

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Box Butte County
07

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

07 Box Butte

Residential Real Property - Current

Number of Sales	323	COD	15.15
Total Sales Price	21607863	PRD	105.15
Total Adj. Sales Price	21597863	COV	29.29
Total Assessed Value	21156849	STD	30.17
Avg. Adj. Sales Price	66866.45	Avg. Abs. Dev.	14.96
Avg. Assessed Value	65501.08	Min	22.27
Median	98.79	Max	364.00
Wgt. Mean	97.96	95% Median C.I.	98.35 to 99.40
Mean	103.00	95% Wgt. Mean C.I.	96.36 to 99.56
		95% Mean C.I.	99.71 to 106.29
% of Value of the Class of all Real Property Value in the County			45.22
% of Records Sold in the Study Period			7.25
% of Value Sold in the Study Period			8.36
Average Assessed Value of the Base			56,778

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	323	98.79	15.15	105.15
2005	275	98.93	9.39	103.66
2004	269	94.57	21.52	107.64
2003	264	94	18.42	103.28
2002	298	93	17.58	102.03
2001	380	94	19.64	103.39

2006 Commission Summary

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Commercial Real Property - Current

Number of Sales	56	COD	17.68
Total Sales Price	6992269	PRD	109.75
Total Adj. Sales Price	6721269	COV	34.33
Total Assessed Value	6738563	STD	37.77
Avg. Adj. Sales Price	120022.66	Avg. Abs. Dev.	17.41
Avg. Assessed Value	120331.48	Min	49.88
Median	98.52	Max	274.40
Wgt. Mean	100.26	95% Median C.I.	96.73 to 100.02
Mean	110.03	95% Wgt. Mean C.I.	97.91 to 102.61
		95% Mean C.I.	100.14 to 119.92
% of Value of the Class of all Real Property Value in the County			14.66
% of Records Sold in the Study Period			7.09
% of Value Sold in the Study Period			8.22
Average Assessed Value of the Base			103,778

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	56	98.52	17.68	109.75
2005	42	99.32	25.07	98.09
2004	39	98.65	24.66	120.91
2003	39	99	31.26	140.5
2002	52	97	45.64	133.42
2001	49	95	42.12	100.94

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Agricultural Land - Current

Number of Sales	53	COD	15.08
Total Sales Price	7102846	PRD	104.86
Total Adj. Sales Price	6799760	COV	18.68
Total Assessed Value	4902150	STD	14.12
Avg. Adj. Sales Price	128297.36	Avg. Abs. Dev.	11.44
Avg. Assessed Value	92493.40	Min	45.67
Median	75.84	Max	107.00
Wgt. Mean	72.09	95% Median C.I.	71.02 to 81.14
Mean	75.59	95% Wgt. Mean C.I.	67.77 to 76.42
		95% Mean C.I.	71.79 to 79.40
% of Value of the Class of all Real Property Value in the County			40.12
% of Records Sold in the Study Period			1.9
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			80,562

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	53	75.84	15.08	104.86
2005	57	77.05	13.87	103.51
2004	50	75.12	17.38	103.81
2003	66	77	19.43	106.68
2002	71	75	21.35	103.88
2001	71	75	18.32	104.82

2006 Opinions of the Property Tax Administrator for Box Butte 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 Box Butte County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Box Butte County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Box Butte County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Box Butte County is 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 Box Butte County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Box Butte County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Box Butte County

Recommendations

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

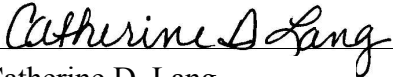
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Box Butte County**

Residential Real Property

I. Correlation

Box Butte: RESIDENTIAL: Two of the three measures of central tendency are within acceptable range, and differ by less than one point. Either the median or the aggregate could be used as a point estimate of the overall level of value for the residential property class. However, the Trended Preliminary Ratio indicates strong support for the overall median. For purposes of direct equalization, the median will be used to describe the overall level of value for the residential property class. Regarding the two qualitative statistical measures, the rounded coefficient of dispersion is within acceptable range, and the price-related differential is approximately two points above the upper limit of acceptable range. This may be due to the fact of extreme outlying sales—the removal of these would bring the PRD into compliance. Based on these figures, and the overall assessment practices of the county, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for the residential property class.

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	441	380	86.17
2002	371	298	80.32
2003	359	264	73.54
2004	380	269	70.79
2005	381	275	72.18
2006	417	323	77.46

Box Butte: RESIDENTIAL: An analysis of the percentage of residential sales used table indicates that more than three-quarters of the total residential sales were deemed qualified for assessment year 2006.

**2006 Correlation Section
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Compared to the previous three assessment years (2003-2005), this is a higher percentage utilized, and indicates no excessive trimming of the sample.

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	93	2.64	95.46	94
2002	93	0.72	93.67	93
2003	94	-0.08	93.92	94
2004	94.57	2.6	97.03	94.57

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2005	93.17	12.26	104.59	98.93
2006	98.83	0.98	99.8	98.79

Box Butte: RESIDENTIAL: A review of the table indicates roughly one point difference between the Trended Preliminary and the other two medians. Therefore, there is strong correlation between the Trended and the R&O median.

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)
1.95	2001	2.64
-0.42	2002	0.72
0	2003	-0.08
-0.3	2004	2.6
6.5	2005	12.26
0.59	2006	0.98

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Box Butte: RESIDENTIAL: Analysis of the percent change to the sales file compared to the percent change to the residential class as a whole (excluding growth), reveals almost no statistically significant difference between the two figures. This would indicate that all residential properties—both sold and unsold—are similarly assessed.

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.

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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	98.79	97.96	103.00

Box Butte: RESIDENTIAL: Both the median and aggregate measures of central tendency are quite similar (with less than one point actual difference between them). Either could act as a point estimate for the overall level of value for the residential property class. The hypothetical removal of extreme outliers would fail to bring the mean within range.

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	15.15	105.15
Difference	0.15	2.15

Box Butte: RESIDENTIAL: A review of the two qualitative statistical measures reveals that the rounded coefficient of dispersion would be within acceptable range. The price-related differential is only 2.15 points above the upper limit of range, and the hypothetical removal of extreme outliers would move this qualitative measure within range.

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	322	323	1
Median	98.83	98.79	-0.04
Wgt. Mean	97.24	97.96	0.72
Mean	102.76	103.00	0.24
COD	15.42	15.15	-0.27
PRD	105.68	105.15	-0.53
Min Sales Ratio	22.27	22.27	0
Max Sales Ratio	364.00	364.00	0

Box Butte: RESIDENTIAL: The difference of one sale between the Preliminary Statistics and the R&O Statistics is due to a sale from an exempt entity to a non-exempt party that was originally miscoded (and therefore not part of the preliminary qualified sales file). Assessment actions for 2006 taken to address the residential class included completion of pickup work, and the establishment of two rural residential assessor locations. To closer match the market, the assessor made a 16% increase to improvement values in the newly created "Rural Res 2" assessor location.

2006 Correlation Section for Box Butte County

Commerical Real Property

I. Correlation

Box Butte: COMMERCIAL: Analysis of the three measures of central tendency shows that only the rounded median and rounded aggregate are within acceptable range. The hypothetical removal of the two extreme outliers would not move the mean within acceptable range. Regarding the two qualitative statistics, only the coefficient of dispersion is within the acceptable range. The price-related differential is almost seven points outside of the upper limits of range. The removal of the two extreme outliers would not move the PRD into acceptable range. However, based on the overall assessment practices of the county, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for commercial 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	81	49	60.49
2002	80	52	65
2003	63	39	61.9
2004	77	39	50.65
2005	92	42	45.65
2006	119	56	47.06

Box Butte: COMMERCIAL: A closer examination of the total sales file indicates ten "sales" that are actually purchases of "right of way" by the Nebraska Department of Roads. In reality, the total number of sales available for use would then be $119 - 10 = 109$ sales, of which the County used 56, or approximately 51.38%.

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

**2006 Correlation Section
for Box Butte 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	91	3.55	94.23	95
2002	98	0.77	98.75	97
2003	85	-3.09	82.37	99
2004	98.65	0.01	98.66	98.65
2005	98.65	4.05	102.64	99.32
2006	99.97	7.73	107.7	98.52

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Box Butte: COMMERCIAL: With a nine-point (rounded) difference between the Trended Preliminary Ratio and the R&O median, there is virtually no correlation between the two figures.

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)
4.24	2001	3.55
-0.31	2002	0.77
2.56	2003	-3.09
0	2004	0.01
0.21	2005	4.05
-3.95	2006	7.73

Box Butte: COMMERCIAL: As shown in the table, the percent change in the sales file compared to the percent change to the commercial base as a whole (excluding growth) reveals an approximate twelve-point difference (11.68) between the two figures. The assessment actions taken for 2006

2006 Correlation Section for Box Butte County

included the total reappraisal of Alliance commercial property and the development and implementation of a new market-derived depreciation schedule (applied to the reappraised Alliance subclass). As a possible explanation for the significant difference between the two figures, approximately 84% (47 out of 56) of all commercial sales during the study period have the assessor location “Alliance,” and obviously, the assessment actions had a more pronounced (although overall negative) effect on the sales file than on the commercial population as a whole.

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.

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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	98.52	100.26	110.03

Box Butte: COMMERCIAL: Of the three measures of central tendency, only the rounded median and aggregate are within acceptable range. The hypothetical removal of the two extreme outliers would not move the mean within acceptable range.

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	17.68	109.75
Difference	0	6.75

Box Butte: COMMERCIAL: Of the two qualitative statistics, only the coefficient of dispersion is within the acceptable range. The price-related differential is almost seven points outside of the upper limits of range. The removal of the two extreme outliers would fail to move the PRD into acceptable range.

