107	25,269
20	4	109.78	108.73	104.70	15.64	103.85	75.44	139.90	N/A	21,500	22,510
ALL	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	75.44	86.98	65.40	53.68	133.00	32.00	153.50	N/A	8,583	5,613
344	1	91.14	91.14	91.14			91.14	91.14	N/A	3,500	3,190
350	2	181.05	181.05	146.88	47.91	123.27	94.30	267.80	N/A	16,500	24,235
353	2	132.40	132.40	113.41	43.02	116.74	75.44	189.35	N/A	12,750	14,460
396	1	197.25	197.25	197.25			197.25	197.25	N/A	20,000	39,450
406	2	98.62	98.62	69.44	41.86	142.01	57.34	139.90	N/A	17,050	11,840
442	3	80.00	83.89	88.48	18.20	94.82	64.00	107.68	N/A	26,166	23,151
492	2	68.35	68.35	69.31	2.76	98.61	66.46	70.24	N/A	26,500	18,367
528	1	207.74	207.74	207.74			207.74	207.74	N/A	21,500	44,665
531	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
554	1	111.89	111.89	111.89			111.89	111.89	N/A	31,000	34,685
ALL	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	19	MEDIAN:	94	COV:	54.18	95% Median C.I.:	70.24 to 153.50	(!: Derived)
TOTAL Sales Price:	434,250	WGT. MEAN:	103	STD:	62.06	95% Wgt. Mean C.I.:	82.15 to 124.82	
TOTAL Adj.Sales Price:	431,250	MEAN:	115	AVG.ABS.DEV:	45.16	95% Mean C.I.:	84.64 to 144.47	
TOTAL Assessed Value:	446,295							
AVG. Adj. Sales Price:	22,697	COD:	47.89	MAX Sales Ratio:	267.80			
AVG. Assessed Value:	23,489	PRD:	110.69	MIN Sales Ratio:	32.00			

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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	19	94.30	114.56	103.49	47.89	110.69	32.00	267.80	70.24 to 153.50	22,697	23,489
04											
<u>ALL</u>	<u>19</u>	<u>94.30</u>	<u>114.56</u>	<u>103.49</u>	<u>47.89</u>	<u>110.69</u>	<u>32.00</u>	<u>267.80</u>	<u>70.24 to 153.50</u>	<u>22,697</u>	<u>23,489</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	65	MEDIAN:	72	COV:	25.64	95% Median C.I.:	69.76 to 75.11	(!: Derived)
(AgLand) TOTAL Sales Price:	12,994,096	WGT. MEAN:	69	STD:	18.61	95% Wgt. Mean C.I.:	64.74 to 73.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,163,496	MEAN:	73	AVG.ABS.DEV:	11.55	95% Mean C.I.:	68.04 to 77.09	
(AgLand) TOTAL Assessed Value:	9,091,845							
AVG. Adj. Sales Price:	202,515	COD:	15.98	MAX Sales Ratio:	159.37			
AVG. Assessed Value:	139,874	PRD:	105.06	MIN Sales Ratio:	15.88			

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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>											
07/01/02 TO 09/30/02	1	71.33	71.33	71.33			71.33	71.33	N/A	104,000	74,185
10/01/02 TO 12/31/02	4	75.70	74.09	77.73	9.65	95.32	59.31	85.67	N/A	298,600	232,115
01/01/03 TO 03/31/03	8	79.99	81.19	79.12	6.43	102.62	70.25	99.14	70.25 to 99.14	176,548	139,681
04/01/03 TO 06/30/03	6	74.44	78.94	72.27	12.55	109.23	63.02	103.47	63.02 to 103.47	212,309	153,434
07/01/03 TO 09/30/03	2	88.94	88.94	93.30	25.36	95.33	66.39	111.49	N/A	146,750	136,912
10/01/03 TO 12/31/03	7	61.71	63.57	59.28	10.95	107.24	52.43	73.18	52.43 to 73.18	351,967	208,630
01/01/04 TO 03/31/04	6	74.92	75.87	74.73	4.84	101.53	68.72	83.23	68.72 to 83.23	162,090	121,125
04/01/04 TO 06/30/04	4	69.02	76.36	75.28	16.06	101.43	64.74	102.64	N/A	213,275	160,545
07/01/04 TO 09/30/04	3	75.41	74.70	72.23	6.99	103.42	66.45	82.25	N/A	72,500	52,370
10/01/04 TO 12/31/04	6	65.68	67.20	64.99	12.32	103.40	52.46	80.44	52.46 to 80.44	198,200	128,808
01/01/05 TO 03/31/05	7	70.72	70.19	66.36	13.16	105.77	56.81	90.32	56.81 to 90.32	181,818	120,662
04/01/05 TO 06/30/05	11	66.21	65.79	61.22	32.62	107.45	15.88	159.37	25.12 to 77.62	174,227	106,670
<u>Study Years</u>											
07/01/02 TO 06/30/03	19	77.22	78.47	76.31	9.60	102.83	59.31	103.47	72.25 to 82.61	209,718	160,037
07/01/03 TO 06/30/04	19	72.24	72.81	67.71	13.19	107.54	52.43	111.49	64.74 to 75.11	241,206	163,324
07/01/04 TO 06/30/05	27	66.78	68.23	64.14	21.08	106.38	15.88	159.37	60.30 to 75.41	170,219	109,184
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	23	73.52	75.91	69.30	14.12	109.55	52.43	111.49	69.78 to 81.47	236,674	164,013
01/01/04 TO 12/31/04	19	73.28	73.05	71.12	10.81	102.71	52.46	102.64	65.80 to 80.14	170,123	120,994
<u>ALL</u>											
	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 02/03/2006

NUMBER of Sales:	65	MEDIAN:	72	COV:	25.64	95% Median C.I.:	69.76 to 75.11	(!: Derived)
(AgLand) TOTAL Sales Price:	12,994,096	WGT. MEAN:	69	STD:	18.61	95% Wgt. Mean C.I.:	64.74 to 73.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,163,496	MEAN:	73	AVG.ABS.DEV:	11.55	95% Mean C.I.:	68.04 to 77.09	
(AgLand) TOTAL Assessed Value:	9,091,845							
AVG. Adj. Sales Price:	202,515	COD:	15.98	MAX Sales Ratio:	159.37			
AVG. Assessed Value:	139,874	PRD:	105.06	MIN Sales Ratio:	15.88			

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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	
1767	1	61.42	61.42	61.42			61.42	61.42	N/A	160,000	98,275	
1769	2	72.50	72.50	68.80	10.94	105.38	64.57	80.44	N/A	180,000	123,840	
1771	3	78.22	76.75	74.55	12.19	102.95	61.71	90.32	N/A	275,400	205,301	
1773	3	73.52	71.69	68.35	7.02	104.88	63.02	78.51	N/A	302,666	206,880	
1843	6	64.71	62.97	62.86	5.01	100.17	56.09	66.45	56.09 to 66.45	169,925	106,820	
1845	5	77.13	68.50	65.69	12.77	104.28	50.76	78.66	N/A	282,960	185,882	
1849	3	60.30	59.85	60.36	7.92	99.16	52.46	66.78	N/A	231,400	139,661	
2051	2	67.02	67.02	70.03	11.50	95.71	59.31	74.73	N/A	172,700	120,937	
2053	3	72.25	72.73	73.05	2.19	99.56	70.59	75.35	N/A	173,218	126,543	
2055	5	64.74	57.75	57.58	27.01	100.30	15.88	81.47	N/A	374,895	215,871	
2127	6	73.23	80.03	79.51	11.30	100.66	69.78	111.49	69.78 to 111.49	186,299	148,120	
2129	1	66.21	66.21	66.21			66.21	66.21	N/A	296,835	196,520	
2131	1	85.67	85.67	85.67			85.67	85.67	N/A	390,000	334,110	
2133	5	71.33	71.10	66.31	9.28	107.23	56.81	83.23	N/A	144,874	96,063	
2335	3	102.64	110.75	97.98	28.94	113.03	70.25	159.37	N/A	110,000	107,778	
2337	13	75.11	74.30	71.22	15.75	104.33	25.12	103.47	69.76 to 82.61	119,303	84,963	
2339	1	70.17	70.17	70.17			70.17	70.17	N/A	255,372	179,200	
2341	2	84.07	84.07	83.12	2.33	101.15	82.12	86.03	N/A	187,950	156,220	
ALL												
	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	48	72.24	73.53	70.15	15.62	104.81	25.12	159.37	66.78 to 77.13	185,169	129,896	
2	2	56.94	56.94	56.50	7.87	100.78	52.46	61.42	N/A	177,500	100,282	
3	15	73.18	71.57	67.75	16.15	105.62	15.88	111.49	66.21 to 81.47	261,358	177,082	
ALL												
	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874	

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	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874	
ALL												
	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	13,163,496	MEAN:	73	AVG.ABS.DEV:	11.55	95% Mean C.I.:	68.04 to 77.09	
(AgLand) TOTAL Assessed Value:	9,091,845							
AVG. Adj. Sales Price:	202,515	COD:	15.98	MAX Sales Ratio:	159.37			
AVG. Assessed Value:	139,874	PRD:	105.06	MIN Sales Ratio:	15.88			

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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)											
02-0018	1	61.71	61.71	61.71			61.71	61.71	N/A	286,200	176,600
06-0001	21	70.59	69.26	68.69	16.96	100.83	15.88	111.49	61.42 to 78.66	189,946	130,465
06-0006	21	75.11	78.91	74.68	19.70	105.67	25.12	159.37	70.25 to 83.23	139,205	103,955
06-0017	6	76.71	77.84	77.09	6.41	100.98	72.31	86.03	72.31 to 86.03	195,766	150,910
06-0057	5	77.13	74.64	75.19	4.51	99.27	65.80	78.51	N/A	291,680	219,310
06-0060	3	60.30	59.85	60.36	7.92	99.16	52.46	66.78	N/A	231,400	139,661
39-0010											
39-0055	1	59.31	59.31	59.31			59.31	59.31	N/A	105,400	62,515
59-0013	3	66.39	65.49	65.05	1.42	100.67	63.63	66.45	N/A	163,466	106,336
59-0080											
59-0095	1	63.02	63.02	63.02			63.02	63.02	N/A	495,000	311,950
63-0001	1	52.43	52.43	52.43			52.43	52.43	N/A	1,219,750	639,510
63-0008	2	76.21	76.21	72.83	7.92	104.64	70.17	82.25	N/A	163,686	119,210
NonValid School											
ALL	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	15.88	15.88	15.88			15.88	15.88	N/A	40,000	6,350
10.01 TO 30.00	1	82.61	82.61	82.61			82.61	82.61	N/A	13,152	10,865
30.01 TO 50.00	2	78.44	78.44	80.45	3.86	97.49	75.41	81.47	N/A	40,362	32,472
50.01 TO 100.00	18	72.76	75.18	68.97	20.40	109.00	25.12	159.37	66.39 to 80.14	109,916	75,811
100.01 TO 180.00	29	70.59	72.07	70.12	9.81	102.77	57.31	103.47	66.21 to 74.73	196,765	137,980
180.01 TO 330.00	9	77.13	77.94	75.41	16.54	103.36	56.81	111.49	61.42 to 102.64	319,708	241,091
330.01 TO 650.00	4	63.90	66.06	66.86	22.61	98.80	50.76	85.67	N/A	311,950	208,577
650.01 +	1	52.43	52.43	52.43			52.43	52.43	N/A	1,219,750	639,510
ALL	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874

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(AgLand) TOTAL Adj.Sales Price:	13,163,496	MEAN:	73	AVG.ABS.DEV:	11.55	95% Mean C.I.:	68.04 to 77.09	
(AgLand) TOTAL Assessed Value:	9,091,845							
AVG. Adj. Sales Price:	202,515	COD:	15.98	MAX Sales Ratio:	159.37			
AVG. Assessed Value:	139,874	PRD:	105.06	MIN Sales Ratio:	15.88			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	10	66.42	65.47	66.83	8.37	97.97	56.09	78.22	57.31 to 73.52	233,272	155,887
DRY-N/A	14	75.45	75.54	72.23	13.04	104.59	56.78	99.14	63.63 to 86.03	134,076	96,838
GRASS	10	70.79	65.92	63.55	17.98	103.74	15.88	103.47	50.76 to 73.90	125,255	79,596
GRASS-N/A	11	75.41	84.07	66.99	27.13	125.49	52.43	159.37	52.46 to 111.49	242,594	162,511
IRRGTD	1	80.14	80.14	80.14			80.14	80.14	N/A	138,230	110,780
IRRGTD-N/A	19	73.28	70.54	71.16	10.81	99.13	25.12	85.67	65.80 to 77.62	257,598	183,308
ALL	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874

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	16	66.42	69.51	67.29	12.59	103.29	56.09	99.14	60.30 to 78.22	197,311	132,777
DRY-N/A	8	75.45	75.03	75.05	9.87	99.96	56.78	90.32	56.78 to 90.32	131,600	98,771
GRASS	14	71.79	67.89	64.99	17.01	104.47	15.88	103.47	52.46 to 80.44	124,391	80,837
GRASS-N/A	7	75.41	90.50	66.61	35.79	135.86	52.43	159.37	52.43 to 159.37	311,374	207,409
IRRGTD	13	74.73	73.11	71.24	8.06	102.63	61.71	82.12	64.74 to 80.14	249,683	177,864
IRRGTD-N/A	7	73.18	67.15	71.72	14.74	93.63	25.12	85.67	25.12 to 85.67	255,245	183,058
ALL	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874