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	56	56	0
Median	99.97	98.52	-1.45
Wgt. Mean	100.23	100.26	0.03
Mean	102.50	110.03	7.53
COD	29.60	17.68	-11.92
PRD	102.27	109.75	7.48
Min Sales Ratio	33.70	49.88	16.18
Max Sales Ratio	274.40	274.40	0

Box Butte: COMMERCIAL: Assessment actions taken to address the commercial property class included the total reappraisal of Alliance commercial parcels, and the development and implementation of a market-derived depreciation schedule (applied to the Alliance subclass). The above table appears to reflect these actions.

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Agricultural Land

I. Correlation

Box Butte: AGRICULTURAL UNIMPROVED: Of the three measures of central tendency, only the median and mean are within the acceptable range, and both differ from each other by a fractional amount. Although either could represent a point estimate for the overall level of value, the median will be used—particularly since the Trended Preliminary Ratio provides reasonably strong support for the overall median. A review of the two qualitative statistics shows that the coefficient of dispersion is well within the acceptable range—the price-related differential is slightly less than two points above the upper limit of acceptable range. Based on these figures and the overall assessment practices of the county, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for agricultural land.

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	127	71	55.91
2002	119	71	59.66
2003	130	66	50.77
2004	100	50	50
2005	122	57	46.72
2006	106	53	50

Box Butte: AGRICULTURAL UNIMPROVED: A closer examination of the total agricultural file indicates that of the 106 sales, six were found to be Nebraska Department of Roads “right of way” purchases, and one was a transfer from a parent company to a subsidiary. Therefore, there would realistically be $106 - 7 = 99$ total sales, with 53 used, to produce a percentage of 53.54%, and this figure

**2006 Correlation Section
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would be comparable to the previous years.

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	74	6.76	79	75
2002	76	-0.67	75.49	75
2003	77	-0.12	76.91	77
2004	73.85	0.04	73.88	75.12
2005	74.94	7.54	80.59	77.05

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2006	74.82	3.37	77.34	75.84
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Box Butte: AGRICULTURAL UNIMPROVED: Analysis of the above table shows less than two-points (1.50) difference between the Trended Preliminary Ratio and the R&O Median. This would indicate that the statistical figures provide reasonably strong support for each other.

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)
1.29	2001	6.76
-1.15	2002	-0.67
2.74	2003	-0.12
1.56	2004	0.04
0.22	2005	7.54
6.35	2006	3.37

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Box Butte: AGRICULTURAL UNIMPROVED: A comparison of the percent change in the sales file versus the percent change in assessed value (excluding growth) indicates an approximate three-point difference between the two figures, and this is not statistically significant.

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	75.84	72.09	75.59

Box Butte: AGRICULTURAL UNIMPROVED: Of the three measures of central tendency, only the median and mean are within the acceptable range, and the median and mean only fractionally differ in value. Although either could be used as a point estimate for the overall level of value, the median will be used—particularly since it is supported by the Trended Preliminary Ratio (see Table III, above). There is more than a three-point difference between the median and the aggregate, and the hypothetical removal of the two most extreme outliers would not move this measure of central tendency within range.

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

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described above.

	COD	PRD
R&O Statistics	15.08	104.86
Difference	0	1.86

Box Butte: AGRICULTURAL UNIMPROVED: Of the two qualitative statistics, the coefficient of dispersion is well within the acceptable range—the price-related differential is slightly less than two points above the upper limit of acceptable range.

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	53	53	0
Median	74.82	75.84	1.02
Wgt. Mean	69.11	72.09	2.98
Mean	72.99	75.59	2.6
COD	15.99	15.08	-0.91
PRD	105.63	104.86	-0.77
Min Sales Ratio	45.67	45.67	0
Max Sales Ratio	107.00	107.00	0

Box Butte: AGRICULTURAL UNIMPROVED: Assessment actions taken to address agricultural land for 2006, included adjustments to the land classes within three of the four agricultural market areas. Market Area One received no adjustments. Dryland values were adjusted in Market Areas Two, Three and Four. Irrigated land was adjusted in Market Areas Two and Three. Lastly, grass values were adjusted in Market Areas Three and Four.

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

07 Box Butte

	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	250,229,456	252,944,757	2,715,301	1.09	252,793	0.98
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	33,347,722	34,048,784	701,062	2.1	*-----	2.1
4. Total Residential (sum lines 1-3)	283,577,178	286,993,541	3,416,363	1.2	252,793	1.12
5. Commercial	64,936,180	72,059,904	7,123,724	10.97	217,428	10.64
6. Industrial	9,873,168	9,924,432	51,264	0.52	1,173,321	-11.36
7. Ag-Farmsite Land, Outbuildings	12,408,746	12,497,348	88,602	0.71	106,624	-0.15
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	87,218,094	94,481,684	7,263,590	8.33	1,390,749	6.73
10. Total Non-Agland Real Property	370,795,272	381,475,225	10,679,953	2.88	1,750,166	2.41
11. Irrigated	70,393,728	72,519,439	2,125,711	3.02		
12. Dryland	56,065,341	59,187,944	3,122,603	5.57		
13. Grassland	44,701,017	45,232,455	531,438	1.19		
14. Wasteland	83999	83,954	-45	-0.05		
15. Other Agland	847,828	874,683	26,855	3.17		
16. Total Agricultural Land	172,091,913	177,898,475	5,806,562	3.37		
17. Total Value of All Real Property (Locally Assessed)	542,887,185	559,373,700	16,486,515	3.04	1,750,166	2.71

*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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	323	MEDIAN:	99	COV:	29.29	95% Median C.I.:	98.35 to 99.40
TOTAL Sales Price:	21,607,863	WGT. MEAN:	98	STD:	30.17	95% Wgt. Mean C.I.:	96.36 to 99.56
TOTAL Adj.Sales Price:	21,597,863	MEAN:	103	AVG.ABS.DEV:	14.96	95% Mean C.I.:	99.71 to 106.29
TOTAL Assessed Value:	21,156,849						
AVG. Adj. Sales Price:	66,866	COD:	15.15	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	65,501	PRD:	105.15	MIN Sales Ratio:	22.27		

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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	43	98.39	103.66	96.80	10.64	107.09	73.88	258.00	98.05 to 98.87	66,619	64,486
10/01/03 TO 12/31/03	30	98.42	102.36	98.18	8.68	104.26	63.87	170.92	97.78 to 99.79	67,714	66,479
01/01/04 TO 03/31/04	22	98.20	103.96	98.55	12.89	105.50	59.14	221.30	96.20 to 99.97	60,202	59,327
04/01/04 TO 06/30/04	42	98.61	97.49	98.79	6.40	98.68	52.17	154.14	97.42 to 99.40	69,068	68,235
07/01/04 TO 09/30/04	53	98.98	105.00	99.24	18.69	105.80	22.27	193.01	97.42 to 99.91	62,927	62,450
10/01/04 TO 12/31/04	36	104.13	114.06	104.23	22.31	109.43	51.09	364.00	99.71 to 116.32	59,711	62,236
01/01/05 TO 03/31/05	39	100.67	104.45	99.39	16.10	105.09	60.99	195.14	95.12 to 105.64	66,975	66,569
04/01/05 TO 06/30/05	58	98.46	96.82	92.97	18.75	104.14	32.95	154.05	88.30 to 103.17	75,510	70,204
____Study Years____											
07/01/03 TO 06/30/04	137	98.41	101.53	97.99	9.28	103.61	52.17	258.00	98.15 to 98.87	66,579	65,243
07/01/04 TO 06/30/05	186	99.74	104.09	97.93	19.22	106.29	22.27	364.00	98.50 to 102.02	67,077	65,690
____Calendar Yrs____											
01/01/04 TO 12/31/04	153	99.15	104.92	100.12	15.88	104.80	22.27	364.00	98.37 to 99.71	63,464	63,539
____ALL____											
	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE RES	271	98.99	102.28	98.91	12.16	103.40	22.27	364.00	98.45 to 99.52	65,387	64,676
HEMINGFORD RES	22	93.61	109.77	89.53	43.71	122.61	32.95	258.00	69.23 to 145.28	46,556	41,681
RAINBOW SUBDV	12	96.67	110.45	95.45	31.57	115.71	69.62	190.84	75.55 to 154.14	50,308	48,021
RURAL RES1	9	99.21	108.07	96.20	22.88	112.34	76.42	193.01	78.40 to 131.25	110,494	106,299
RURAL RES2	9	94.57	93.25	93.95	8.55	99.25	74.68	110.04	84.23 to 106.13	139,500	131,063
____ALL____											
	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

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	293	98.90	102.84	98.40	14.40	104.51	22.27	364.00	98.41 to 99.45	63,973	62,949
3	30	95.89	104.58	95.05	22.54	110.02	69.62	193.01	85.88 to 106.13	95,121	90,417
____ALL____											
	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

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	317	98.74	101.67	97.94	13.54	103.81	22.27	258.00	98.35 to 99.37	67,896	66,497
2	6	154.39	173.36	103.52	59.66	167.46	52.17	364.00	52.17 to 364.00	12,433	12,871
____ALL____											
	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

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

(!: AVTot=0)

NUMBER of Sales:	323	MEDIAN:	99	COV:	29.29	95% Median C.I.:	98.35 to 99.40
TOTAL Sales Price:	21,607,863	WGT. MEAN:	98	STD:	30.17	95% Wgt. Mean C.I.:	96.36 to 99.56
TOTAL Adj.Sales Price:	21,597,863	MEAN:	103	AVG.ABS.DEV:	14.96	95% Mean C.I.:	99.71 to 106.29
TOTAL Assessed Value:	21,156,849						
AVG. Adj. Sales Price:	66,866	COD:	15.15	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	65,501	PRD:	105.15	MIN Sales Ratio:	22.27		