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	23	70.59	71.98	69.53	12.30	103.52	56.09	99.14	64.57 to 78.66	178,767	124,299
DRY-N/A	1	56.78	56.78	56.78			56.78	56.78	N/A	98,147	55,725
GRASS	20	73.11	76.58	71.97	23.89	106.41	15.88	159.37	69.78 to 80.44	135,067	97,203
GRASS-N/A	1	52.43	52.43	52.43			52.43	52.43	N/A	1,219,750	639,510
IRRGTD	19	74.26	71.09	71.45	10.83	99.49	25.12	85.67	65.80 to 78.51	258,039	184,372
IRRGTD-N/A	1	69.76	69.76	69.76			69.76	69.76	N/A	129,853	90,580
ALL	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874

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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 \$ _____											
Total \$ _____											
10000 TO 29999	2	79.01	79.01	78.96	4.56	100.06	75.41	82.61	N/A	13,326	10,522
30000 TO 59999	4	85.69	86.66	82.16	49.71	105.47	15.88	159.37	N/A	43,691	35,898
60000 TO 99999	9	81.47	79.81	78.81	9.98	101.27	56.78	103.47	70.72 to 86.03	85,403	67,303
100000 TO 149999	16	71.82	70.61	70.32	11.57	100.40	25.12	90.32	66.45 to 78.66	125,575	88,310
150000 TO 249999	14	67.75	71.38	71.36	15.61	100.03	52.46	111.49	59.48 to 74.73	196,617	140,312
250000 TO 499999	19	70.17	69.07	69.30	11.34	99.67	50.76	85.67	61.71 to 77.13	326,939	226,559
500000 +	1	52.43	52.43	52.43			52.43	52.43	N/A	1,219,750	639,510
ALL _____											
	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
5000 TO 9999	1	15.88	15.88	15.88			15.88	15.88	N/A	40,000	6,350
1 TO 9999	1	15.88	15.88	15.88			15.88	15.88	N/A	40,000	6,350
10000 TO 29999	2	79.01	79.01	78.96	4.56	100.06	75.41	82.61	N/A	13,326	10,522
30000 TO 59999	8	77.68	81.28	67.10	31.25	121.14	25.12	159.37	25.12 to 159.37	75,329	50,545
60000 TO 99999	17	70.72	72.68	70.61	12.19	102.93	56.09	103.47	61.42 to 80.44	115,351	81,450
100000 TO 149999	10	72.80	73.36	72.27	9.40	101.52	52.46	90.32	65.80 to 80.14	156,672	113,219
150000 TO 249999	21	68.72	70.93	69.31	13.53	102.35	50.76	111.49	63.63 to 74.26	267,512	185,401
250000 TO 499999	5	77.22	76.25	75.64	6.15	100.82	63.02	85.67	N/A	425,800	322,057
500000 +	1	52.43	52.43	52.43			52.43	52.43	N/A	1,219,750	639,510
ALL _____											
	65	72.25	72.56	69.07	15.98	105.06	15.88	159.37	69.76 to 75.11	202,515	139,874

2006 Assessment Survey for Boone 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: **1**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$90,932**
 - a. Does this include employee benefits?
Yes, employee retirement
7. Part of the budget that is dedicated to the computer system: **Included in total budget**
8. Adopted budget, or granted budget if different from above: **\$90,932**
 - a. Does this amount include employee benefits? **Yes, employee retirement**
9. Amount of total budget set aside for appraisal work: **\$44,000**
10. Amount of the total budget set aside for education/workshops: **\$4,200**
11. Appraisal/Reappraisal budget, if not part of the total budget: **\$53,503**
12. Other miscellaneous funds: **None**
13. Total budget **\$144,434**
 - a. Was any of last year's budget not used? **Yes, approximately \$9,000**

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: **Part-time staff**
2. Valuation done by: **Assessor and Contract Appraiser**
3. Date of last appraisal: ¹ **2002-Albion, St. Edward,
2003-Cedar, Primrose, Petersburg**
4. Date of last “update”: ² **2005-Albion**
5. Pickup work done by: ³ **Part-time staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	39		49	88

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2000**
7. What was the last year the depreciation schedule for this property class was developed using market-derived information? **2006 in certain subclasses**
8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **N/A**
9. Number of market areas/neighborhoods for this property class: **6**
10. How are these defined? **Areas are defined by location. Areas include Albion, Cedar Rapids, Petersburg, Primrose, St. Edward. Any parcels outside city limits of those villages are included in the Rural market area.**

C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Contract Appraiser**
2. Valuation done by: **Contract Appraiser**
3. Date of last appraisal: ¹ **2000**
4. Date of last “update”: ² **Date of last Appraisal-2000**
5. Pickup work done by whom: ³ **Contract Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	16		24	40

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2000**

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **2000**

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ **N/A**

9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **N/A**

10. Number of market areas/neighborhoods for this property class? **6**

11. How are these defined? **Areas are defined by location. Areas include Albion, Cedar Rapids, Petersburg, Primrose, St. Edward. Any parcels outside city limits of those villages are included in the Rural market area.**

D. Agricultural Appraisal Information

1. Data collection done by: **Assessor**

2. Valuation done by: **Assessor**

3. Date of last appraisal: ¹ **1990 on Agricultural Improvements**

4. Date of last "update": ² **Agricultural land -2005, Agricultural improvements in 1996**

5. Pickup work done by whom: ³ **Part-time staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	68		134	204

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?⁵ **N/A**
7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?⁴ **N/A**
8. What is the date of the soil survey currently used? **1989**
9. What date was the last countywide land use study completed? **2005**
 - a. By what method? (Physical inspection, FSA maps, etc.) **Physical inspection**
 - b. By whom? **Part-time staff**
 - c. What proportion is complete / implemented at this time? **95%**
10. Number of market areas/neighborhoods for this property class: **3**
11. How are these defined? (*By location, topography, etc.*) **These areas are defined by topography and similar soil characteristics.**
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **No**

E. Computer, Automation Information and GIS

1. Administrative software: **MIPS County Solutions**
2. CAMA software: **CAMA 2000**
3. Cadastral maps or GIS software: **Cadastral Maps**
 - a. Who maintains the Cadastral Maps? **Deputy Assessor**
4. Personal Property software: **MIPS County Solutions**

F. Zoning Information

1. Does the county have zoning? **Yes**
 - a. If so, is the zoning county wide? **Yes**

b. What municipalities in the county are zoned? **All**

c. When was zoning implemented? **1999**

G. Contracted Services

1. Appraisal Services- **Blaser Appraisal, primarily Jeff White**

2. Other Services- **None**

H. Additional comments or further explanations on any listed item from A through G:

The Boone County Assessor was interviewed for this survey.

Endnotes:

¹ Appraisal is defined by Regulation 50-001.02 as, “Appraisal shall mean a written opinion of value of real property. An appraisal shall set forth an opinion of value of an adequately described property, as of a specified date, and shall be supported by an analysis of relevant data. For the purposes of property taxation, appraisal, reappraisal, and mass appraisal are interchangeable terms; except, reappraisal may mean a subsequent or second appraisal needed to correct an error in an appraisal.” Also, per 50-001.03, “Appraisal process shall mean a systematic analysis of the factors that affect the value of real property...it shall include the grouping of similar properties so that all properties within a class or subclass are collectively examined and valued.”

² Appraisal update is defined by Regulation 50-001.05 as, “Appraisal update shall mean an appraisal in which all or part of the data collection process is determined to be unnecessary (a limited appraisal) but there is a need to adjust values on all of the properties within a defined class or subclass. This includes, but is not limited to a recalibration of a market model or cost model involving implementation of more current cost data or adjustments to value by a percentage, and applied uniformly to all property within a defined class or subclass of property.”

³ Pickup work is defined by Regulation 50-001.06 as, “the collection of specific data relating to new construction, remodeling, additions, alterations, and removals of existing buildings or structures...”

⁴ Regulation 50-001.16 defines sales comparison approach “shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised.”

⁵ Regulation 50-001.15 “Income Approach shall mean the approach to value that converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. Anticipated future income and/or reversions are discounted to a present worth figure through the capitalization process.”

II. Assessment Actions

Residential

The County reported changes in the villages of St. Edward and Cedar Rapids based on indication from the preliminary statistics. Average quality and condition houses built after 1979 increased by six dollars per square foot, while all one story houses of average quality and condition with basements decreased to 36 dollars per square foot. In Cedar Rapids, all good quality modular homes built after 1979 were decreased by a square foot amount.

Commercial

There were no changes to commercial for 2006. The County conducted a market analysis of this class of property and determined the median ratio was within the acceptable range and that no subclass had a representative number of sales to indicate an adjustment was necessary.

Agricultural

The County conducted a market analysis of qualified sales by land capability groupings. The analysis indicated in Market Area One that value increases by LCG in the dryland subclass were necessary as well as increases to irrigated and grass values in Market Area Three to improve the quality of assessment

Boone County hired an outside appraiser to analyze the market value of 4G1 and 4G groupings of Valentine sand soil types in Boone and adjoining counties to determine if the assessed values were near the eighty percent assessment level. The analysis of sales indicated an increase was necessary so those values were increased in Market Area Two.

County 6 - Boone

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,515	Value 608,339,024	Total Growth 3,723,030 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	181	538,305	30	80,570	35	88,435	246	707,310	
2. Res Improv Land	1,468	6,466,615	108	1,089,785	258	3,182,990	1,834	10,739,390	
3. Res Improvements	1,484	59,419,565	111	8,908,010	278	15,291,725	1,873	83,619,300	
4. Res Total	1,665	66,424,485	141	10,078,365	313	18,563,150	2,119	95,066,000	1,829,386
% of Total	78.57	69.87	6.65	10.60	14.77	19.52	38.42	15.62	49.13
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	1,665	66,424,485	141	10,078,365	313	18,563,150	2,119	95,066,000	1,829,386
% of Total	78.57	69.87	6.65	10.60	14.77	19.52	38.42	15.62	49.13

County 6 - Boone

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,515	Value 608,339,024	Total Growth 3,723,030 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	58	213,530	7	29,150	3	12,240	68	254,920	
10. Comm Improv Land	299	1,468,360	20	473,905	11	100,605	330	2,042,870	
11. Comm Improvements	311	14,736,265	20	5,668,435	16	480,340	347	20,885,040	
12. Comm Total	369	16,418,155	27	6,171,490	19	593,185	415	23,182,830	216,480
% of Total	88.91	70.82	6.50	26.62	4.57	2.55	7.52	3.81	5.81
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	369	16,418,155	27	6,171,490	19	593,185	0	0	0
% of Total	88.91	70.82	6.50	26.62	4.57	2.55	7.52	3.81	5.81
17. Taxable Total	2,034	82,842,640	168	16,249,855	332	19,156,335	2,534	118,248,830	2,045,866
% of Total	80.26	70.05	6.62	8.52	13.10	15.69	45.94	19.43	54

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	155	18	77	250

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	11	21,445	1,737	218,716,970	1,748	218,738,415
28. Ag-Improved Land	0	0	0	0	1,117	193,151,440	1,117	193,151,440
29. Ag-Improvements	0	0	0	0	1,233	78,200,339	1,233	78,200,339
30. Ag-Total Taxable							2,981	490,090,194

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			2.650		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	1	1.000	7,000	1	1.000	7,000	
32. HomeSite Improv Land	742	742.480	5,197,360	742	742.480	5,197,360	
33. HomeSite Improvements	752		45,207,970	752		45,207,970	839,645
34. HomeSite Total				753	743.480	50,412,330	
35. FarmSite UnImp Land	2	5.000	3,125	2	5.000	3,125	
36. FarmSite Impr Land	1,073	3,742.610	2,694,785	1,073	3,742.610	2,694,785	
37. FarmSite Improv	1,162		32,992,369	1,162		32,992,369	837,519
38. FarmSite Total				1,164	3,747.610	35,690,279	
39. Road & Ditches		7,622.000			7,624.650		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,917	12,115.740	86,102,609	1,677,164

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	16,247.350	23,551,660	16,247.350	23,551,660
46. 1A	0.000	0	0.000	0	11,407.770	14,826,250	11,407.770	14,826,250
47. 2A1	0.000	0	0.000	0	6,378.220	8,270,490	6,378.220	8,270,490
48. 2A	0.000	0	0.000	0	1,851.170	2,189,815	1,851.170	2,189,815
49. 3A1	0.000	0	0.000	0	8,907.620	8,898,020	8,907.620	8,898,020
50. 3A	0.000	0	0.000	0	35,089.190	35,088,095	35,089.190	35,088,095
51. 4A1	0.000	0	0.000	0	6,730.180	6,730,180	6,730.180	6,730,180
52. 4A	0.000	0	0.000	0	7,064.660	6,887,150	7,064.660	6,887,150
53. Total	0.000	0	0.000	0	93,676.160	106,441,660	93,676.160	106,441,660
Dryland:								
54. 1D1	0.000	0	0.000	0	7,321.470	9,513,785	7,321.470	9,513,785
55. 1D	0.000	0	0.000	0	9,814.990	12,514,155	9,814.990	12,514,155
56. 2D1	0.000	0	0.000	0	6,194.320	7,806,645	6,194.320	7,806,645
57. 2D	0.000	0	0.000	0	1,740.560	2,127,595	1,740.560	2,127,595
58. 3D1	0.000	0	0.000	0	7,681.270	8,885,340	7,681.270	8,885,340
59. 3D	0.000	0	0.000	0	36,019.890	39,073,800	36,019.890	39,073,800
60. 4D1	0.000	0	0.000	0	7,102.590	5,986,580	7,102.590	5,986,580
61. 4D	0.000	0	0.000	0	4,653.050	2,791,675	4,653.050	2,791,675
62. Total	0.000	0	0.000	0	80,528.140	88,699,575	80,528.140	88,699,575
Grass:								
63. 1G1	0.000	0	0.000	0	1,492.520	876,965	1,492.520	876,965
64. 1G	0.000	0	0.000	0	2,800.980	1,811,220	2,800.980	1,811,220
65. 2G1	0.000	0	0.000	0	2,548.040	1,447,055	2,548.040	1,447,055
66. 2G	0.000	0	0.000	0	2,093.290	983,880	2,093.290	983,880
67. 3G1	0.000	0	0.000	0	9,138.720	4,474,850	9,138.720	4,474,850
68. 3G	0.000	0	0.000	0	23,576.990	12,112,555	23,576.990	12,112,555
69. 4G1	0.000	0	0.000	0	5,715.110	2,392,405	5,715.110	2,392,405
70. 4G	0.000	0	0.000	0	29,514.030	11,642,855	29,514.030	11,642,855
71. Total	0.000	0	0.000	0	76,879.680	35,741,785	76,879.680	35,741,785
72. Waste	0.000	0	0.000	0	1,824.520	71,155	1,824.520	71,155
73. Other	0.000	0	0.000	0	689.150	27,365	689.150	27,365
74. Exempt	0.000		0.000		9.640		9.640	
75. Total	0.000	0	0.000	0	253,597.650	230,981,540	253,597.650	230,981,540

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	88.760	97,635	88.760	97,635
46. 1A	0.000	0	0.000	0	176.000	167,200	176.000	167,200
47. 2A1	0.000	0	0.000	0	655.000	589,500	655.000	589,500
48. 2A	0.000	0	0.000	0	827.000	744,300	827.000	744,300
49. 3A1	0.000	0	0.000	0	2,114.800	1,903,320	2,114.800	1,903,320
50. 3A	0.000	0	0.000	0	343.030	308,725	343.030	308,725
51. 4A1	0.000	0	0.000	0	815.870	652,695	815.870	652,695
52. 4A	0.000	0	0.000	0	1,549.760	1,162,320	1,549.760	1,162,320
53. Total	0.000	0	0.000	0	6,570.220	5,625,695	6,570.220	5,625,695
Dryland:								
54. 1D1	0.000	0	0.000	0	37.000	37,925	37.000	37,925
55. 1D	0.000	0	0.000	0	93.000	88,350	93.000	88,350
56. 2D1	0.000	0	0.000	0	865.210	590,940	865.210	590,940
57. 2D	0.000	0	0.000	0	1,078.020	809,955	1,078.020	809,955
58. 3D1	0.000	0	0.000	0	2,127.650	1,190,610	2,127.650	1,190,610
59. 3D	0.000	0	0.000	0	381.640	279,770	381.640	279,770
60. 4D1	0.000	0	0.000	0	373.050	152,215	373.050	152,215
61. 4D	0.000	0	0.000	0	3,200.800	1,290,990	3,200.800	1,290,990
62. Total	0.000	0	0.000	0	8,156.370	4,440,755	8,156.370	4,440,755
Grass:								
63. 1G1	0.000	0	0.000	0	36.000	17,490	36.000	17,490
64. 1G	0.000	0	0.000	0	34.000	14,650	34.000	14,650
65. 2G1	0.000	0	0.000	0	374.000	134,310	374.000	134,310
66. 2G	0.000	0	0.000	0	1,406.070	494,865	1,406.070	494,865
67. 3G1	0.000	0	0.000	0	4,429.860	1,428,435	4,429.860	1,428,435
68. 3G	0.000	0	0.000	0	1,627.310	523,830	1,627.310	523,830
69. 4G1	0.000	0	0.000	0	7,053.860	2,275,190	7,053.860	2,275,190
70. 4G	0.000	0	0.000	0	22,797.620	7,394,490	22,797.620	7,394,490
71. Total	0.000	0	0.000	0	37,758.720	12,283,260	37,758.720	12,283,260
72. Waste	0.000	0	0.000	0	2,833.660	15,015	2,833.660	15,015
73. Other	0.000	0	0.000	0	650.250	16,375	650.250	16,375
74. Exempt	0.000		0.000		42.350		42.350	
75. Total	0.000	0	0.000	0	55,969.220	22,381,100	55,969.220	22,381,100

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	12,370.460	24,431,740	12,370.460	24,431,740
46. 1A	0.000	0	0.000	0	8,290.480	14,093,825	8,290.480	14,093,825
47. 2A1	0.000	0	0.000	0	3,814.520	6,103,230	3,814.520	6,103,230
48. 2A	0.000	0	0.000	0	1,430.070	2,288,110	1,430.070	2,288,110
49. 3A1	0.000	0	0.000	0	3,571.280	5,714,050	3,571.280	5,714,050
50. 3A	0.000	0	0.000	0	24,670.330	39,472,530	24,670.330	39,472,530
51. 4A1	0.000	0	0.000	0	5,995.490	7,194,590	5,995.490	7,194,590
52. 4A	0.000	0	0.000	0	2,151.590	2,140,835	2,151.590	2,140,835
53. Total	0.000	0	0.000	0	62,294.220	101,438,910	62,294.220	101,438,910
Dryland:								
54. 1D1	0.000	0	0.000	0	3,025.520	4,538,290	3,025.520	4,538,290
55. 1D	0.000	0	0.000	0	4,154.890	6,232,340	4,154.890	6,232,340
56. 2D1	0.000	0	0.000	0	1,603.510	2,004,390	1,603.510	2,004,390
57. 2D	0.000	0	0.000	0	313.930	392,420	313.930	392,420
58. 3D1	0.000	0	0.000	0	1,371.300	1,714,135	1,371.300	1,714,135
59. 3D	0.000	0	0.000	0	13,353.730	16,692,230	13,353.730	16,692,230
60. 4D1	0.000	0	0.000	0	3,285.350	2,628,280	3,285.350	2,628,280
61. 4D	0.000	0	0.000	0	861.450	689,160	861.450	689,160
62. Total	0.000	0	0.000	0	27,969.680	34,891,245	27,969.680	34,891,245
Grass:								
63. 1G1	0.000	0	0.000	0	747.200	466,215	747.200	466,215
64. 1G	0.000	0	0.000	0	844.710	594,745	844.710	594,745
65. 2G1	0.000	0	0.000	0	1,249.480	733,680	1,249.480	733,680
66. 2G	0.000	0	0.000	0	744.650	453,445	744.650	453,445
67. 3G1	0.000	0	7.080	4,775	1,168.280	790,100	1,175.360	794,875
68. 3G	0.000	0	11.810	7,970	7,787.970	5,233,945	7,799.780	5,241,915
69. 4G1	0.000	0	1.270	855	3,949.470	2,640,565	3,950.740	2,641,420
70. 4G	0.000	0	11.620	7,845	5,259.430	3,312,960	5,271.050	3,320,805
71. Total	0.000	0	31.780	21,445	21,751.190	14,225,655	21,782.970	14,247,100
72. Waste	0.000	0	0.000	0	989.920	39,595	989.920	39,595
73. Other	0.000	0	0.000	0	202.260	8,095	202.260	8,095
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	31.780	21,445	113,207.270	150,603,500	113,239.050	150,624,945

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	162,540.600	213,506,265	162,540.600	213,506,265
77.Dry Land	0.000	0	0.000	0	116,654.190	128,031,575	116,654.190	128,031,575
78.Grass	0.000	0	31.780	21,445	136,389.590	62,250,700	136,421.370	62,272,145
79.Waste	0.000	0	0.000	0	5,648.100	125,765	5,648.100	125,765
80.Other	0.000	0	0.000	0	1,541.660	51,835	1,541.660	51,835
81.Exempt	0.000	0	0.000	0	51.990	0	51.990	0
82.Total	0.000	0	31.780	21,445	422,774.140	403,966,140	422,805.920	403,987,585

2006 Agricultural Land Detail

County 6 - Boone

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	16,247.350	17.34%	23,551,660	22.13%	1,449.569
1A	11,407.770	12.18%	14,826,250	13.93%	1,299.662
2A1	6,378.220	6.81%	8,270,490	7.77%	1,296.676
2A	1,851.170	1.98%	2,189,815	2.06%	1,182.935
3A1	8,907.620	9.51%	8,898,020	8.36%	998.922
3A	35,089.190	37.46%	35,088,095	32.96%	999.968
4A1	6,730.180	7.18%	6,730,180	6.32%	1,000.000
4A	7,064.660	7.54%	6,887,150	6.47%	974.873
Irrigated Total	93,676.160	100.00%	106,441,660	100.00%	1,136.272

Dry:

1D1	7,321.470	9.09%	9,513,785	10.73%	1,299.436
1D	9,814.990	12.19%	12,514,155	14.11%	1,275.004
2D1	6,194.320	7.69%	7,806,645	8.80%	1,260.290
2D	1,740.560	2.16%	2,127,595	2.40%	1,222.362
3D1	7,681.270	9.54%	8,885,340	10.02%	1,156.754
3D	36,019.890	44.73%	39,073,800	44.05%	1,084.783
4D1	7,102.590	8.82%	5,986,580	6.75%	842.872
4D	4,653.050	5.78%	2,791,675	3.15%	599.966
Dry Total	80,528.140	100.00%	88,699,575	100.00%	1,101.473

Grass:

1G1	1,492.520	1.94%	876,965	2.45%	587.573
1G	2,800.980	3.64%	1,811,220	5.07%	646.637
2G1	2,548.040	3.31%	1,447,055	4.05%	567.909
2G	2,093.290	2.72%	983,880	2.75%	470.016
3G1	9,138.720	11.89%	4,474,850	12.52%	489.658
3G	23,576.990	30.67%	12,112,555	33.89%	513.744
4G1	5,715.110	7.43%	2,392,405	6.69%	418.610
4G	29,514.030	38.39%	11,642,855	32.57%	394.485
Grass Total	76,879.680	100.00%	35,741,785	100.00%	464.905

Irrigated Total	93,676.160	36.94%	106,441,660	46.08%	1,136.272
Dry Total	80,528.140	31.75%	88,699,575	38.40%	1,101.473
Grass Total	76,879.680	30.32%	35,741,785	15.47%	464.905
Waste	1,824.520	0.72%	71,155	0.03%	38.999
Other	689.150	0.27%	27,365	0.01%	39.708
Exempt	9.640	0.00%			
Market Area Total	253,597.650	100.00%	230,981,540	100.00%	910.818

As Related to the County as a Whole

Irrigated Total	93,676.160	57.63%	106,441,660	49.85%	
Dry Total	80,528.140	69.03%	88,699,575	69.28%	
Grass Total	76,879.680	56.35%	35,741,785	57.40%	
Waste	1,824.520	32.30%	71,155	56.58%	
Other	689.150	44.70%	27,365	52.79%	
Exempt	9.640	18.54%			
Market Area Total	253,597.650	59.98%	230,981,540	57.18%	

2006 Agricultural Land Detail

County 6 - Boone

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	88.760	1.35%	97,635	1.74%	1,099.988
1A	176.000	2.68%	167,200	2.97%	950.000
2A1	655.000	9.97%	589,500	10.48%	900.000
2A	827.000	12.59%	744,300	13.23%	900.000
3A1	2,114.800	32.19%	1,903,320	33.83%	900.000
3A	343.030	5.22%	308,725	5.49%	899.994
4A1	815.870	12.42%	652,695	11.60%	799.998
4A	1,549.760	23.59%	1,162,320	20.66%	750.000
Irrigated Total	6,570.220	100.00%	5,625,695	100.00%	856.241

Dry:

1D1	37.000	0.45%	37,925	0.85%	1,025.000
1D	93.000	1.14%	88,350	1.99%	950.000
2D1	865.210	10.61%	590,940	13.31%	683.001
2D	1,078.020	13.22%	809,955	18.24%	751.335
3D1	2,127.650	26.09%	1,190,610	26.81%	559.589
3D	381.640	4.68%	279,770	6.30%	733.073
4D1	373.050	4.57%	152,215	3.43%	408.028
4D	3,200.800	39.24%	1,290,990	29.07%	403.333
Dry Total	8,156.370	100.00%	4,440,755	100.00%	544.452

Grass:

1G1	36.000	0.10%	17,490	0.14%	485.833
1G	34.000	0.09%	14,650	0.12%	430.882
2G1	374.000	0.99%	134,310	1.09%	359.117
2G	1,406.070	3.72%	494,865	4.03%	351.949
3G1	4,429.860	11.73%	1,428,435	11.63%	322.456
3G	1,627.310	4.31%	523,830	4.26%	321.899
4G1	7,053.860	18.68%	2,275,190	18.52%	322.545
4G	22,797.620	60.38%	7,394,490	60.20%	324.353
Grass Total	37,758.720	100.00%	12,283,260	100.00%	325.309

Irrigated Total	6,570.220	11.74%	5,625,695	25.14%	856.241
Dry Total	8,156.370	14.57%	4,440,755	19.84%	544.452
Grass Total	37,758.720	67.46%	12,283,260	54.88%	325.309
Waste	2,833.660	5.06%	15,015	0.07%	5.298
Other	650.250	1.16%	16,375	0.07%	25.182
Exempt	42.350	0.08%			
Market Area Total	55,969.220	100.00%	22,381,100	100.00%	399.882

As Related to the County as a Whole

Irrigated Total	6,570.220	4.04%	5,625,695	2.63%	
Dry Total	8,156.370	6.99%	4,440,755	3.47%	
Grass Total	37,758.720	27.68%	12,283,260	19.73%	
Waste	2,833.660	50.17%	15,015	11.94%	
Other	650.250	42.18%	16,375	31.59%	
Exempt	42.350	81.46%			
Market Area Total	55,969.220	13.24%	22,381,100	5.54%	