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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
01	315	98.74	102.52	97.76	14.54	104.88	22.27	364.00	98.35 to 99.37	67,444	65,931
06											
07	8	121.07	121.88	110.03	30.90	110.76	69.62	190.84	69.62 to 190.84	44,125	48,551
ALL	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	277	98.99	102.45	98.86	12.44	103.62	22.27	364.00	98.45 to 99.52	66,537	65,781
07-0010	25	94.22	108.82	91.07	40.53	119.50	32.95	258.00	81.46 to 122.38	52,450	47,764
07-0025	12	96.67	110.45	95.45	31.57	115.71	69.62	190.84	75.55 to 154.14	50,308	48,021
07-0039	2	103.41	103.41	100.77	6.41	102.62	96.78	110.04	N/A	97,250	97,998
07-0042	3	91.12	95.48	95.02	8.62	100.48	85.88	109.44	N/A	135,833	129,072
07-0044	4	89.76	88.36	89.50	10.18	98.72	74.68	99.21	N/A	162,500	145,436
23-0039											
62-0041											
62-0063											
NonValid School											
ALL	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

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	13	114.91	141.34	98.05	64.83	144.15	22.27	364.00	52.17 to 243.75	11,876	11,645
Prior TO 1860											
1860 TO 1899	2	125.25	125.25	111.43	21.68	112.41	98.10	152.41	N/A	40,750	45,407
1900 TO 1919	67	98.62	102.89	99.42	18.77	103.49	51.09	193.01	97.66 to 100.79	47,098	46,824
1920 TO 1939	62	98.39	104.50	97.51	16.17	107.17	50.67	221.30	97.36 to 99.83	52,098	50,803
1940 TO 1949	43	99.52	96.50	94.80	7.41	101.80	59.14	126.26	96.84 to 99.91	56,560	53,618
1950 TO 1959	28	99.39	100.48	99.63	6.39	100.86	75.43	122.12	98.30 to 102.62	76,530	76,247
1960 TO 1969	14	95.54	95.10	94.54	4.11	100.60	80.14	105.98	92.40 to 98.87	85,003	80,360
1970 TO 1979	50	99.41	101.27	100.39	8.82	100.88	62.42	154.14	98.37 to 100.08	89,420	89,766
1980 TO 1989	32	98.38	101.06	95.49	12.79	105.84	48.79	195.14	96.00 to 99.58	96,293	91,946
1990 TO 1994	1	104.43	104.43	104.43			104.43	104.43	N/A	220,000	229,742
1995 TO 1999	8	95.67	102.37	96.84	15.54	105.71	76.86	154.24	76.86 to 154.24	112,352	108,807
2000 TO Present	3	104.23	98.04	98.37	7.16	99.66	83.74	106.13	N/A	180,000	177,066
ALL	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	323	MEDIAN:	99	COV:	29.29	95% Median C.I.:	98.35 to 99.40
TOTAL Sales Price:	21,607,863	WGT. MEAN:	98	STD:	30.17	95% Wgt. Mean C.I.:	96.36 to 99.56
TOTAL Adj.Sales Price:	21,597,863	MEAN:	103	AVG.ABS.DEV:	14.96	95% Mean C.I.:	99.71 to 106.29
TOTAL Assessed Value:	21,156,849						
AVG. Adj. Sales Price:	66,866	COD:	15.15	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	65,501	PRD:	105.15	MIN Sales Ratio:	22.27		

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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 \$ _____											
1 TO 4999	3	258.00	270.22	226.61	22.65	119.25	188.67	364.00	N/A	1,533	3,474
5000 TO 9999	5	109.00	99.37	97.21	22.49	102.22	32.95	135.08	N/A	7,760	7,543
Total \$ _____											
1 TO 9999	8	127.60	163.44	110.93	57.21	147.34	32.95	364.00	32.95 to 364.00	5,425	6,017
10000 TO 29999	50	111.23	123.15	122.41	34.14	100.61	22.27	243.75	98.50 to 137.90	19,956	24,427
30000 TO 59999	89	99.15	99.24	98.67	11.14	100.58	57.50	154.24	98.05 to 99.88	47,152	46,525
60000 TO 99999	122	98.43	97.34	97.52	6.75	99.82	48.79	137.96	97.94 to 99.13	75,069	73,207
100000 TO 149999	44	98.33	94.19	94.17	8.53	100.02	50.67	119.26	91.57 to 99.58	119,149	112,202
150000 TO 249999	9	96.00	94.05	94.21	5.86	99.83	81.46	104.43	83.74 to 99.21	187,111	176,274
250000 TO 499999	1	106.13	106.13	106.13			106.13	106.13	N/A	275,000	291,865
ALL	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	145.48	169.31	42.33	97.40	400.01	22.27	364.00	N/A	6,600	2,793
5000 TO 9999	8	104.35	102.26	86.45	34.46	118.29	50.69	188.67	50.69 to 188.67	8,750	7,564
Total \$ _____											
1 TO 9999	12	104.35	124.61	74.37	68.23	167.57	22.27	364.00	50.69 to 188.67	8,033	5,974
10000 TO 29999	35	99.09	110.94	102.25	26.09	108.49	51.09	243.75	97.66 to 107.54	20,718	21,185
30000 TO 59999	113	98.61	103.32	96.64	18.45	106.91	48.79	221.30	97.36 to 99.71	47,846	46,238
60000 TO 99999	118	98.95	99.99	98.74	6.46	101.27	74.68	154.24	98.30 to 99.49	78,023	77,037
100000 TO 149999	36	98.64	98.07	97.47	5.61	100.61	76.42	119.26	96.78 to 100.08	122,080	118,997
150000 TO 249999	8	97.05	97.70	97.29	6.80	100.43	83.74	115.46	83.74 to 115.46	186,625	181,562
250000 TO 499999	1	106.13	106.13	106.13			106.13	106.13	N/A	275,000	291,865
ALL	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	323	MEDIAN:	99	COV:	29.29	95% Median C.I.:	98.35 to 99.40
TOTAL Sales Price:	21,607,863	WGT. MEAN:	98	STD:	30.17	95% Wgt. Mean C.I.:	96.36 to 99.56
TOTAL Adj.Sales Price:	21,597,863	MEAN:	103	AVG.ABS.DEV:	14.96	95% Mean C.I.:	99.71 to 106.29
TOTAL Assessed Value:	21,156,849						
AVG. Adj. Sales Price:	66,866	COD:	15.15	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	65,501	PRD:	105.15	MIN Sales Ratio:	22.27		

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QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	114.91	141.34	98.05	64.83	144.15	22.27	364.00	52.17 to 243.75	11,876	11,645
10	8	88.98	85.54	84.35	19.36	101.41	50.69	109.00	50.69 to 109.00	45,312	38,222
15	4	142.65	135.93	96.45	19.97	140.94	74.68	183.76	N/A	43,750	42,197
20	56	99.77	105.55	96.99	22.02	108.82	51.09	193.01	95.78 to 104.02	50,722	49,195
25	70	98.28	100.92	98.42	10.83	102.54	60.99	221.30	97.24 to 99.13	55,160	54,289
30	156	98.68	99.94	97.73	9.38	102.26	48.79	195.14	98.28 to 99.40	76,741	75,002
35	10	99.59	99.03	98.41	1.40	100.63	93.57	100.87	98.11 to 100.67	126,250	124,247
40	6	105.28	108.06	106.47	6.18	101.50	96.00	122.12	96.00 to 122.12	161,666	172,123
<u>ALL</u>	<u>323</u>	<u>98.79</u>	<u>103.00</u>	<u>97.96</u>	<u>15.15</u>	<u>105.15</u>	<u>22.27</u>	<u>364.00</u>	<u>98.35 to 99.40</u>	<u>66,866</u>	<u>65,501</u>

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	114.91	141.34	98.05	64.83	144.15	22.27	364.00	52.17 to 243.75	11,876	11,645
100	11	104.23	109.97	95.33	33.74	115.36	48.79	190.84	69.62 to 154.24	48,881	46,598
101	203	98.45	100.19	96.33	12.54	104.00	50.67	221.30	98.11 to 99.21	66,341	63,909
102	17	100.24	102.94	100.80	13.36	102.12	63.87	137.96	93.34 to 119.38	84,499	85,179
103	18	98.65	100.44	100.75	5.98	99.70	87.45	119.26	95.12 to 103.17	104,661	105,444
104	33	98.90	103.41	101.30	9.20	102.09	57.50	193.01	98.08 to 100.06	63,840	64,667
106	1	100.28	100.28	100.28			100.28	100.28	N/A	80,000	80,223
111	20	100.73	107.50	102.71	12.33	104.66	82.47	195.14	98.41 to 104.37	77,220	79,310
302	2	98.27	98.27	98.30	0.86	99.98	97.42	99.12	N/A	75,850	74,559
304	3	99.52	88.47	91.69	14.70	96.48	60.99	104.88	N/A	47,400	43,463
305	2	101.44	101.44	100.21	4.18	101.23	97.20	105.68	N/A	46,500	46,598
<u>ALL</u>	<u>323</u>	<u>98.79</u>	<u>103.00</u>	<u>97.96</u>	<u>15.15</u>	<u>105.15</u>	<u>22.27</u>	<u>364.00</u>	<u>98.35 to 99.40</u>	<u>66,866</u>	<u>65,501</u>

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

(!: AVTot=0)