2006 Agricultural Land Detail

County 6 - Boone

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	12,370.460	19.86%	24,431,740	24.09%	1,975.006
1A	8,290.480	13.31%	14,093,825	13.89%	1,700.001
2A1	3,814.520	6.12%	6,103,230	6.02%	1,599.999
2A	1,430.070	2.30%	2,288,110	2.26%	1,599.998
3A1	3,571.280	5.73%	5,714,050	5.63%	1,600.000
3A	24,670.330	39.60%	39,472,530	38.91%	1,600.000
4A1	5,995.490	9.62%	7,194,590	7.09%	1,200.000
4A	2,151.590	3.45%	2,140,835	2.11%	995.001
Irrigated Total	62,294.220	100.00%	101,438,910	100.00%	1,628.383

Dry:

1D1	3,025.520	10.82%	4,538,290	13.01%	1,500.003
1D	4,154.890	14.85%	6,232,340	17.86%	1,500.001
2D1	1,603.510	5.73%	2,004,390	5.74%	1,250.001
2D	313.930	1.12%	392,420	1.12%	1,250.023
3D1	1,371.300	4.90%	1,714,135	4.91%	1,250.007
3D	13,353.730	47.74%	16,692,230	47.84%	1,250.005
4D1	3,285.350	11.75%	2,628,280	7.53%	800.000
4D	861.450	3.08%	689,160	1.98%	800.000
Dry Total	27,969.680	100.00%	34,891,245	100.00%	1,247.466

Grass:

1G1	747.200	3.43%	466,215	3.27%	623.949
1G	844.710	3.88%	594,745	4.17%	704.081
2G1	1,249.480	5.74%	733,680	5.15%	587.188
2G	744.650	3.42%	453,445	3.18%	608.937
3G1	1,175.360	5.40%	794,875	5.58%	676.282
3G	7,799.780	35.81%	5,241,915	36.79%	672.059
4G1	3,950.740	18.14%	2,641,420	18.54%	668.588
4G	5,271.050	24.20%	3,320,805	23.31%	630.008
Grass Total	21,782.970	100.00%	14,247,100	100.00%	654.047

Irrigated Total	62,294.220	55.01%	101,438,910	67.35%	1,628.383
Dry Total	27,969.680	24.70%	34,891,245	23.16%	1,247.466
Grass Total	21,782.970	19.24%	14,247,100	9.46%	654.047
Waste	989.920	0.87%	39,595	0.03%	39.998
Other	202.260	0.18%	8,095	0.01%	40.022
Exempt	0.000	0.00%			
Market Area Total	113,239.050	100.00%	150,624,945	100.00%	1,330.150

As Related to the County as a Whole

Irrigated Total	62,294.220	38.33%	101,438,910	47.51%	
Dry Total	27,969.680	23.98%	34,891,245	27.25%	
Grass Total	21,782.970	15.97%	14,247,100	22.88%	
Waste	989.920	17.53%	39,595	31.48%	
Other	202.260	13.12%	8,095	15.62%	
Exempt	0.000	0.00%			
Market Area Total	113,239.050	26.78%	150,624,945	37.28%	

2006 Agricultural Land Detail

County 6 - Boone

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	162,540.600	213,506,265
Dry	0.000	0	0.000	0	116,654.190	128,031,575
Grass	0.000	0	31.780	21,445	136,389.590	62,250,700
Waste	0.000	0	0.000	0	5,648.100	125,765
Other	0.000	0	0.000	0	1,541.660	51,835
Exempt	0.000	0	0.000	0	51.990	0
Total	0.000	0	31.780	21,445	422,774.140	403,966,140

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	162,540.600	213,506,265	162,540.600	38.44%	213,506,265	52.85%	1,313.556
Dry	116,654.190	128,031,575	116,654.190	27.59%	128,031,575	31.69%	1,097.530
Grass	136,421.370	62,272,145	136,421.370	32.27%	62,272,145	15.41%	456.469
Waste	5,648.100	125,765	5,648.100	1.34%	125,765	0.03%	22.266
Other	1,541.660	51,835	1,541.660	0.36%	51,835	0.01%	33.622
Exempt	51.990	0	51.990	0.01%	0	0.00%	0.000
Total	422,805.920	403,987,585	422,805.920	100.00%	403,987,585	100.00%	955.491

* Department of Property Assessment & Taxation Calculates

2005 Plan of Assessment for Boone County
Assessment Years 2006, 2007, 2008
Date: June 15th, 2005

General Description of Real Property in Boone County:

Per the 2005 County Abstract, Boone County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2117	39%	16%
Commercial	441	8%	9%
Industrial	0	0	0
Recreational	0	0	0
Agricultural	2952	53%	75%

Boone County had 104 Residential, 18 Commercial, 95 Agricultural permits along with 164 other changes brought to the attention of the office. These include new construction along with removal of buildings also.

Current Resources

Staff: Deputy
Secretary

Budget: Adopted 88,209
Requested 88,209
Educational 2,500
Reappraisal 42,500
Other 10,500

Training: Go workshops to get the hours needed to keep our certificates up to date.

Cadastral Maps: They are kept up to date by the Deputy with the assistance of the Assessor. These are dated 1969 in average condition for their age. We also have the aerial maps from the FSA office.

Property Record Card: They are kept up to date with the 521's also. We have 5,511 Parcels, with current pictures and sketches, the agland houses and sketches are being entered in the Cama so when we are ready to do the rural reappraisal they are all listed. Our aerial photos are 2000.

Software: We are using Cama 2000, along with the AS400 with MIPS County Solutions. We are updating our Apex sketch program, and Marshall Swift 2005 book and software with the hopes of starting farm buildings reappraisal in 2006 or 2007.

Web Based: N/A

Current Assessment Procedures for Real Property

Discover, List & Inventory all property.

Our pickup work is done by Blaser Appraisal, this is done every year, along with Bill Scarlett doing our land update use.

Jeff White of Blaser Appraisal assists with the ratio study for the Residential and Commercial sales in Boone County. This study consists of the sales in the sales file along with studying and reviewing past sales.

Agland value is determined by the sales in the sales file and entered into the computer program I made in Excel from the Agland Book, Market Study 1A thru 4A. With this program I have Boone County as a whole, each Area, then into Irrigated, Dry, & Grass.

Level of Value, Quality, and Uniformity for assessment year 2005:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	96.67	22.75	108.19
Commercial	99.14	29.46	115.16
Agricultural Land	77.01	15.12	103.86
Special Value Ag	N/A		

Assessment Actions Planned for Assessment Year 2006:

Residential: What sales, determine if an adjustment needs to be made, there is more of a breakdown of these than one realizes. Each town gets divided, then the year built, then quality then condition. With the small amount of sales in Boone County you very seldom get 10 sales in each class. We do not just look at the town and raise or lower it as a whole the styles etc have to be divided out.

Commercial: The same technique is used as Residential.

Agricultural Land: Review sales, enter them in each Area and class then determine the value of each area.

Special Value If any applications come in, then we will take the necessary steps to be in compliance.

Assessment Actions Planned for Assessment Year 2007

Residential: Review sales make any adjustments necessary

Commercial: Review sales make any adjustments necessary

Agricultural: Review sales make any adjustments necessary
Working on the reappraisal of farm buildings
if possible.

Assessment Actions Planned for Assessment Year 2008

Residential: Review sales make any adjustments necessary

Commercial: Review sales make any adjustments necessary

Agricultural: Review sales make any adjustments necessary

Joyce Sock
Boone County Assessor

Date

Purpose Statements

Commission Summary

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

Property Tax Administrator's Opinions & Recommendations

Contains the conclusions and recommendations reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

Correlation Section

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

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

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2006 County Abstract of Assessment for Real Property, Form 45, Compared with the 2005 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2005 CTL to establish the prior year's assessed valuation and compares it to the data from the 2006 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change in value and the percentage change

in the value of various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

Statistical Reports Section

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (R. S. Supp., 2005) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 05-10, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2006*, September 9, 2005, provided Draft Statistical Reports, to each county assessor on or before Friday, September 16, 2005, based on data in the sales file as of Monday, September 13, 2005, and on or before Friday, November 18, 2005, based on data in the sales file as of Friday, November 16, 2005. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2006 Preliminary Statistical Reports to the county assessors and the Commission on or before Tuesday, February 7, 2006, based on data in the sales file as of Monday, January 30, 2006.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2006 assessed valuation of the property in the sales file as of the 2006 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2005 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2006 R&O.

County Assessment Survey

Part one contains the General Information developed in a combined effort between the Department and the county assessor to describe the funding and staffing of the county assessor's office. It also documents the appraisal information as it relates to the three major classes of property; residential, commercial and agricultural land.

Part two of the Assessment Survey entitled "Assessment Actions" is also a joint effort between the Department and the county assessor to document the 2006 assessment actions taken to address the three classes of real property in the county.

County Reports Section

Contains reports from and about a county which are referenced in other sections of the R&O:

County Abstract of Assessment for Real Property, Form 45

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2006 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

County Agricultural Land Detail

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

The County Assessor's Three Year Plan of Assessment-Update

The Three Year Plan of Assessment is prepared by the county assessor and updated annually pursuant to Neb. Rev. Stat. §77-1311.02 (R. S. Supp., 2005). It explains the scope and detail of the assessment processes planned by the county assessor for the next assessment year and subsequent two assessment years.

Special Valuation Section

The recognition of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose Statements provides the legal and policy framework for special valuation and describes the methodology used by the Department to measure the special value and recapture value in a county.

Special valuation is deemed recognized if the county assessor has determined that there are factors other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture (full market value) value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the R&O of the Property Tax Administrator.

Nebraska Constitutional Provisions:

Neb. Const. art. VIII, sec. 1, (1) (1998): Taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as provided by this Constitution.

Neb. Const. art. VIII, sec. 1, (4) (1998): the Legislature may provide that agricultural land and horticultural land, as defined by the Legislature, shall constitute a separate and distinct class of property for purposes of taxation and may provide for a different method of taxing agricultural land and horticultural land which results in values that are not uniform and proportionate with all other real property and franchises but which results in values that are uniform and proportionate upon all property within the class of agricultural land and horticultural land.

Neb. Const. art. VIII, sec. 1, (5) (1998): the Legislature to enact laws to provide that the value of land actively devoted to agricultural or horticultural use shall for property tax purposes be that value which such land has for agricultural or horticultural use without regard to any value which such land might have for other purposes or uses.

Nebraska Statutory Provisions for Agricultural Land:

Neb. Rev. Stat. §77-112 (R.R.S., 2003): Actual value, defined. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

Neb. Rev. Stat. §77-201 (R. S. Supp., 2005): Property taxable; valuation; classification. (1) Except as provided in subsections (2) through (4) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.....

Neb. Rev. Stat. §77-1359(1) (R.R.S., 2003): Agricultural and horticultural land; terms defined. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

Nebraska Statutory Provisions for Special Valuation:

Neb. Rev. Stat. §77-201(3) (R. S. Supp., 2005): Creates a separate and distinct class of property for special valuation for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in Neb. Rev. Stat. §77-1343 (R. S. Supp., 2004) and at eighty percent of its recapture value as defined in Neb. Rev. Stat. §77-1343 (R. S. Supp., 2004).

Neb. Rev. Stat. §77-1343(5) (R. S. Supp., 2004): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (R. R. S., 2003).

Neb. Rev. Stat. §77-1343(6) (R. S. Supp., 2004): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

Nebraska Statutory Provisions for Measurement of Level of Value:

Neb. Rev. Stat. §77-1327(4) (R. S. Supp., 2005): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under section 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

Neb. Rev. Stat. §77-5023(2) (R.S. Supp., 2004): An acceptable range is the percentage of variation from a standard for valuation as measured by an established indicator of central tendency of assessment. Acceptable ranges are: (a) For agricultural and horticultural land as defined in section 77-1359, seventy-four to eighty percent of actual value; (b) for lands defined in section 77-1344 receiving special valuation, seventy-four to eighty percent of special valuation as defined in section 77-1343; and (c) for all other real property, ninety-two to one hundred percent of actual value.

Discussion of the Constitutional and Statutory Provisions:

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

Discussion of Special Valuation:

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the

agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the county assessor states that the county assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

Measurement of Special Valuation

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county or other counties, even though direct comparability may not exist.

In a county where special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the

county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

Rent Data

For purposes of determining the income for the Department's measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2004-2005*. Two, the Board of Educational Lands and Funds (BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was made up of the counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix and the adjacent county mix tended to drive the analysis. The

eight primary special valuation counties were all strongly weighted toward dryland use; the eight eastern Special Value counties ranged from about 62% to 83% dryland use.

For 2006, the analysis indicated an irrigated rate of 8.00%, slightly lower than the rate of 8.25% used in 2005. Initially the rate of 5.50% was selected for dryland measurement. This rate was significantly lower than the 2005 rate of 6.25%. After receiving input from the eight eastern counties being measured the Department decided to soften its dryland rate estimate to 5.75%. The analysis also indicated a rate of 4.00% for grassland, slightly lower than the rate of 4.25% used in 2005. The lowered rates are deemed to be a direct reflection of significant valuation increases in the values in the comparable counties.

Additionally for 2006, the Department is required to produce a measurement of the Special Value process in Scotts Bluff County. The database was expanded to include the whole state, and a separate analysis was developed. It was apparent very early that the rates developed for the eastern Special Value analysis had no relationship to the western counties, so the rate analysis was done including the ten (excluding Scotts Bluff) western counties. Using grouping and analysis techniques similar to those used in the eastern part of the state, within the ten western counties, the Department chose a dryland conversion rate of 7.75%, and a grassland conversion rate of 4.00%.

The irrigation rate selection was more complex due to a shortage of comparable counties. Scotts Bluff County is the heaviest irrigated county among the western counties. The irrigation is predominantly in the Platte River valley, has been developed over many years for the production of corn, dry edible beans and sugar beets, and has large areas leveled for gravity irrigation. More than 40% of Scotts Bluff County's agricultural land is irrigated. The second highest irrigated county is Box Butte County with just over 20% irrigation. Box Butte's irrigated land consists of mostly upland soils with pivot application. Much of the other irrigation development in the panhandle region is either similar to Box Butte or is found in spot locations used for feed grain or hay production in otherwise cattle grazing regions. The only 2 areas deemed to be comparable are Market area 2 from Sioux County which is essentially the same soils and irrigation development as the central and northwestern portions of Scotts Bluff County, and market area 1 in Morrill County which is Platte River valley land that is an eastern extension of Scotts Bluff County. Analysis of the entire western counties indicated an irrigated rate of nearly 15.00%, but the two comparable market areas produced rates of 10.04% and 12.80% respectively. The department selected a rate for the conversion of rent estimates in Scotts Bluff County of 11.50%. For 2006, the preliminary estimates of the LOV in Scotts Bluff County were prepared using the following rates: Irrigated 11.50%, Dryland 7.75% and Grassland 4.00%.

Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

Measurement Calculation

Finally, to calculate the level of value achieved by a county, the Department took value calculated from the income approach, representing the total special valuation for a county and compared it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

Measurement of Recapture Valuation

The measurement of recapture valuation is accomplished by using the Department's sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the county assessor on the sales file record.

Measurement of Agricultural Land Valuation

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.

Purpose Statements Section

Describes the contents and purpose of each section in the R&O.

Glossary

Contains the definitions of terms used throughout the R&O.

Technical Specifications Section

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

Certification

Sets forth to whom, how and when copies of the R&O are distributed.

Map Section

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the R&O.

Valuation History Charts Section

The Valuation History chart section contains five charts for each county. The first four charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2005. The fifth chart displays 2005 taxable valuations by property type for each city within the county and compares to the county's valuation for each class and subclass of property. The fifth chart also displays populations for the cities and the county.

Glossary

Actual Value: The market value or fair market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in sections 77-1371 (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

Adjusted Sale Price: A sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. The IAAO considers adjustments for time. However, currently the Department does not recognize adjustments for time.

Agricultural Land: Land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (R. R. S., 2003).

Agricultural Land Market Areas: Areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

Agricultural Property Classification: Includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

Agricultural Unimproved Property Classification: Includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

Arm's Length Transaction: A sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

Assessed Value: The value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

Assessment: The official act of the county assessor to discover, list, value, and determine the taxable value of real property in a county and placing it on the assessment roll.

Assessment Level: The legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

Assessment Sales Ratio: The ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

Assessor Location: Categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

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

Average Assessed Value: The value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

Average Selling Price: The value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

Central Tendency, Measure of: A single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

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

Coefficient of Variation (COV): The measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

Commercial Property Classification: Includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

Confidence Interval (CI): A calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

Confidence Level: The required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

Direct Equalization: The process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

Equalization: The process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

Geo Code: Each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundy County.

Growth Value: Is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

Indirect Equalization: The process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

Level of Value: The level of value is the most probable overall opinion of the relationship of assessed value to actual value achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2005).

Location: The portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

1-Urban, a parcel of real property located within the limits of an incorporated city or village.

2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.

3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

Majority Land Use: The number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

Maximum Ratio: The largest ratio occurring in the arrayed sample data set.

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

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

Minimally Improved Agricultural Land: A statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

Minimum Ratio: The smallest ratio occurring in the arrayed sample data set.

Non-Agricultural Land: For purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (R. R. S., 2003).

Number of Sales: The total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

Population: The set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

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

Property Classification Code: A code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

Property Parcel Type: The portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

Purchase Price: The actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

Qualified Sale: A sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

Qualitative Statistics: Statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

Quality of Assessment: The quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

Recapture Value: For agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

Residential Property Classification: Includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

Sale: All transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents or two dollars and twenty-five cents (effective 7/1/05) of documentary stamp taxes are paid.

Sale Date Range: The range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

Sale Price: The actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

Sample Data Set: A set of observations selected from a population.

Special Value: For agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

Standard Deviation (STD): The measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

Statistics: Numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

Status: The portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

Total Assessed Value: The sum of all the assessed values in the sample data set.

Total Sale Price: The sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

Usability: The coding for the treatment of a sale in the state-wide sales file database.

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

Valuation: Process or act to determine the assessed value of all parcels of real property in the county each year.

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \# 16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \# 16 records}$

For Commercial Real Property

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \# 12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \# 12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \# 12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \# 8 records} + \text{Abstract \# 12 records}$

For Agricultural Land

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:

$\text{Abstract \#30 value} / \text{Abstract \#30 records}$

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

	Total Sales	Qualified Sales	Percent Used
2001			
2002			
2003			XX.XX
2004			XX.XX
2005			XX.XX
2006			XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]*100,2)

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001				
2002				
2003				
2004				
2005				
2006		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

%Chngexclgrowth: Round(If([proptype]="Residential",([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl05cnt!RESID+ctl05cnt!RECREAT))*100)/Avg(ctl05cnt!RESID+ctl05cnt!RECREAT),II

f([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl05cnt!COMM+ctl05cnt!INDUST))*100)/Avg(ctl05cnt!COMM+ctl05cnt!INDUST),Iif([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl05cnt!TOTAG))*100)/Avg(ctl05cnt!TOTAG),Null))),2)
Trended Ratio: Round(Iif([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl05cnt!RESID+ctl05cnt!RECREAT)))/(Avg(ctl05cnt!RESID+ctl05cnt!RECREAT)*100)*100),Iif([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl05cnt!COMM+ctl05cnt!INDUST))*100)/(Avg(ctl05cnt!COMM+ctl05cnt!INDUST)*100)),Iif([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]*((([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl05cnt!TOTAG))*100)/(Avg(ctl05cnt!TOTAG)*100),Null))),2)

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001	
	2002	
	2003	
	2004	
XX.XX	2005	XX.XX (from Table III Calc)
	2006	

Chart: Yes
Stat Type: Qualified
Stat Title: R&O and Prelim
Study Period: Yearly (most recent twelve months of sales)
Property Type: Residential, Commercial and Agricultural Unimproved
Display: XX.XX
History: 2001, 2002, 2003, 2004, 2005
Field: aggreg
Calculation:
%ChngTotassvals: Iif(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

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

	Median	Weighted Mean	Mean
--	--------	---------------	------

R&O Statistics			
----------------	--	--	--

Chart: Yes
Stat Type: Qualified
Stat Title: R&O
Study Period: Standard
Property Type: Residential, Commercial and Agricultural Unimproved
Display: XX
History: None
Field: median, aggreg and mean

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No
Stat Type: Qualified
Stat Title: R&O
Study Period: Standard
Property Type: Residential, Commercial and Agricultural Unimproved
Display: XX
History: None
Field: PRD and COD

Calculations:
CODDiff: Round(IIf([2006R&O]!proptype="Residential",IIf(Val([2006R&O]!cod)>15, Val([2006R&O]!cod)-15,0),IIf(Val([2006R&O]!cod)>20, Val([2006R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2006R&O]!prd)>103, Val([2006R&O]!prd)-103, IIf(Val([2006R&O]!prd)<98, Val([2006R&O]!prd)-98,0)),2)

VII. Analysis of Changes in the Statistics Due to the County Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2006, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2006Diff: R&O.no2006-Prelim.2005 2006

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

Residential:

Property Class Code: Property Type 01, all Statuses
Property Type 06, all Statuses
Property Type 07, Statuses 1 and 3
Sale Date Range: July 1, 2003 through June 30, 2005
Qualified: All sales with County Assessor Usability Code: blank, zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Commercial:

Property Class Code: Property Type 02, all Statuses
Property Type 03, all Statuses
Property Type 04, all Statuses
Sale Date Range: July 1, 2002 through June 30, 2005
Qualified: All sales with Department Usability Code: zero, 1 or 2
If blank or zero will be considered a Usability of 1.

Unimproved Agricultural:

Property Class Code: Property Type 05, Status 2
Sale Date Range: July 1, 2002 through June 30, 2005
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1.

Agricultural: (Optional)

Property Class Code: Property Type 05, Status 1 and 2
Sale Date Range: July 1, 2002 through June 30, 2005
Qualified: All sales with Department Usability Code: zero, 1 or 2.
If blank or zero will be considered a Usability of 1

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

Sale Date Range: July 1, 2002 through June 30, 2005

Qualified: All sales with Department Usability Code: zero, 1 or 2.

If blank or zero will be considered a Usability of 1.

Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

Statistical Calculations

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales
Total Sales Price
Total Adj. Sales Price
Total Assessed Value
Avg. Adj. Sales Price
Avg. Assessed Value

Median
Weighted Mean
Mean
COD
PRD
COV
STD
Avg. Abs. Dev.
Max Sales Ratio
Min Sales Ratio
95% Median C.I.
95% Wgt. Mean C.I.
95% Mean C.I.

Coding Information & Calculations

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

Number of Sales

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

Total Sales Price

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
 - Sum SaleAmt

Total Adj. Sales Price

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
 - Sum SaleAmt + or – Adjustments

Total Assessed Value

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
 - Sum TotAssdValue

Avg. Adj. Sales Price

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
 - TotAdjSalePrice/Count

Avg. Assessed Value

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
 - $\text{TotAssdValue}/\text{Count}$

Median

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
 - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
 - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
 - Array the records by order of the magnitude of the ratio from high to low
 - Divide the Total Count in the array by 2 equals Record Total
 - If the Total Count in the array is odd:
 - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
 - If the Total Count in the array is even:
 - Count down the number of records that is Record Total. This is ratio 1.
 - Count down the number of records that is Records Total + 1. That is ratio 2.
 - $(\text{ratio 1} + \text{ratio 2})/2$ equals the Median ratio.

Weighted Mean

- Coded as Aggreg, Character, 12-digit field.
- Calculation
 - $(\text{TotAssdValue}/\text{TotAdjSalePrice}) * 100$

Mean

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
 - $\text{TotalRatio}/\text{RecCount}$

COD

- Coded COD, Character, 12-digit field
- Calculation
 - Subtract the Median from Each Ratio
 - Take the Absolute Value of the Calculated Differences
 - Sum the Absolute Differences
 - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
 - Divide by the Median
 - Multiply by 100

PRD

- Coded PRD, Character, 12-digit field
- Calculation
 - $(\text{MeanRatio}/\text{AggregRatio}) * 100$

COV

- Coded COV, Character, 12-digit field
- Calculation
 - Subtract the Mean from each ratio
 - Square the Calculated difference
 - Sum the squared differences
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the Squared Root to obtain the Standard Deviation
 - Divide the Standard Deviation by the Mean
 - Multiply by 100

STD

- Coded StdDev, Character, 12-digit field
- Calculation
 - Subtract the Mean Ratio from each ratio
 - Square the resulting difference
 - Sum the squared difference
 - Divide the number of ratios less one to obtain the Variance of the ratios
 - Compute the squared root of the variance to obtain the Standard Deviation

Avg. Abs. Dev.

- Coded AvgABSDev, Character, 12-digit field
- Calculation
 - Subtracting the Median ratio from each ratio
 - Summing the absolute values of the computed difference
 - Dividing the summed value by the number of ratios

Max Sales Ratio

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

Min Sales Ratio

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

95% Median C.I.

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:
- Calculation
 - If the number of ratios is Odd
 - $j = 1.96x\sqrt{n}/2$
 - If the number of ratios is Even
 - $j = 1.96x\sqrt{n}/2 + 0.5$
 - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
 - If the sample size is 5 or less, then N/A is given as the confidence interval
 - If the sample size is 6-8, then the Min and Max is the given range

95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
 - Items needed for this calculation
 - Number of sales
 - Assessed Values – Individual and Summed
 - Assessed Values Squared – Individual and Summed
 - Average Assessed Value
 - Sale Prices – Individual and Summed
 - Sales Prices Squared – Individual and Summed
 - Average Sale Price
 - Assessed Values x Sale Prices – Individual and Summed
 - The Weighted Mean
 - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) - \bar{A}/\bar{S} \pm t \times \frac{\sqrt{\sum A^2 - 2(\bar{A}/\bar{S}) \sum (A \times S) + (\bar{A}/\bar{S})^2 (\sum S^2)}}{\bar{S} \sqrt{(n) (n-1)}}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

95% Mean C.I.

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
 - Lower Limit
 - The Mean – ((t-value * The Standard Deviation)/the Square Root of the Number of Records)
 - Upper Limit
 - The Mean + ((t-value * The Standard Deviation)/the Square Root of the Number of Records)
 - If the number of records is > 30, then use 1.96 as the t-value
 - If the number of records is <= 30, then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
 - If the sample is 1 or less, then N/A is given as the confidence interval

Ratio Formulas

- Residential and Commercial Records
 - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - Ratio Formula is: $(\text{Assessed Value Total}/(\text{Sale Amount} + \text{Adjustment Amount})) * 100$.
- Agricultural Records
 - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
 - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
 - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
 - Ratio Formula is:
 - a. If No Greenbelt: $(\text{Agland Total Amount}/(\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.
 - b. If Greenbelt: $(\text{Recapture Amount}/(\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$.

Map Source Documentation

Each map contains a legend which describes the information contained on the map.

School District Map: Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department to reflect current base school districts.

Market Area Map: Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department.

Registered Wells Map: Obtained from the Nebraska Department of Natural Resources website.

GeoCode Map: Compiled and edited by the staff of the Tech Support Division of the Department.

Sections, Towns, Rivers & Streams, Topography, and Soil Class Map: Obtained from the Nebraska Department of Natural Resources website.