NUMBER of Sales:	323	MEDIAN:	99	COV:	29.29	95% Median C.I.:	98.35 to 99.40
TOTAL Sales Price:	21,607,863	WGT. MEAN:	98	STD:	30.17	95% Wgt. Mean C.I.:	96.36 to 99.56
TOTAL Adj.Sales Price:	21,597,863	MEAN:	103	AVG.ABS.DEV:	14.96	95% Mean C.I.:	99.71 to 106.29
TOTAL Assessed Value:	21,156,849						
AVG. Adj. Sales Price:	66,866	COD:	15.15	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	65,501	PRD:	105.15	MIN Sales Ratio:	22.27		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	114.91	141.34	98.05	64.83	144.15	22.27	364.00	52.17 to 243.75	11,876	11,645
10	15	107.32	104.36	99.64	25.15	104.74	50.69	157.56	69.62 to 134.60	23,260	23,175
15	3	88.83	99.20	91.48	35.19	108.44	57.50	151.27	N/A	30,833	28,207
20	83	99.09	101.91	98.45	13.03	103.52	51.09	193.01	98.12 to 100.11	50,013	49,235
25	20	99.11	107.66	103.25	14.84	104.26	84.39	184.49	96.26 to 105.65	63,252	65,311
30	179	98.50	100.28	96.98	10.66	103.40	48.79	221.30	98.10 to 99.21	79,073	76,682
35	2	107.72	107.72	111.76	7.19	96.39	99.97	115.46	N/A	92,000	102,816
40	7	102.02	98.37	99.14	7.43	99.22	76.86	109.44	76.86 to 109.44	146,814	145,549
50	1	104.43	104.43	104.43			104.43	104.43	N/A	220,000	229,742
ALL	323	98.79	103.00	97.96	15.15	105.15	22.27	364.00	98.35 to 99.40	66,866	65,501

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

(!: AVTot=0)

NUMBER of Sales:	56	MEDIAN:	99	COV:	34.33	95% Median C.I.:	96.73 to 100.02
TOTAL Sales Price:	6,992,269	WGT. MEAN:	100	STD:	37.77	95% Wgt. Mean C.I.:	97.91 to 102.61
TOTAL Adj.Sales Price:	6,721,269	MEAN:	110	AVG.ABS.DEV:	17.41	95% Mean C.I.:	100.14 to 119.92
TOTAL Assessed Value:	6,738,563						
AVG. Adj. Sales Price:	120,022	COD:	17.68	MAX Sales Ratio:	274.40		
AVG. Assessed Value:	120,331	PRD:	109.75	MIN Sales Ratio:	49.88		

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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	5	95.28	95.76	95.06	2.30	100.74	91.80	99.24	N/A	202,000	192,018
10/01/02 TO 12/31/02	4	105.93	138.20	104.63	49.88	132.08	74.00	266.94	N/A	74,250	77,688
01/01/03 TO 03/31/03	3	115.13	164.05	111.25	49.74	147.46	102.61	274.40	N/A	62,500	69,528
04/01/03 TO 06/30/03	7	100.60	105.98	101.07	8.12	104.85	95.72	129.79	95.72 to 129.79	195,500	197,595
07/01/03 TO 09/30/03	2	102.66	102.66	106.49	6.38	96.40	96.11	109.21	N/A	26,500	28,220
10/01/03 TO 12/31/03	3	93.89	95.83	94.73	2.68	101.16	93.02	100.58	N/A	54,166	51,311
01/01/04 TO 03/31/04	6	99.24	113.95	101.00	17.78	112.82	94.23	159.14	94.23 to 159.14	297,761	300,732
04/01/04 TO 06/30/04	8	98.92	104.64	103.03	13.66	101.56	72.80	171.58	72.80 to 171.58	64,687	66,646
07/01/04 TO 09/30/04	1	94.97	94.97	94.97			94.97	94.97	N/A	46,500	44,162
10/01/04 TO 12/31/04	5	100.02	112.82	102.37	33.55	110.20	49.88	187.37	N/A	37,899	38,799
01/01/05 TO 03/31/05	4	98.49	104.40	97.83	10.12	106.72	90.47	130.15	N/A	145,250	142,101
04/01/05 TO 06/30/05	8	97.31	100.72	99.95	4.77	100.77	95.19	117.95	95.19 to 117.95	65,212	65,181
<u>Study Years</u>											
07/01/02 TO 06/30/03	19	100.00	119.24	99.99	25.39	119.26	74.00	274.40	95.72 to 115.13	150,684	150,663
07/01/03 TO 06/30/04	19	98.46	105.98	101.13	12.79	104.80	72.80	171.58	95.74 to 101.44	132,608	134,102
07/01/04 TO 06/30/05	18	98.33	104.58	99.20	14.14	105.42	49.88	187.37	96.24 to 106.38	74,372	73,778
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	15	100.60	115.12	101.73	18.22	113.16	93.02	274.40	96.11 to 115.13	118,100	120,142
01/01/04 TO 12/31/04	20	99.03	108.99	101.40	19.53	107.48	49.88	187.37	96.21 to 101.44	127,003	128,786
<u>ALL</u>	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE COMM	47	98.46	111.05	100.07	16.18	110.97	72.80	274.40	96.73 to 100.02	129,148	129,242
HEMINGFORD COMM	8	98.30	100.83	94.38	24.09	106.83	49.88	159.14	49.88 to 159.14	66,408	62,678
INDUSTRIAL	1	135.63	135.63	135.63			135.63	135.63	N/A	120,000	162,757
<u>ALL</u>	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331

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	55	98.46	109.56	99.61	17.32	109.99	49.88	274.40	96.45 to 100.02	120,023	119,560
2	1	135.63	135.63	135.63			135.63	135.63	N/A	120,000	162,757
<u>ALL</u>	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331

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

(!: AVTot=0)

NUMBER of Sales:	56	MEDIAN:	99	COV:	34.33	95% Median C.I.:	96.73 to 100.02
TOTAL Sales Price:	6,992,269	WGT. MEAN:	100	STD:	37.77	95% Wgt. Mean C.I.:	97.91 to 102.61
TOTAL Adj.Sales Price:	6,721,269	MEAN:	110	AVG.ABS.DEV:	17.41	95% Mean C.I.:	100.14 to 119.92
TOTAL Assessed Value:	6,738,563						
AVG. Adj. Sales Price:	120,022	COD:	17.68	MAX Sales Ratio:	274.40		
AVG. Assessed Value:	120,331	PRD:	109.75	MIN Sales Ratio:	49.88		

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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	51	98.46	106.84	100.13	12.07	106.70	74.00	266.94	96.73 to 100.02	131,103	131,275
2	5	128.57	142.60	124.35	52.75	114.67	49.88	274.40	N/A	6,999	8,704
<u>ALL</u>											
	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	48	98.52	111.56	100.76	16.62	110.72	72.80	274.40	96.73 to 100.02	128,958	129,940
07-0010	8	98.30	100.83	94.38	24.09	106.83	49.88	159.14	49.88 to 159.14	66,408	62,678
07-0025											
07-0039											
07-0042											
07-0044											
23-0039											
62-0041											
62-0063											
NonValid School											
<u>ALL</u>											
	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331

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	8	129.18	138.61	103.08	40.39	134.48	49.88	274.40	49.88 to 274.40	57,937	59,719
Prior TO 1860											
1860 TO 1899	1	95.19	95.19	95.19			95.19	95.19	N/A	23,000	21,894
1900 TO 1919	12	97.11	98.36	96.33	7.16	102.10	74.00	117.95	94.97 to 100.58	48,916	47,123
1920 TO 1939	6	98.78	99.98	99.15	3.58	100.84	93.02	109.21	93.02 to 109.21	65,333	64,778
1940 TO 1949	7	101.44	135.50	100.99	37.38	134.17	95.28	266.94	95.28 to 266.94	108,295	109,365
1950 TO 1959	2	97.14	97.14	98.01	1.06	99.12	96.11	98.17	N/A	69,250	67,869
1960 TO 1969	1	96.73	96.73	96.73			96.73	96.73	N/A	62,000	59,975
1970 TO 1979	12	99.19	103.80	104.50	7.24	99.33	93.89	135.63	96.43 to 115.13	112,875	117,953
1980 TO 1989	2	99.03	99.03	98.49	0.57	100.54	98.46	99.59	N/A	744,500	733,280
1990 TO 1994											
1995 TO 1999	3	100.60	99.15	99.47	5.27	99.68	90.47	106.38	N/A	407,900	405,738
2000 TO Present	2	98.42	98.42	97.51	4.26	100.93	94.23	102.61	N/A	115,000	112,137
<u>ALL</u>											
	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331

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

(!: AVTot=0)

NUMBER of Sales:	56	MEDIAN:	99	COV:	34.33	95% Median C.I.:	96.73 to 100.02
TOTAL Sales Price:	6,992,269	WGT. MEAN:	100	STD:	37.77	95% Wgt. Mean C.I.:	97.91 to 102.61
TOTAL Adj.Sales Price:	6,721,269	MEAN:	110	AVG.ABS.DEV:	17.41	95% Mean C.I.:	100.14 to 119.92
TOTAL Assessed Value:	6,738,563						
AVG. Adj. Sales Price:	120,022	COD:	17.68	MAX Sales Ratio:	274.40		
AVG. Assessed Value:	120,331	PRD:	109.75	MIN Sales Ratio:	49.88		

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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 \$ _____											
1 TO 4999	1	274.40	274.40	274.40			274.40	274.40	N/A	2,500	6,860
5000 TO 9999	3	72.80	103.35	101.00	62.95	102.33	49.88	187.37	N/A	6,190	6,252
Total \$ _____											
1 TO 9999	4	130.08	146.11	121.57	65.17	120.19	49.88	274.40	N/A	5,267	6,404
10000 TO 29999	9	102.36	130.88	118.65	31.84	110.31	95.19	266.94	96.11 to 159.14	18,777	22,279
30000 TO 59999	18	98.61	106.28	104.72	10.64	101.49	91.80	171.58	96.21 to 109.21	42,400	44,399
60000 TO 99999	9	96.28	96.54	96.81	6.10	99.73	74.00	115.13	93.89 to 102.61	77,722	75,240
100000 TO 149999	7	100.02	105.87	105.89	9.05	99.98	94.23	135.63	94.23 to 135.63	122,785	130,018
150000 TO 249999	5	98.59	97.49	97.50	2.25	99.98	90.47	100.00	N/A	176,000	171,603
250000 TO 499999	1	94.50	94.50	94.50			94.50	94.50	N/A	381,000	360,041
500000 +	3	98.46	98.11	98.64	1.80	99.47	95.28	100.60	N/A	982,666	969,296
ALL											
	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331