Valuation History Chart Specifications

EXHIBITS 1B - 93B Valuation History Charts. There are five charts for each county. The first four charts display history of taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time periods specified. The fifth chart displays 2005 taxable valuations by property type for each city within the county and compares the county's valuation for each class and subclass of property. The fifth chart also displays populations for the cities and the county. *Note: The list of cities for each county is based on the 2005 Certificate of Taxes Levied Report (CTL) and may not include certain cities/villages that did not levy a property tax or are unincorporated.*

Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2005

Source: Certificate of Taxes Levied Reports CTL.

Property Class: Residential & Recreational, Commercial & Industrial, Total Agricultural Land

Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2005

Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.

Property Class & Subclass: Residential & Recreational, Commercial & Industrial, Agricultural Improvements & Site Land

Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2005

Source: Certificate of Taxes Levied Reports CTL.

Property Class & Subclass: Irrigated Land, Dry Land, Grass Land, Waste Land, Other Agland, Total Agricultural Land

Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2005

Source: County Abstract of Assessment Report for Real Property

Property Class & Subclass: Irrigated Land, Dry Land, Grass Land, Waste Land, Other Agland, Total Agricultural Land

Chart 5 (Page 5) City Valuations by Property Type Compared to County Valuation 2005

Source: Certificate of Taxes Levied Reports CTL, County Populations per US Bureau of Census 2000, and City Populations as certified December 2005 by NE Department of Revenue

Property Class & Subclass: Personal Property, Centrally Assessed Personal Property & Centrally Assessed Real Property, Residential, Commercial, Industrial, Recreational, Agricultural Land, Ag-Dwelling & Farm Home Site Land, Ag-Improvements & Farm Site Land, Mineral Interests, Total Taxable Value

City Class, Population, & Zoning Authority:

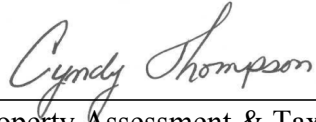
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101 & 17-1001	16-101 & 16-901	15-101 & 15-905	14-101 & 14-419

Certification

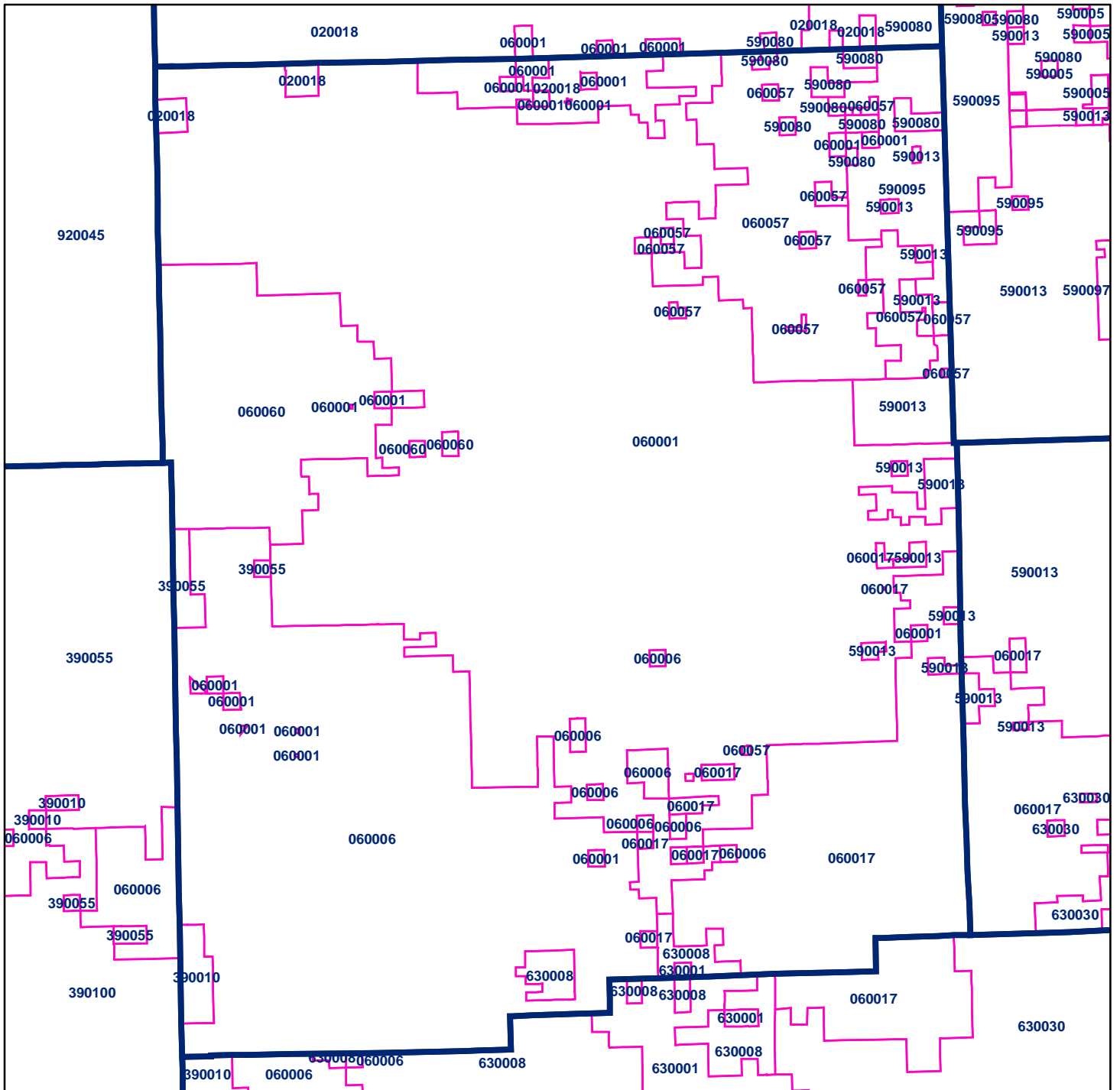
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Boone County County Assessor, by certified mail, return receipt requested, 7010 1160 0001 1212 8748.

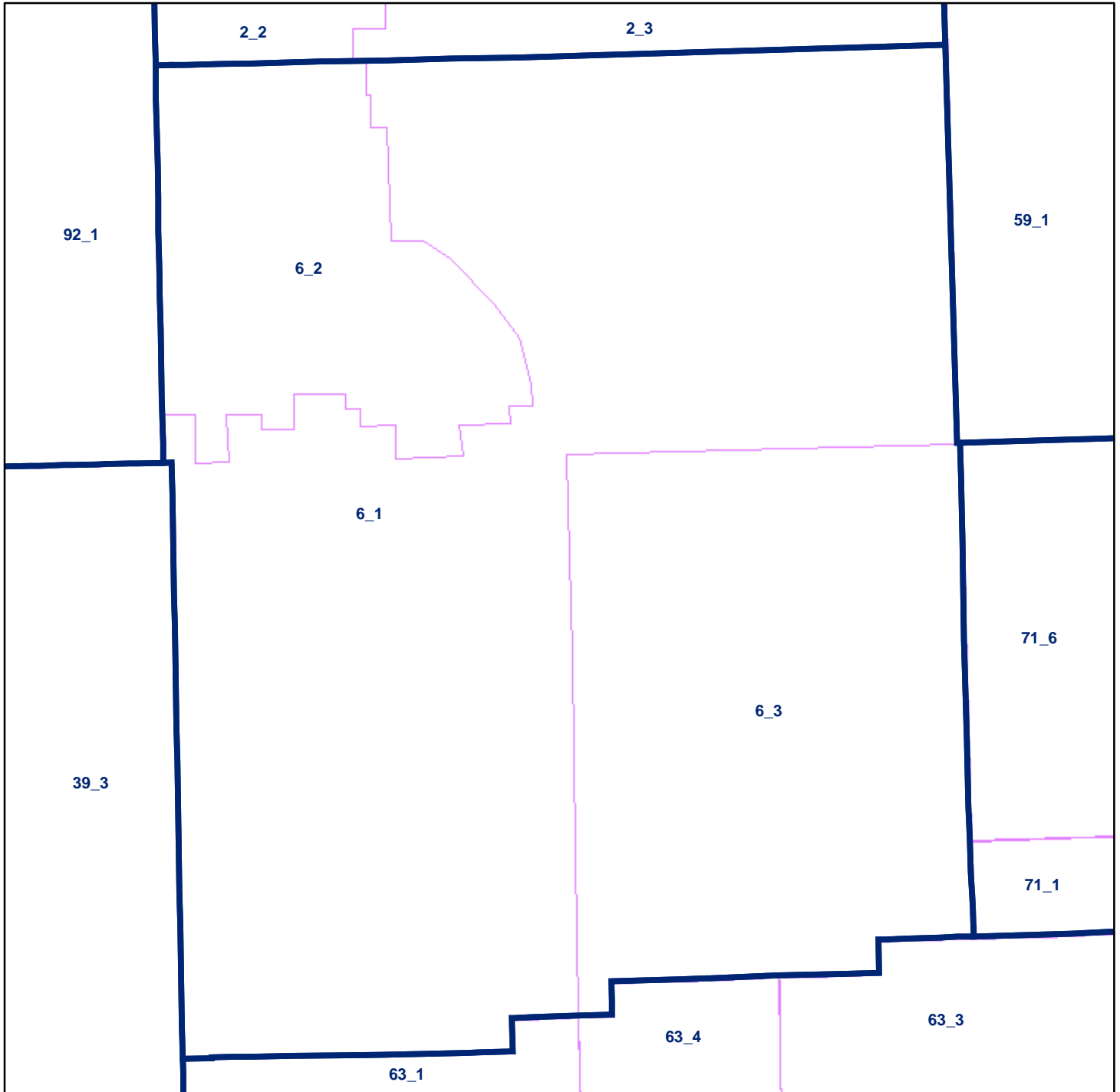
Dated this 10th day of April, 2006.



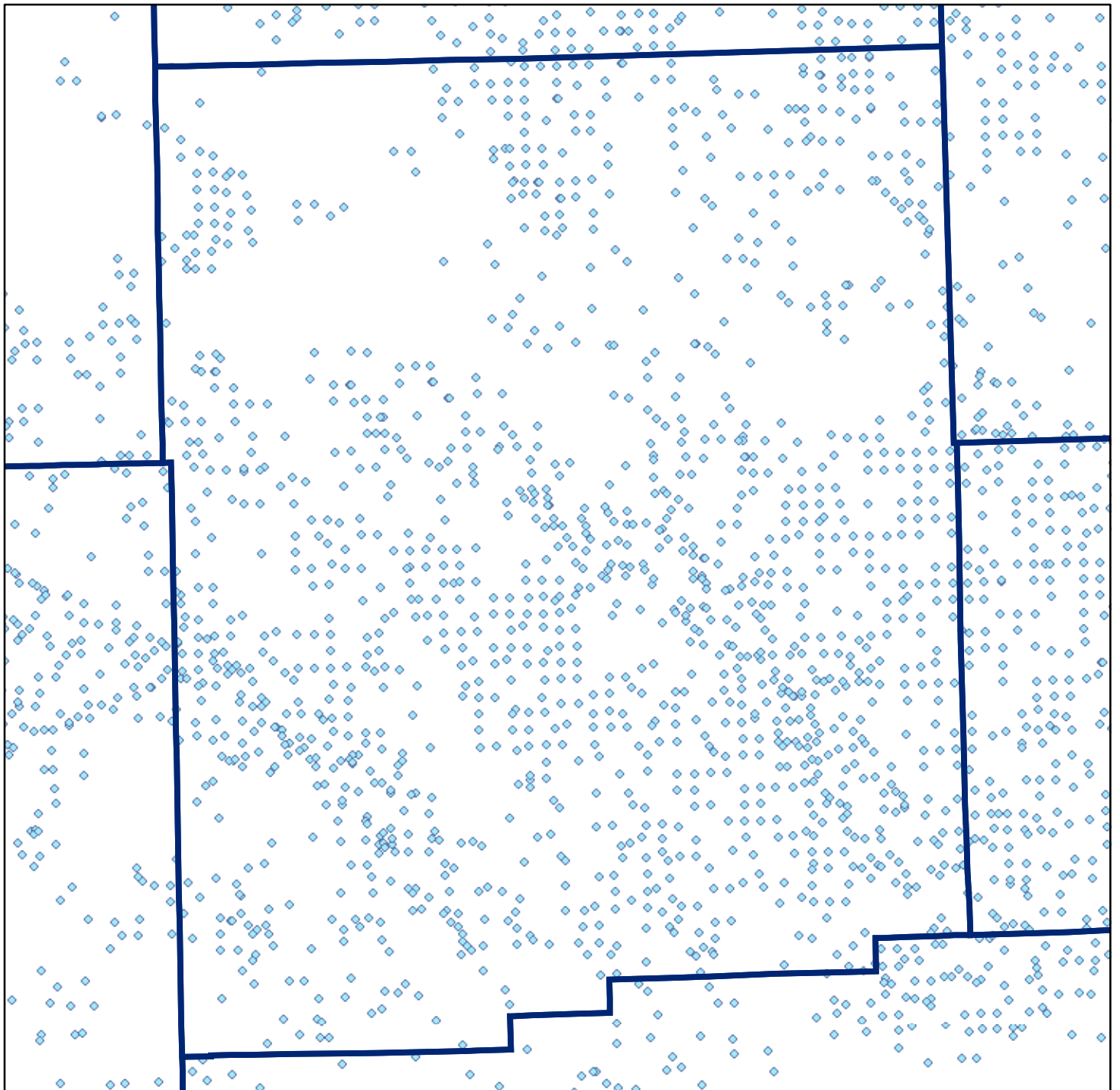
Property Assessment & Taxation



□ School Districts



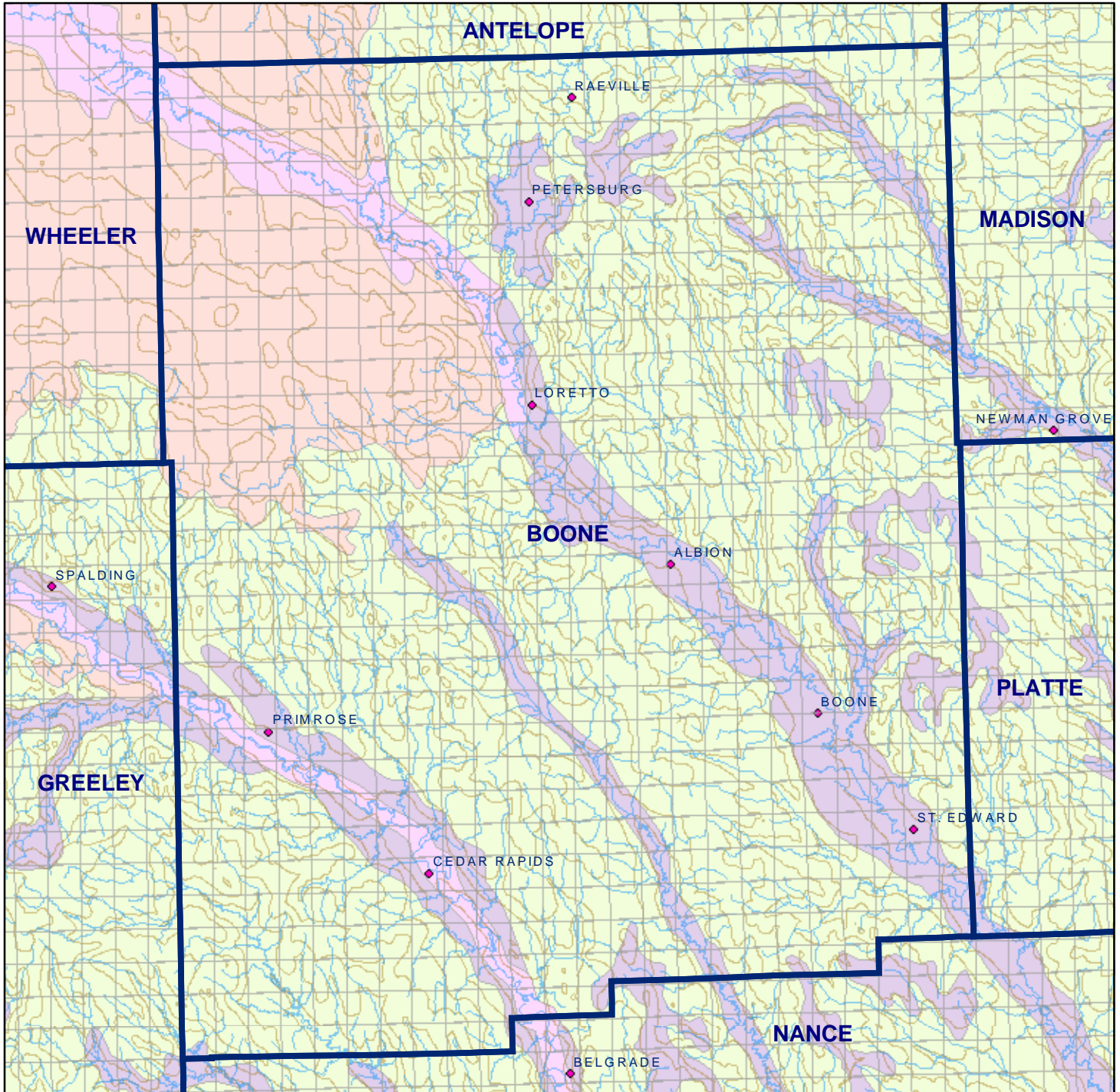
 Market Areas



● Registered Wells > 500 GPM

1567	1565	1563	1561	1559	1557
1765	1767	1769	1771	1773	1775
1851	1849	1847	1845	1843	1841
2049	2051	2053	2055	2057	2059
2135	2133	2131	2129	2127	2125
2333	2335	2337	2339	2341	2343
2423	2421	2419	2417	2415	2413

 Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

0 - Lakes and Ponds

1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills

2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills

3 - Moderately well drained silty soils on uplands and in depressions formed in loess

4 - Well drained silty soils formed in loess on uplands

5 - Well drained silty soils formed in loess and alluvium on stream terraces

6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands

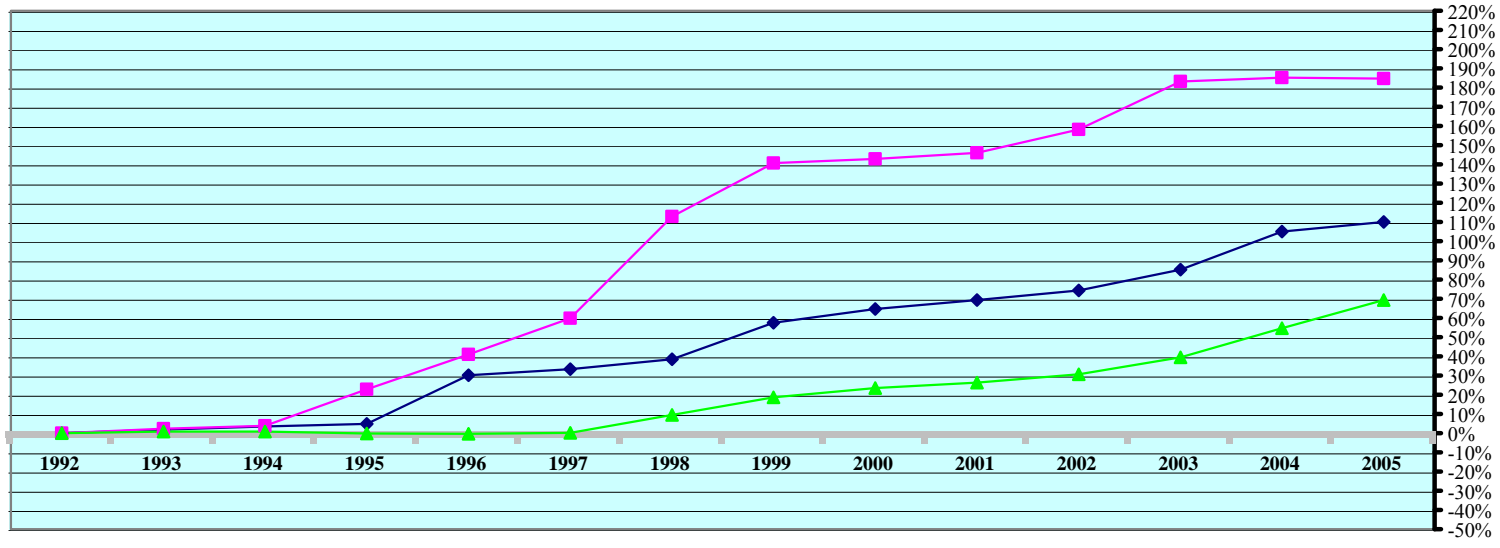
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

8 - Moderately well drained silty soils with clayey subsoils on uplands

Boone County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	44,465,035	--	--	--	19,273,040	--	--	--	229,273,235	--	--	--
1993	45,293,690	828,655	1.86%	1.86%	19,723,100	450,060	2.34%	2.34%	231,071,365	1,798,130	0.78%	0.78%
1994	45,990,555	696,865	1.54%	3.43%	20,008,980	285,880	1.45%	3.82%	231,319,540	248,175	0.11%	0.89%
1995	46,620,105	629,550	1.37%	4.85%	23,680,830	3,671,850	18.35%	22.87%	228,839,785	-2,479,755	-1.07%	-0.19%
1996	57,866,060	11,245,955	24.12%	30.14%	27,180,590	3,499,760	14.78%	41.03%	228,648,910	-190,875	-0.08%	-0.27%
1997	59,298,245	1,432,185	2.48%	33.36%	30,795,230	3,614,640	13.30%	59.78%	229,566,670	917,760	0.40%	0.13%
1998	61,611,545	2,313,300	3.90%	38.56%	41,004,855	10,209,625	33.15%	112.76%	251,090,670	21,524,000	9.38%	9.52%
1999	70,069,435	8,457,890	13.73%	57.58%	46,387,605	5,382,750	13.13%	140.69%	272,145,710	21,055,040	8.39%	18.70%
2000	73,242,560	3,173,125	4.53%	64.72%	46,816,370	428,765	0.92%	142.91%	283,133,505	10,987,795	4.04%	23.49%
2001	75,278,025	2,035,465	2.78%	69.30%	47,410,920	594,550	1.27%	146.00%	289,483,995	6,350,490	2.24%	26.26%
2002	77,553,140	2,275,115	3.02%	74.41%	49,747,740	2,336,820	4.93%	158.12%	299,450,580	9,966,585	3.44%	30.61%
2003	82,341,190	4,788,050	6.17%	85.18%	54,578,350	4,830,610	9.71%	183.18%	319,847,885	20,397,305	6.81%	39.51%
2004	91,165,405	8,824,215	10.72%	105.03%	54,967,645	389,295	0.71%	185.20%	354,582,285	34,734,400	10.86%	54.65%
2005	93,344,900	2,179,495	2.39%	109.93%	54,869,580	-98,065	-0.18%	184.70%	388,108,615	33,526,330	9.46%	69.28%

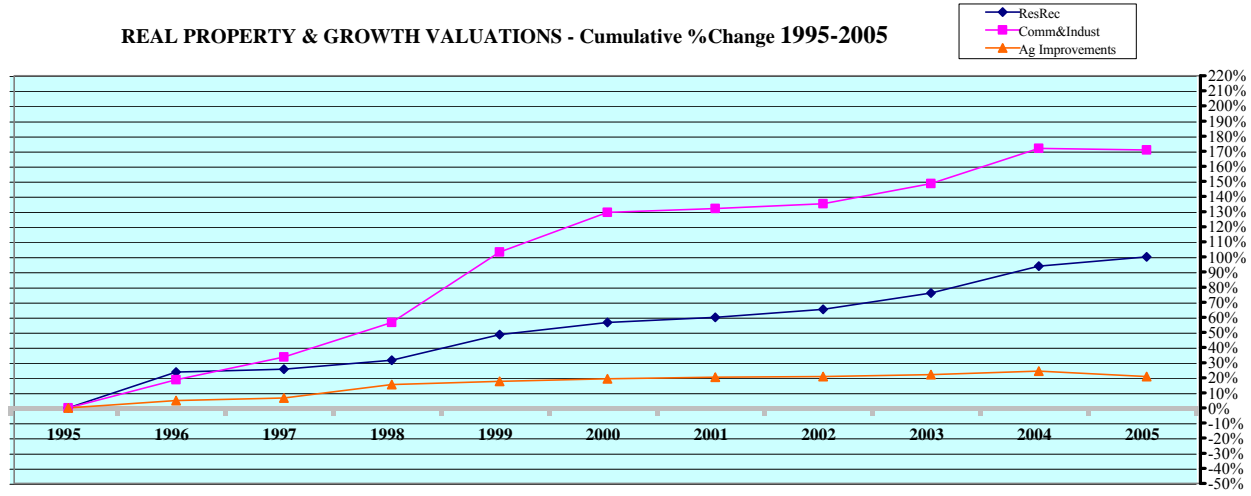
1992-2005 Rate Ann. %chg: Resid & Rec. **5.87%** Comm & Indust **8.38%** Agland **4.13%**

Cnty# **6**
County **BOONE**

FL area **3**

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2005



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	44,465,035	not avail.	--	--	--	--	19,273,040	not avail.	--	--	--	--
1993	45,293,690	not avail.	--	--	--	--	19,723,100	not avail.	--	--	--	--
1994	45,990,555	not avail.	--	--	--	--	20,008,980	not avail.	--	--	--	--
1995	46,620,105	673,115	1.44%	45,946,990	--	--	23,680,830	3,475,420	14.68%	20,205,410	--	--
1996	57,866,060	1,043,546	1.80%	56,822,514	21.88%	23.67%	27,180,590	3,215,655	11.83%	23,964,935	1.20%	18.61%
1997	59,298,245	1,554,492	2.62%	57,743,753	-0.21%	25.67%	30,795,230	3,783,315	12.29%	27,011,915	-0.62%	33.69%
1998	61,611,545	1,186,753	1.93%	60,424,792	1.90%	31.51%	41,004,855	9,350,395	22.80%	31,654,460	2.79%	56.66%
1999	70,069,435	1,821,488	2.60%	68,247,947	10.77%	48.54%	46,387,605	5,341,110	11.51%	41,046,495	0.10%	103.15%
2000	73,242,560	1,262,901	1.72%	71,979,659	2.73%	56.66%	46,816,370	463,544	0.99%	46,352,826	-0.07%	129.41%
2001	75,278,025	1,782,590	2.37%	73,495,435	0.35%	59.96%	47,410,920	507,512	1.07%	46,903,408	0.19%	132.13%
2002	77,553,140	1,635,859	2.11%	75,917,281	0.85%	65.23%	49,747,740	2,234,708	4.49%	47,513,032	0.22%	135.15%
2003	82,341,190	1,414,788	1.72%	80,926,402	4.35%	76.13%	54,578,350	4,342,118	7.96%	50,236,232	0.98%	148.63%
2004	91,165,405	2,033,963	2.23%	89,131,442	8.25%	93.99%	54,967,645	48,650	0.09%	54,918,995	0.62%	171.80%
2005	93,344,900	1,394,869	1.49%	91,950,031	0.86%	100.12%	54,869,580	126,035	0.23%	54,743,545	-0.41%	170.94%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **7.18%**

Comm & Indust **10.48%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	42,519,405					
1993	not avail	not avail	42,774,790					
1994	not avail	not avail	42,163,025					
1995	18,019,465	25,851,780	43,871,245	863,655	1.97%	43,007,590	--	--
1996	20,380,725	25,502,535	45,883,260	809,010	1.76%	45,074,250	2.74%	4.81%
1997	20,542,735	26,178,455	46,721,190	909,246	1.95%	45,811,944	-0.16%	6.52%
1998	23,930,325	27,360,565	51,290,890	1,586,233	3.09%	49,704,657	6.39%	15.57%
1999	24,003,515	27,694,405	51,697,920	1,109,312	2.15%	50,588,608	-1.37%	17.63%
2000	24,046,375	28,068,945	52,115,320	792,840	1.52%	51,322,480	-0.73%	19.33%
2001	24,146,360	28,215,825	52,362,185	566,671	1.08%	51,795,514	-0.61%	20.43%
2002	24,412,605	28,525,485	52,938,090	983,280	1.86%	51,954,810	-0.78%	20.80%
2003	24,538,580	28,679,980	53,218,560	727,021	1.37%	52,491,539	-0.84%	22.05%
2004	25,144,585	28,959,465	54,104,050	563,294	1.04%	53,540,756	0.61%	24.49%
2005	25,385,460	28,112,475	53,497,935	1,571,946	2.94%	51,925,989	-4.03%	20.74%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **1.90%**

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Real Prop Growth = value attributable to new construction, additions to existing buildings, and any improvements for real property which increase the value of such property.