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	61.34	61.34	59.05	18.68	103.88	49.88	72.80	N/A	6,250	3,690
5000 TO 9999	1	274.40	274.40	274.40			274.40	274.40	N/A	2,500	6,860
Total \$ _____											
1 TO 9999	3	72.80	132.36	94.94	102.80	139.41	49.88	274.40	N/A	5,000	4,747
10000 TO 29999	11	102.36	132.86	117.40	34.15	113.17	95.19	266.94	96.11 to 187.37	18,642	21,886
30000 TO 59999	18	98.25	105.86	103.81	10.19	101.98	91.80	171.58	96.43 to 109.21	44,250	45,934
60000 TO 99999	7	96.24	95.02	94.48	6.18	100.58	74.00	106.38	74.00 to 106.38	77,314	73,043
100000 TO 149999	6	99.09	100.91	100.15	4.67	100.75	94.23	115.13	94.23 to 115.13	115,750	115,927
150000 TO 249999	7	99.97	105.46	103.68	9.05	101.71	90.47	135.63	90.47 to 135.63	162,857	168,851
250000 TO 499999	2	94.89	94.89	94.94	0.41	99.94	94.50	95.28	N/A	442,500	420,116
500000 +	2	99.53	99.53	99.33	1.07	100.20	98.46	100.60	N/A	1,222,000	1,213,849
ALL											
	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	56	MEDIAN:	99	COV:	34.33	95% Median C.I.:	96.73 to 100.02
TOTAL Sales Price:	6,992,269	WGT. MEAN:	100	STD:	37.77	95% Wgt. Mean C.I.:	97.91 to 102.61
TOTAL Adj.Sales Price:	6,721,269	MEAN:	110	AVG.ABS.DEV:	17.41	95% Mean C.I.:	100.14 to 119.92
TOTAL Assessed Value:	6,738,563						
AVG. Adj. Sales Price:	120,022	COD:	17.68	MAX Sales Ratio:	274.40		
AVG. Assessed Value:	120,331	PRD:	109.75	MIN Sales Ratio:	49.88		

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COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	8	129.18	138.61	103.08	40.39	134.48	49.88	274.40	49.88 to 274.40	57,937	59,719	
10	4	98.62	104.46	97.24	10.24	107.43	90.47	130.15	N/A	75,250	73,172	
15	2	97.23	97.23	96.89	0.80	100.34	96.45	98.00	N/A	87,500	84,783	
20	40	98.43	105.84	100.15	11.29	105.68	74.00	266.94	96.28 to 100.02	118,201	118,378	
30	2	103.49	103.49	100.92	2.79	102.54	100.60	106.38	N/A	526,850	531,708	
ALL	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	8	129.18	138.61	103.08	40.39	134.48	49.88	274.40	49.88 to 274.40	57,937	59,719	
326	1	99.59	99.59	99.59			99.59	99.59	N/A	40,000	39,835	
340	1	74.00	74.00	74.00			74.00	74.00	N/A	85,000	62,899	
343	2	97.94	97.94	98.81	2.72	99.12	95.28	100.60	N/A	749,500	740,582	
344	4	98.21	97.82	97.85	0.52	99.97	96.45	98.40	N/A	128,125	125,373	
350	4	107.05	117.96	105.51	17.91	111.80	98.59	159.14	N/A	81,517	86,009	
352	9	100.00	101.72	99.97	3.69	101.75	94.97	115.13	97.73 to 109.21	243,666	243,594	
353	11	96.73	100.60	100.94	5.39	99.67	93.02	117.95	95.19 to 117.07	38,863	39,227	
384	2	103.48	103.48	104.53	2.80	99.00	100.58	106.38	N/A	43,100	45,051	
406	5	99.24	110.62	115.32	15.66	95.92	91.80	135.63	N/A	59,200	68,272	
419	2	93.35	93.35	92.02	3.09	101.45	90.47	96.24	N/A	116,250	106,973	
444	1	93.89	93.89	93.89			93.89	93.89	N/A	80,000	75,111	
470	1	266.94	266.94	266.94			266.94	266.94	N/A	10,000	26,694	
477	2	95.33	95.33	94.72	1.15	100.64	94.23	96.43	N/A	90,000	85,246	
528	3	101.44	99.93	99.94	2.26	99.99	95.74	102.61	N/A	96,666	96,607	
ALL	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02	11	100.00	101.83	100.11	3.76	101.72	94.97	115.13	97.73 to 109.21	207,927	208,152	
03	44	98.21	111.50	99.35	20.63	112.22	49.88	274.40	96.21 to 100.60	98,047	97,412	
04	1	135.63	135.63	135.63			135.63	135.63	N/A	120,000	162,757	
ALL	56	98.52	110.03	100.26	17.68	109.75	49.88	274.40	96.73 to 100.02	120,022	120,331	

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:	53	MEDIAN:	76	COV:	18.68	95% Median C.I.:	71.02 to 81.14	
(AgLand) TOTAL Sales Price:	7,102,846	WGT. MEAN:	72	STD:	14.12	95% Wgt. Mean C.I.:	67.77 to 76.42	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,799,760	MEAN:	76	AVG.ABS.DEV:	11.44	95% Mean C.I.:	71.79 to 79.40	
(AgLand) TOTAL Assessed Value:	4,902,150							
AVG. Adj. Sales Price:	128,297	COD:	15.08	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	92,493	PRD:	104.86	MIN Sales Ratio:	45.67			

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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	4	70.09	73.35	69.02	15.33	106.28	58.98	94.24	N/A	129,125	89,117
10/01/02 TO 12/31/02	4	81.99	82.81	79.39	12.13	104.30	69.88	97.36	N/A	169,091	134,246
01/01/03 TO 03/31/03	5	75.65	71.19	72.60	14.69	98.05	50.68	87.23	N/A	117,965	85,643
04/01/03 TO 06/30/03	3	89.82	83.49	84.77	9.20	98.49	67.93	92.72	N/A	114,400	96,975
07/01/03 TO 09/30/03	4	59.44	62.61	64.67	15.22	96.81	53.31	78.23	N/A	69,225	44,768
10/01/03 TO 12/31/03	6	80.94	80.23	77.58	4.23	103.42	71.02	88.67	71.02 to 88.67	98,633	76,520
01/01/04 TO 03/31/04	12	79.26	81.42	77.75	12.91	104.72	60.29	107.00	73.53 to 88.29	121,650	94,582
04/01/04 TO 06/30/04	3	73.26	79.07	75.94	8.71	104.12	72.40	91.55	N/A	84,666	64,295
07/01/04 TO 09/30/04	1	84.34	84.34	84.34			84.34	84.34	N/A	63,820	53,824
10/01/04 TO 12/31/04	3	54.68	61.97	57.79	24.33	107.23	45.67	85.57	N/A	164,850	95,273
01/01/05 TO 03/31/05	7	60.56	69.30	63.91	18.23	108.43	55.73	97.79	55.73 to 97.79	213,285	136,315
04/01/05 TO 06/30/05	1	74.06	74.06	74.06			74.06	74.06	N/A	40,000	29,625
<u>Study Years</u>											
07/01/02 TO 06/30/03	16	75.75	76.94	75.85	14.94	101.43	50.68	97.36	66.23 to 89.82	132,868	100,787
07/01/03 TO 06/30/04	25	78.23	77.84	76.13	12.06	102.25	53.31	107.00	73.26 to 81.18	103,300	78,643
07/01/04 TO 06/30/05	12	64.29	69.12	63.28	20.78	109.22	45.67	97.79	55.73 to 85.10	174,280	110,289
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	18	78.43	74.35	75.34	12.99	98.69	50.68	92.72	65.08 to 81.18	100,095	75,407
01/01/04 TO 12/31/04	19	78.00	78.13	73.39	14.59	106.46	45.67	107.00	72.40 to 87.56	119,587	87,764
<u>ALL</u>											
	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493

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:	53	MEDIAN:	76	COV:	18.68	95% Median C.I.:	71.02 to 81.14	
(AgLand) TOTAL Sales Price:	7,102,846	WGT. MEAN:	72	STD:	14.12	95% Wgt. Mean C.I.:	67.77 to 76.42	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,799,760	MEAN:	76	AVG.ABS.DEV:	11.44	95% Mean C.I.:	71.79 to 79.40	
(AgLand) TOTAL Assessed Value:	4,902,150							
AVG. Adj. Sales Price:	128,297	COD:	15.08	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	92,493	PRD:	104.86	MIN Sales Ratio:	45.67			