Sources:
Value; 1992 - 2005 CTL
Growth Value; 1995-2005 Abstract of Asmnt Rpt.

State of Nebraska
Dept. of Property Assessment & Taxation
Prepared as of 03/01/2006

Cnty# **6**
County **BOONE**

FL area **3**

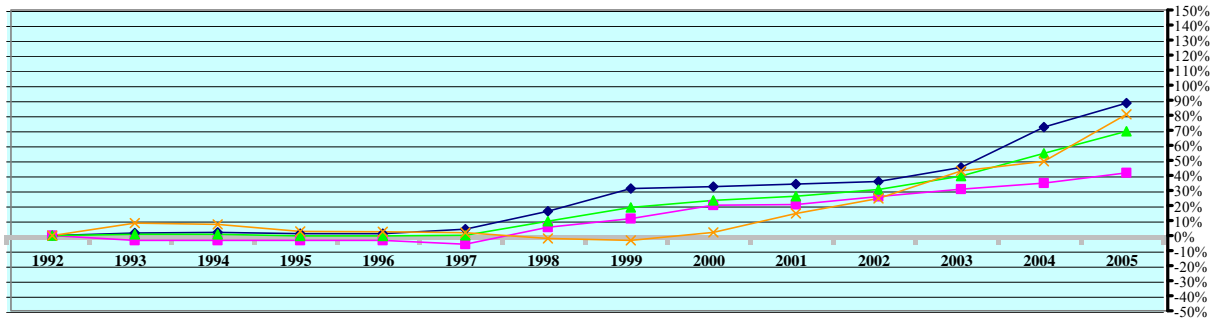
CHART 2

EXHIBIT

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Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmity%chg	Value	Value Chg	Ann%chg	Cmity%chg	Value	Value Chg	Ann%chg	Cmity%chg
1992	108,859,840	--	--	--	87,507,330	--	--	--	32,783,755	--	--	--
1993	110,694,900	1,835,060	1.69%	1.69%	84,783,460	-2,723,870	-3.11%	-3.11%	35,470,865	2,687,110	8.20%	8.20%
1994	111,177,320	482,420	0.44%	2.13%	84,763,395	-20,065	-0.02%	-3.14%	35,256,600	-214,265	-0.60%	7.54%
1995	110,227,580	-949,740	-0.85%	1.26%	84,789,895	26,500	0.03%	-3.11%	33,700,565	-1,556,035	-4.41%	2.80%
1996	110,250,620	23,040	0.02%	1.28%	84,679,520	-110,375	-0.13%	-3.23%	33,596,960	-103,605	-0.31%	2.48%
1997	113,583,275	3,332,655	3.02%	4.34%	82,435,060	-2,244,460	-2.65%	-5.80%	33,427,480	-169,480	-0.50%	1.96%
1998	126,463,485	12,880,210	11.34%	16.17%	92,357,360	9,922,300	12.04%	5.54%	32,149,445	-1,278,035	-3.82%	-1.93%
1999	142,823,235	16,359,750	12.94%	31.20%	97,444,455	5,087,095	5.51%	11.36%	31,756,570	-392,875	-1.22%	-3.13%
2000	144,276,700	1,453,465	1.02%	32.53%	105,265,990	7,821,535	8.03%	20.29%	33,469,160	1,712,590	5.39%	2.09%
2001	146,211,065	1,934,365	1.34%	34.31%	105,549,940	283,950	0.27%	20.62%	37,599,790	4,130,630	12.34%	14.69%
2002	148,116,305	1,905,240	1.30%	36.06%	110,313,940	4,764,000	4.51%	26.06%	40,897,255	3,297,465	8.77%	24.75%
2003	158,272,915	10,156,610	6.86%	45.39%	114,522,040	4,208,100	3.81%	30.87%	46,874,705	5,977,450	14.62%	42.98%
2004	187,430,425	29,157,510	18.42%	72.18%	117,981,575	3,459,535	3.02%	34.82%	48,992,585	2,117,880	4.52%	49.44%
2005	204,633,765	17,203,340	9.18%	87.98%	124,061,175	6,079,600	5.15%	41.77%	59,236,545	10,243,960	20.91%	80.69%

1992-2005 Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmity%chg	Value	Value Chg	Ann%chg	Cmity%chg	Value	Value Chg	Ann%chg	Cmity%chg
1992	--	--	--	--	122,310	--	--	--	229,273,235	--	--	--
1993	--	--	--	--	122,140	-170	-0.14%	-0.14%	231,071,365	1,798,130	0.78%	0.78%
1994	--	--	--	--	122,225	85	0.00%	-0.07%	231,319,540	248,175	0.11%	0.89%
1995	--	--	--	--	121,745	-480	-0.39%	-0.46%	228,839,785	-2,479,755	-1.07%	-0.19%
1996	--	--	--	--	121,810	65	0.05%	-0.41%	228,648,910	-190,875	-0.08%	-0.27%
1997	--	--	--	--	120,855	-955	-0.78%	-1.19%	229,566,670	917,760	0.40%	0.13%
1998	--	--	--	--	120,380	-475	-0.39%	-1.58%	251,090,670	21,524,000	9.38%	9.52%
1999	--	--	--	--	121,450	1,070	0.89%	-0.70%	272,145,710	21,055,040	8.39%	18.70%
2000	--	--	--	--	121,655	205	0.17%	-0.54%	283,133,505	10,987,795	4.04%	23.49%
2001	--	--	--	--	123,200	1,545	1.27%	0.73%	289,483,995	6,350,490	2.24%	26.26%
2002	--	--	--	--	123,080	-120	-0.10%	0.63%	299,450,580	9,966,585	3.44%	30.61%
2003	178,225	n/a	n/a	n/a	0	n/a	n/a	n/a	319,847,885	20,397,305	6.81%	39.51%
2004	126,165	-52,060	-29.21%	-29.21%	51,535	51,535	n/a	n/a	354,582,285	34,734,400	10.86%	54.65%
2005	125,755	-410	-0.32%	-29.44%	51,375	-160	-0.31%	n/a	388,108,615	33,526,330	9.46%	69.28%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 6B Page 3

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2005 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	108,725,605	129,475	840	--	--	87,586,550	148,562	590	--	--	32,769,010	133,991	245	--	--
1993	110,696,370	132,117	838	-0.24%	-0.24%	84,718,315	146,763	577	-2.20%	-2.20%	35,455,620	133,353	266	8.57%	8.57%
1994	111,182,445	132,753	838	0.00%	-0.24%	84,766,635	146,820	577	0.00%	-2.20%	35,256,605	132,765	266	0.00%	8.57%
1995	110,227,580	132,964	829	-1.07%	-1.31%	84,789,890	147,124	576	-0.17%	-2.37%	33,700,565	132,095	255	-4.14%	4.08%
1996	110,659,175	133,411	829	0.00%	-1.31%	84,492,525	146,966	575	-0.17%	-2.54%	33,594,020	131,762	255	0.00%	4.08%
1997	113,581,740	136,994	829	0.00%	-1.31%	82,470,195	143,567	574	-0.17%	-2.71%	33,421,180	131,204	255	0.00%	4.08%
1998	126,482,710	140,668	899	8.44%	7.02%	92,334,290	141,049	655	14.11%	11.02%	32,162,195	129,815	248	-2.75%	1.22%
1999	143,048,295	143,624	996	10.79%	18.57%	97,480,655	138,645	703	7.33%	19.15%	31,677,125	129,108	245	-1.21%	0.00%
2000	144,316,385	145,034	995	-0.10%	18.45%	105,468,105	138,451	762	8.39%	29.15%	33,456,515	128,172	261	6.53%	6.53%
2001	146,236,605	147,108	994	-0.10%	18.33%	106,001,755	138,727	764	0.26%	29.49%	37,273,045	128,732	290	11.11%	18.37%
2002	148,197,690	149,276	993	-0.10%	18.21%	110,397,000	136,329	810	6.02%	37.29%	40,836,130	129,000	317	9.31%	29.39%
2003	158,467,135	150,498	1,053	6.04%	25.36%	114,397,295	135,286	846	4.44%	43.39%	46,868,255	128,832	364	14.83%	48.57%
2004	186,550,345	155,005	1,204	14.29%	43.27%	118,739,895	132,114	899	6.24%	52.33%	49,008,845	127,422	385	5.66%	56.99%
2005	204,632,315	159,016	1,287	6.93%	53.20%	124,846,625	119,443	1,045	16.30%	77.16%	58,690,180	136,489	430	11.80%	75.51%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.34%

4.50%

4.42%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	83,880	5,546	15	--	--	38,330	1,533	25	--	--	229,203,375	419,107	547	--	--
1993	83,605	5,523	15	0.00%		38,235	1,529	25	0.00%		230,992,145	419,284	551	0.73%	0.73%
1994	83,740	5,528	15	0.00%		38,485	1,539	25	0.00%		231,327,910	419,406	552	0.18%	0.91%
1995	83,605	5,524	15	0.00%		38,140	1,525	25	0.00%		228,839,780	419,233	546	-1.09%	-0.18%
1996	83,530	5,521	15	0.00%		38,180	1,527	25	0.00%		228,867,430	419,187	546	0.00%	-0.18%
1997						120,805	7,024	17	--		229,593,920	418,789	548	0.37%	0.18%
1998						120,255	7,002	17	0.00%		251,099,450	418,534	600	9.49%	9.69%
1999						120,820	7,024	17	0.00%		272,326,895	418,401	651	8.50%	19.01%
2000						121,110	7,026	17	0.00%		283,362,115	418,683	677	3.99%	23.77%
2001						123,200	7,209	17	0.00%		289,634,605	421,776	687	1.48%	25.59%
2002						122,715	7,166	17	0.00%		299,553,535	421,771	710	3.35%	29.80%
2003	0	0		n/a	n/a	177,485	7,185	25	n/a	n/a	319,910,170	421,801	758	6.76%	38.57%
2004	177,440	7,171	25		n/a	0	0		n/a	n/a	354,476,525	421,713	841	10.89%	53.67%
2005	125,495	5,633	22	-9.96%	n/a	51,400	1,531	34		n/a	388,346,015	422,111	920	9.45%	68.19%

1992-2005 Rate Ann.%chg AvgVal/Acre:

4.08%

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BOONE

FL area 3

CHART 4 EXHIBIT 6B Page 4

(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs
source: 1992 - 2005 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2006

2005 City Valuations by Property Type Compared to County Valuations by Property Type

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
6,259	BOONE	38,284,737	4,971,697	6,848,885	93,344,900	54,869,580	0	0	388,108,615	25,385,460	28,112,475	0	639,926,349
<i>cnty sectorvalue % of total value:</i>		5.98%	0.78%	1.07%	14.59%	8.57%			60.65%	3.97%	4.39%		100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
1,797	ALBION	1,937,809	722,094	359,233	40,936,750	9,181,240	0	0	0	0	0	0	53,137,126
407	CEDAR RAPIDS	592,022	169,210	191,149	6,210,400	1,674,000	0	0	0	0	0	0	8,836,781
374	PETERSBURG	332,663	133,021	18,273	5,433,000	1,675,995	0	0	11,700	0	0	0	7,604,652
69	PRIMROSE	123,670	46,108	166,109	821,830	753,225	0	0	180,390	0	5,060	0	2,096,392
796	ST EDWARD	236,958	257,056	319,021	12,424,115	2,962,865	0	0	49,030	27,770	75,740	0	16,352,555
Total of All City Values:		3,223,122	1,327,489	1,053,785	65,826,095	16,247,325	0	0	241,120	27,770	80,800	0	88,027,506
<i>% total citysect of cnty sector</i>		8.42%	26.70%	15.39%	70.52%	29.61%			0.06%	0.11%	0.29%		13.76%

City's Sector Value% of County's Sector Value:

%citypop. to cnty pop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
28.71%	ALBION	5.06%	14.52%	5.25%	43.86%	16.73%							8.30%
6.50%	CEDAR RAPIDS	1.55%	3.40%	2.79%	6.65%	3.05%							1.38%
5.98%	PETERSBURG	0.87%	2.68%	0.27%	5.82%	3.05%			0.00%				1.19%
1.10%	PRIMROSE	0.32%	0.93%	2.43%	0.88%	1.37%			0.05%		0.02%		0.33%
12.72%	ST EDWARD	0.62%	5.17%	4.66%	13.31%	5.40%			0.01%	0.11%	0.27%		2.56%

Cnty#
 County

FL area