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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	
1087	4	65.82	66.16	61.59	14.36	107.42	55.73	77.28	N/A	236,087	145,402	
1091	1	71.02	71.02	71.02			71.02	71.02	N/A	233,000	165,475	
1093	3	88.14	88.88	89.77	6.46	99.00	80.71	97.79	N/A	120,000	107,726	
1095	3	73.26	75.20	73.55	7.43	102.25	68.01	84.34	N/A	83,240	61,224	
1097	1	75.84	75.84	75.84			75.84	75.84	N/A	96,000	72,805	
1125	2	82.61	82.61	83.04	2.25	99.48	80.75	84.47	N/A	95,400	79,222	
1127	1	74.06	74.06	74.06			74.06	74.06	N/A	40,000	29,625	
1129	2	60.45	60.45	59.76	9.56	101.16	54.68	66.23	N/A	238,525	142,551	
1131	5	80.53	78.69	81.87	11.67	96.12	60.56	92.72	N/A	109,990	90,045	
1363	2	67.20	67.20	61.64	10.42	109.04	60.20	74.21	N/A	218,900	134,919	
1365	3	67.93	74.43	79.82	23.92	93.26	53.31	102.06	N/A	66,300	52,918	
1367	3	81.18	73.52	70.28	13.04	104.61	53.80	85.57	N/A	79,983	56,210	
1369	3	81.14	87.22	78.84	13.75	110.63	73.53	107.00	N/A	162,527	128,135	
1371	1	60.29	60.29	60.29			60.29	60.29	N/A	97,000	58,485	
1399	1	78.00	78.00	78.00			78.00	78.00	N/A	50,000	39,000	
1405	3	50.68	57.33	63.36	19.72	90.48	45.67	75.65	N/A	183,375	116,191	
1407	2	63.38	63.38	63.59	2.69	99.67	61.67	65.08	N/A	37,850	24,067	
1409	2	89.24	89.24	89.29	0.65	99.94	88.67	89.82	N/A	74,750	66,747	
847	1	85.10	85.10	85.10			85.10	85.10	N/A	112,500	95,740	
849	1	63.80	63.80	63.80			63.80	63.80	N/A	223,170	142,380	
851	2	78.43	78.43	78.42	0.27	100.02	78.23	78.64	N/A	98,250	77,050	
853	2	94.45	94.45	95.30	3.08	99.11	91.55	97.36	N/A	62,182	59,262	
857	5	87.56	79.79	74.31	12.26	107.37	58.98	94.24	N/A	143,160	106,389	
ALL	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	21	78.23	76.81	74.54	14.26	103.04	45.67	107.00	65.08 to 85.10	112,059	83,528	
2	10	73.66	75.82	72.59	12.47	104.46	54.68	97.79	66.23 to 88.14	135,977	98,705	
3	13	74.21	74.75	73.42	16.70	101.80	53.31	102.06	60.20 to 87.23	109,738	80,573	
4	9	73.94	73.73	67.08	15.79	109.93	55.73	94.24	57.69 to 88.29	184,461	123,728	
ALL	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493	

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:	53	MEDIAN:	76	COV:	18.68	95% Median C.I.:	71.02 to 81.14	
(AgLand) TOTAL Sales Price:	7,102,846	WGT. MEAN:	72	STD:	14.12	95% Wgt. Mean C.I.:	67.77 to 76.42	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,799,760	MEAN:	76	AVG.ABS.DEV:	11.44	95% Mean C.I.:	71.79 to 79.40	
(AgLand) TOTAL Assessed Value:	4,902,150							
AVG. Adj. Sales Price:	128,297	COD:	15.08	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	92,493	PRD:	104.86	MIN Sales Ratio:	45.67			

Printed: 03/29/2006 20:03:38

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493
ALL	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	8	60.94	61.45	62.15	10.87	98.88	45.67	75.65	45.67 to 75.65	242,981	151,001
07-0010	27	78.23	78.24	75.07	11.53	104.23	54.68	97.79	73.26 to 85.10	114,059	85,623
07-0025	2	89.24	89.24	89.29	0.65	99.94	88.67	89.82	N/A	74,750	66,747
07-0039	5	80.53	76.38	77.73	8.80	98.26	60.56	87.23	N/A	85,780	66,676
07-0042	2	83.46	83.46	88.69	11.09	94.11	74.21	92.72	N/A	102,900	91,260
07-0044	9	73.53	75.00	73.87	22.67	101.53	50.68	107.00	53.31 to 102.06	110,234	81,433
23-0039											
62-0041											
62-0063											
NonValid School											
ALL	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	53.31	53.31	53.31			53.31	53.31	N/A	20,400	10,875
50.01 TO 100.00	3	74.06	71.93	72.75	9.28	98.88	60.56	81.18	N/A	37,300	27,135
100.01 TO 180.00	21	78.00	77.10	74.95	15.46	102.87	45.67	107.00	67.93 to 85.57	74,855	56,103
180.01 TO 330.00	13	78.23	75.67	73.01	14.24	103.66	50.68	97.79	55.73 to 88.29	134,063	97,873
330.01 TO 650.00	13	77.28	77.46	73.41	13.23	105.51	58.98	97.36	63.80 to 88.14	190,128	139,577
650.01 +	2	63.79	63.79	61.84	9.55	103.14	57.69	69.88	N/A	440,500	272,425
ALL	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493

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:	53	MEDIAN:	76	COV:	18.68	95% Median C.I.:	71.02 to 81.14	
(AgLand) TOTAL Sales Price:	7,102,846	WGT. MEAN:	72	STD:	14.12	95% Wgt. Mean C.I.:	67.77 to 76.42	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,799,760	MEAN:	76	AVG.ABS.DEV:	11.44	95% Mean C.I.:	71.79 to 79.40	
(AgLand) TOTAL Assessed Value:	4,902,150							
AVG. Adj. Sales Price:	128,297	COD:	15.08	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	92,493	PRD:	104.86	MIN Sales Ratio:	45.67			

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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	11	75.84	72.34	73.56	10.15	98.34	53.31	84.47	55.73 to 84.34	80,638	59,317
DRY-N/A	10	79.59	76.57	69.92	10.86	109.50	57.69	91.55	63.80 to 88.14	170,817	119,438
GRASS	6	67.94	70.05	68.72	19.05	101.94	50.68	87.56	50.68 to 87.56	89,604	61,579
GRASS-N/A	4	88.48	86.05	79.14	7.87	108.73	69.88	97.36	N/A	130,291	103,116
IRRGTD	1	65.08	65.08	65.08			65.08	65.08	N/A	42,500	27,660
IRRGTD-N/A	21	75.65	76.93	72.36	17.92	106.30	45.67	107.00	67.93 to 89.82	147,775	106,936
ALL	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493

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	15	77.28	74.32	73.95	10.19	100.49	53.31	91.55	66.23 to 80.71	88,068	65,127
DRY-N/A	6	75.95	74.44	68.28	12.54	109.03	57.69	88.14	57.69 to 88.14	212,361	144,994
GRASS	8	80.72	75.79	74.05	17.85	102.35	50.68	97.36	50.68 to 97.36	85,723	63,479
GRASS-N/A	2	79.09	79.09	73.49	11.64	107.62	69.88	88.29	N/A	186,500	137,052
IRRGTD	14	73.34	73.23	69.44	17.24	105.45	45.67	107.00	60.20 to 85.57	133,507	92,708
IRRGTD-N/A	8	83.12	81.92	76.40	17.79	107.22	54.68	102.06	54.68 to 102.06	159,585	121,926
ALL	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493

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	21	77.28	74.35	71.17	10.80	104.48	53.31	91.55	66.23 to 80.71	123,580	87,946
GRASS	10	80.72	76.45	73.85	16.56	103.52	50.68	97.36	58.98 to 88.67	105,878	78,194
IRRGTD	19	75.65	76.88	72.80	17.67	105.60	45.67	107.00	65.08 to 89.82	135,406	98,581
IRRGTD-N/A	3	72.40	73.27	69.85	17.51	104.89	54.68	92.72	N/A	191,016	133,425
ALL	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493

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:	53	MEDIAN:	76	COV:	18.68	95% Median C.I.:	71.02 to 81.14	
(AgLand) TOTAL Sales Price:	7,102,846	WGT. MEAN:	72	STD:	14.12	95% Wgt. Mean C.I.:	67.77 to 76.42	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,799,760	MEAN:	76	AVG.ABS.DEV:	11.44	95% Mean C.I.:	71.79 to 79.40	
(AgLand) TOTAL Assessed Value:	4,902,150							
AVG. Adj. Sales Price:	128,297	COD:	15.08	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	92,493	PRD:	104.86	MIN Sales Ratio:	45.67			

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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	1	53.31	53.31	53.31			53.31	53.31	N/A	20,400	10,875
30000 TO 59999	10	76.10	77.40	79.32	13.51	97.58	60.56	107.00	61.67 to 91.55	44,040	34,932
60000 TO 99999	16	84.95	83.84	83.55	9.20	100.35	60.29	102.06	75.84 to 89.82	79,514	66,431
100000 TO 149999	13	72.40	71.38	70.52	18.26	101.21	45.67	97.79	53.80 to 85.10	117,782	83,065
150000 TO 249999	7	71.02	74.02	73.43	13.91	100.81	58.98	92.72	58.98 to 92.72	191,881	140,902
250000 TO 499999	5	69.88	66.79	66.88	9.82	99.86	54.68	75.65	N/A	322,276	215,537
500000 +	1	57.69	57.69	57.69			57.69	57.69	N/A	581,000	335,200
ALL _____											
	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	5	61.67	62.94	64.26	8.20	97.95	53.31	74.06	N/A	33,610	21,597
30000 TO 59999	12	76.10	73.56	69.98	12.08	105.11	50.68	91.55	60.29 to 81.18	67,766	47,424
60000 TO 99999	22	84.79	81.28	78.05	12.75	104.13	45.67	107.00	75.84 to 88.67	99,998	78,049
100000 TO 149999	7	72.40	74.98	71.36	16.39	105.07	54.68	97.79	54.68 to 97.79	180,031	128,479
150000 TO 249999	5	71.02	72.98	71.20	9.49	102.50	60.20	88.14	N/A	286,600	204,050
250000 TO 499999	2	65.61	65.61	63.59	12.07	103.18	57.69	73.53	N/A	462,665	294,188
ALL _____											
	53	75.84	75.59	72.09	15.08	104.86	45.67	107.00	71.02 to 81.14	128,297	92,493

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)

NUMBER of Sales:	322	MEDIAN:	99	COV:	29.65	95% Median C.I.:	98.37 to 99.44
TOTAL Sales Price:	21,530,863	WGT. MEAN:	97	STD:	30.47	95% Wgt. Mean C.I.:	95.51 to 98.97
TOTAL Adj.Sales Price:	21,520,863	MEAN:	103	AVG.ABS.DEV:	15.24	95% Mean C.I.:	99.43 to 106.09
TOTAL Assessed Value:	20,926,628						
AVG. Adj. Sales Price:	66,834	COD:	15.42	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	64,989	PRD:	105.68	MIN Sales Ratio:	22.27		

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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	43	98.39	104.20	97.13	10.07	107.29	75.47	258.00	98.05 to 98.87	66,619	64,704
10/01/03 TO 12/31/03	30	98.75	101.40	96.15	9.72	105.46	63.87	170.92	97.78 to 99.86	67,714	65,107
01/01/04 TO 03/31/04	22	98.20	103.96	98.55	12.89	105.50	59.14	221.30	96.20 to 99.97	60,202	59,327
04/01/04 TO 06/30/04	42	98.51	96.93	96.98	6.61	99.95	52.17	154.14	97.36 to 99.26	69,068	66,984
07/01/04 TO 09/30/04	53	99.15	104.65	99.18	18.95	105.51	22.27	193.01	97.66 to 99.91	62,927	62,413
10/01/04 TO 12/31/04	36	104.13	113.41	102.82	22.93	110.30	51.09	364.00	99.71 to 116.32	59,711	61,396
01/01/05 TO 03/31/05	39	100.67	104.21	98.98	15.94	105.29	61.23	195.14	93.42 to 104.88	66,975	66,289
04/01/05 TO 06/30/05	57	98.50	96.74	92.25	19.57	104.87	32.95	154.05	87.45 to 104.28	75,484	69,632
<u>Study Years</u>											
07/01/03 TO 06/30/04	137	98.41	101.32	97.07	9.39	104.38	52.17	258.00	98.12 to 98.87	66,579	64,628
07/01/04 TO 06/30/05	185	99.76	103.83	97.36	19.62	106.64	22.27	364.00	98.50 to 102.11	67,024	65,256
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	153	99.15	104.49	99.24	16.20	105.29	22.27	364.00	98.37 to 99.71	63,464	62,985
<u>ALL</u>											
	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44	66,834	64,989

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE RES	270	99.04	102.44	99.04	12.16	103.43	22.27	364.00	98.50 to 99.57	65,344	64,717
HEMINGFORD RES	22	93.61	109.12	87.00	44.40	125.42	32.95	258.00	67.16 to 145.28	46,556	40,505
RAINBOW SUBDV	12	96.67	110.45	95.45	31.57	115.71	69.62	190.84	75.55 to 154.14	50,308	48,021
RURAL RES1	9	99.21	108.05	96.17	22.90	112.35	76.20	193.01	78.40 to 131.25	110,494	106,266
RURAL RES2	9	83.56	81.23	81.96	8.10	99.11	63.35	91.99	72.54 to 91.67	139,500	114,339
<u>ALL</u>											
	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44	66,834	64,989

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	292	99.00	102.94	98.38	14.45	104.64	22.27	364.00	98.44 to 99.54	63,928	62,893
3	30	90.07	100.96	89.77	25.37	112.47	63.35	193.01	79.34 to 99.69	95,121	85,390
<u>ALL</u>											
	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44	66,834	64,989

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	316	98.74	101.42	97.22	13.82	104.32	22.27	258.00	98.37 to 99.37	67,867	65,979
2	6	154.39	173.36	103.52	59.66	167.46	52.17	364.00	52.17 to 364.00	12,433	12,871
<u>ALL</u>											
	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44	66,834	64,989

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)

NUMBER of Sales:	322	MEDIAN:	99	COV:	29.65	95% Median C.I.:	98.37 to 99.44
TOTAL Sales Price:	21,530,863	WGT. MEAN:	97	STD:	30.47	95% Wgt. Mean C.I.:	95.51 to 98.97
TOTAL Adj.Sales Price:	21,520,863	MEAN:	103	AVG.ABS.DEV:	15.24	95% Mean C.I.:	99.43 to 106.09
TOTAL Assessed Value:	20,926,628						
AVG. Adj. Sales Price:	66,834	COD:	15.42	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	64,989	PRD:	105.68	MIN Sales Ratio:	22.27		

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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
01	314	98.74	102.27	97.03	14.82	105.41	22.27	364.00	98.37 to 99.37	67,413	65,408
06											
07	8	121.07	121.88	110.03	30.90	110.76	69.62	190.84	69.62 to 190.84	44,125	48,551
ALL	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44	66,834	64,989

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	276	99.00	102.47	98.63	12.53	103.89	22.27	364.00	98.50 to 99.54	66,499	65,587
07-0010	25	94.22	108.25	89.09	41.14	121.50	32.95	258.00	78.40 to 122.38	52,450	46,729
07-0025	12	96.67	110.45	95.45	31.57	115.71	69.62	190.84	75.55 to 154.14	50,308	48,021
07-0039	2	89.01	89.01	87.95	2.99	101.21	86.35	91.67	N/A	97,250	85,530
07-0042	3	79.34	88.95	87.62	13.17	101.52	78.09	109.44	N/A	135,833	119,021
07-0044	4	83.97	82.63	84.91	10.81	97.31	63.35	99.21	N/A	162,500	137,984
23-0039											
62-0041											
62-0063											
NonValid School											
ALL	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44	66,834	64,989

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	13	114.91	141.34	98.05	64.83	144.15	22.27	364.00	52.17 to 243.75	11,876	11,645
Prior TO 1860											
1860 TO 1899	2	126.13	126.13	112.76	20.83	111.86	99.86	152.41	N/A	40,750	45,948
1900 TO 1919	67	98.62	103.35	99.71	18.30	103.66	51.09	193.01	97.74 to 100.87	47,098	46,960
1920 TO 1939	61	98.15	104.13	96.84	16.47	107.54	50.67	221.30	96.42 to 99.40	51,690	50,055
1940 TO 1949	43	99.52	96.24	94.22	7.67	102.15	59.14	126.26	96.84 to 99.91	56,560	53,289
1950 TO 1959	28	99.39	100.47	99.62	6.40	100.86	75.43	122.12	98.30 to 102.62	76,530	76,240
1960 TO 1969	14	97.32	97.32	96.41	5.37	100.95	80.14	109.58	93.42 to 105.56	85,003	81,949
1970 TO 1979	50	99.41	100.16	99.31	9.78	100.86	39.22	154.14	98.41 to 100.08	89,420	88,803
1980 TO 1989	32	98.38	100.31	94.19	13.56	106.49	48.79	195.14	96.00 to 99.58	96,293	90,697
1990 TO 1994	1	103.17	103.17	103.17			103.17	103.17	N/A	220,000	226,972
1995 TO 1999	8	95.67	100.90	94.39	17.08	106.89	76.86	154.24	76.86 to 154.24	112,352	106,052
2000 TO Present	3	91.99	93.32	91.17	7.42	102.36	83.74	104.23	N/A	180,000	164,106
ALL	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44	66,834	64,989

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)

NUMBER of Sales:	322	MEDIAN:	99	COV:	29.65	95% Median C.I.:	98.37 to 99.44
TOTAL Sales Price:	21,530,863	WGT. MEAN:	97	STD:	30.47	95% Wgt. Mean C.I.:	95.51 to 98.97
TOTAL Adj.Sales Price:	21,520,863	MEAN:	103	AVG.ABS.DEV:	15.24	95% Mean C.I.:	99.43 to 106.09
TOTAL Assessed Value:	20,926,628						
AVG. Adj. Sales Price:	66,834	COD:	15.42	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	64,989	PRD:	105.68	MIN Sales Ratio:	22.27		

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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 \$ _____											
1 TO 4999	3	258.00	270.22	226.61	22.65	119.25	188.67	364.00	N/A	1,533	3,474
5000 TO 9999	5	109.00	99.37	97.21	22.49	102.22	32.95	135.08	N/A	7,760	7,543
Total \$ _____											
1 TO 9999	8	127.60	163.44	110.93	57.21	147.34	32.95	364.00	32.95 to 364.00	5,425	6,017
10000 TO 29999	50	111.23	122.65	121.85	34.52	100.66	22.27	243.75	98.50 to 137.90	19,956	24,316
30000 TO 59999	89	99.15	99.52	98.84	10.68	100.69	57.50	154.24	98.05 to 99.88	47,152	46,605
60000 TO 99999	121	98.50	97.57	97.74	6.90	99.83	48.79	137.96	98.15 to 99.37	75,053	73,355
100000 TO 149999	44	98.25	92.60	92.51	9.89	100.10	50.67	119.26	89.09 to 99.54	119,149	110,225
150000 TO 249999	9	96.00	91.01	91.20	8.74	99.79	67.16	103.17	79.34 to 99.21	187,111	170,646
250000 TO 499999	1	91.99	91.99	91.99			91.99	91.99	N/A	275,000	252,985
ALL											
	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44	66,834	64,989

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	145.48	169.31	42.33	97.40	400.01	22.27	364.00	N/A	6,600	2,793
5000 TO 9999	9	99.69	95.26	75.15	38.80	126.75	39.22	188.67	50.69 to 135.08	10,222	7,682
Total \$ _____											
1 TO 9999	13	99.69	118.04	67.83	70.59	174.01	22.27	364.00	39.22 to 188.67	9,107	6,178
10000 TO 29999	34	99.46	112.37	103.51	25.67	108.56	51.09	243.75	97.66 to 114.91	20,680	21,407
30000 TO 59999	114	98.74	103.59	96.91	17.98	106.89	48.79	221.30	97.42 to 99.71	47,940	46,459
60000 TO 99999	118	99.00	99.62	98.11	6.97	101.53	63.35	154.24	98.34 to 99.52	78,866	77,378
100000 TO 149999	35	98.62	96.81	95.68	6.70	101.19	67.16	119.26	97.78 to 99.97	124,197	118,831
150000 TO 249999	7	98.12	98.47	97.96	6.48	100.52	83.74	115.46	83.74 to 115.46	186,571	182,764
250000 TO 499999	1	91.99	91.99	91.99			91.99	91.99	N/A	275,000	252,985
ALL											
	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44	66,834	64,989

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)

NUMBER of Sales:	322	MEDIAN:	99	COV:	29.65	95% Median C.I.:	98.37 to 99.44
TOTAL Sales Price:	21,530,863	WGT. MEAN:	97	STD:	30.47	95% Wgt. Mean C.I.:	95.51 to 98.97
TOTAL Adj.Sales Price:	21,520,863	MEAN:	103	AVG.ABS.DEV:	15.24	95% Mean C.I.:	99.43 to 106.09
TOTAL Assessed Value:	20,926,628						
AVG. Adj. Sales Price:	66,834	COD:	15.42	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	64,989	PRD:	105.68	MIN Sales Ratio:	22.27		

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QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	13	114.91	141.34	98.05	64.83	144.15	22.27	364.00	52.17 to 243.75		11,876	11,645
10	8	88.98	85.54	84.35	19.36	101.41	50.69	109.00	50.69 to 109.00		45,312	38,222
15	4	142.65	133.10	88.35	21.96	150.64	63.35	183.76	N/A		43,750	38,654
20	56	99.49	103.85	94.15	23.39	110.31	39.22	193.01	93.00 to 102.25		50,722	47,754
25	70	98.28	100.82	98.22	10.73	102.65	61.23	221.30	97.24 to 99.09		55,160	54,181
30	155	99.00	100.31	97.71	9.35	102.66	48.79	195.14	98.41 to 99.58		76,740	74,984
35	10	98.94	97.99	97.76	2.22	100.24	89.89	100.87	93.57 to 100.67		126,250	123,419
40	6	103.70	105.50	102.17	8.14	103.25	91.99	122.12	91.99 to 122.12		161,666	165,181
<u>ALL</u>												
	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44		66,834	64,989

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	13	114.91	141.34	98.05	64.83	144.15	22.27	364.00	52.17 to 243.75		11,876	11,645
100	11	104.23	109.97	95.33	33.74	115.36	48.79	190.84	69.62 to 154.24		48,881	46,598
101	203	98.50	99.95	95.57	12.94	104.58	39.22	221.30	98.15 to 99.26		66,341	63,405
102	16	99.37	102.18	97.92	14.42	104.35	63.87	137.96	91.99 to 119.38		84,968	83,204
103	18	98.65	100.44	100.75	5.98	99.70	87.45	119.26	95.12 to 103.17		104,661	105,444
104	33	98.90	102.87	100.82	9.05	102.03	57.50	193.01	98.05 to 99.86		63,840	64,366
106	1	89.89	89.89	89.89			89.89	89.89	N/A		80,000	71,915
111	20	100.73	107.91	103.16	11.92	104.60	82.47	195.14	98.42 to 104.37		77,220	79,661
302	2	98.27	98.27	98.30	0.86	99.98	97.42	99.12	N/A		75,850	74,559
304	3	99.52	88.54	91.75	14.62	96.50	61.23	104.88	N/A		47,400	43,490
305	2	101.44	101.44	100.21	4.18	101.23	97.20	105.68	N/A		46,500	46,598
<u>ALL</u>												
	322	98.83	102.76	97.24	15.42	105.68	22.27	364.00	98.37 to 99.44		66,834	64,989

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)

NUMBER of Sales:	322	MEDIAN:	99	COV:	29.65	95% Median C.I.:	98.37 to 99.44
TOTAL Sales Price:	21,530,863	WGT. MEAN:	97	STD:	30.47	95% Wgt. Mean C.I.:	95.51 to 98.97
TOTAL Adj.Sales Price:	21,520,863	MEAN:	103	AVG.ABS.DEV:	15.24	95% Mean C.I.:	99.43 to 106.09
TOTAL Assessed Value:	20,926,628						
AVG. Adj. Sales Price:	66,834	COD:	15.42	MAX Sales Ratio:	364.00		
AVG. Assessed Value:	64,989	PRD:	105.68	MIN Sales Ratio:	22.27		

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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)	13	114.91	141.34	98.05	64.83	144.15	22.27	364.00	52.17 to 243.75	11,876	11,645
10	15	107.32	102.83	98.20	26.58	104.71	39.22	157.56	69.62 to 134.60	23,260	22,840
15	3	88.83	99.20	91.48	35.19	108.44	57.50	151.27	N/A	30,833	28,207
20	82	99.04	101.55	97.42	13.31	104.23	51.09	193.01	98.12 to 100.11	49,684	48,404
25	20	99.11	107.66	103.25	14.84	104.26	84.39	184.49	96.26 to 105.65	63,252	65,311
30	179	98.61	100.28	96.66	10.84	103.74	48.79	221.30	98.20 to 99.37	79,073	76,436
35	2	107.72	107.72	111.76	7.19	96.39	99.97	115.46	N/A	92,000	102,816
40	7	98.79	94.67	93.21	9.76	101.56	76.86	109.44	76.86 to 109.44	146,814	136,846
50	1	103.17	103.17	103.17			103.17	103.17	N/A	220,000	226,972
<u>ALL</u>	<u>322</u>	<u>98.83</u>	<u>102.76</u>	<u>97.24</u>	<u>15.42</u>	<u>105.68</u>	<u>22.27</u>	<u>364.00</u>	<u>98.37 to 99.44</u>	<u>66,834</u>	<u>64,989</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

(!: AVTot=0)

NUMBER of Sales:	56	MEDIAN:	100	COV:	41.34	95% Median C.I.:	90.47 to 110.46
TOTAL Sales Price:	6,992,269	WGT. MEAN:	100	STD:	42.38	95% Wgt. Mean C.I.:	95.65 to 104.81
TOTAL Adj.Sales Price:	6,721,269	MEAN:	103	AVG.ABS.DEV:	29.59	95% Mean C.I.:	91.41 to 113.60
TOTAL Assessed Value:	6,736,992						
AVG. Adj. Sales Price:	120,022	COD:	29.60	MAX Sales Ratio:	274.40		
AVG. Assessed Value:	120,303	PRD:	102.27	MIN Sales Ratio:	33.70		

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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	5	95.34	90.64	90.73	22.71	99.90	36.98	135.15	N/A	202,000	183,280
10/01/02 TO 12/31/02	4	77.60	80.06	87.66	21.05	91.32	53.45	111.57	N/A	74,250	65,089
01/01/03 TO 03/31/03	3	115.13	164.05	111.25	49.74	147.46	102.61	274.40	N/A	62,500	69,528
04/01/03 TO 06/30/03	7	99.99	89.05	96.93	22.05	91.87	39.80	119.43	39.80 to 119.43	195,500	189,494
07/01/03 TO 09/30/03	2	151.70	151.70	138.70	14.65	109.37	129.48	173.92	N/A	26,500	36,756
10/01/03 TO 12/31/03	3	76.75	83.09	84.46	14.80	98.37	69.21	103.30	N/A	54,166	45,750
01/01/04 TO 03/31/04	6	116.63	118.53	106.34	19.75	111.46	87.83	159.14	87.83 to 159.14	297,761	316,649
04/01/04 TO 06/30/04	8	100.59	96.63	102.80	26.70	94.00	33.70	150.54	33.70 to 150.54	64,687	66,496
07/01/04 TO 09/30/04	1	59.65	59.65	59.65			59.65	59.65	N/A	46,500	27,739
10/01/04 TO 12/31/04	5	56.54	69.58	90.09	31.36	77.23	49.88	99.94	N/A	37,899	34,144
01/01/05 TO 03/31/05	4	105.43	107.87	102.73	14.34	105.00	90.47	130.15	N/A	145,250	149,214
04/01/05 TO 06/30/05	8	115.43	121.93	112.56	30.45	108.32	57.83	211.44	57.83 to 211.44	65,212	73,404
<u>Study Years</u>											
07/01/02 TO 06/30/03	19	97.93	99.42	94.72	30.33	104.96	36.98	274.40	74.00 to 115.13	150,684	142,726
07/01/03 TO 06/30/04	19	103.30	107.20	104.88	26.16	102.21	33.70	173.92	76.75 to 129.48	132,608	139,085
07/01/04 TO 06/30/05	18	97.49	100.80	103.28	32.35	97.61	49.88	211.44	59.65 to 120.41	74,372	76,808
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	15	102.61	111.21	98.55	32.48	112.85	39.80	274.40	76.75 to 119.43	118,100	116,387
01/01/04 TO 12/31/04	20	96.22	94.59	103.55	28.61	91.34	33.70	159.14	71.43 to 116.37	127,003	131,516
<u>ALL</u>											
	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE COMM	47	99.94	102.06	100.03	30.46	102.04	33.70	274.40	87.83 to 111.57	129,148	129,181
HEMINGFORD COMM	8	98.30	100.83	94.38	24.09	106.83	49.88	159.14	49.88 to 159.14	66,408	62,678
INDUSTRIAL	1	136.69	136.69	136.69			136.69	136.69	N/A	120,000	164,031
<u>ALL</u>											
	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303

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	55	99.94	101.88	99.57	29.47	102.32	33.70	274.40	90.07 to 110.46	120,023	119,508
2	1	136.69	136.69	136.69			136.69	136.69	N/A	120,000	164,031
<u>ALL</u>											
	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303

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

(!: AVTot=0)

NUMBER of Sales:	56	MEDIAN:	100	COV:	41.34	95% Median C.I.:	90.47 to 110.46
TOTAL Sales Price:	6,992,269	WGT. MEAN:	100	STD:	42.38	95% Wgt. Mean C.I.:	95.65 to 104.81
TOTAL Adj.Sales Price:	6,721,269	MEAN:	103	AVG.ABS.DEV:	29.59	95% Mean C.I.:	91.41 to 113.60
TOTAL Assessed Value:	6,736,992						
AVG. Adj. Sales Price:	120,022	COD:	29.60	MAX Sales Ratio:	274.40		
AVG. Assessed Value:	120,303	PRD:	102.27	MIN Sales Ratio:	33.70		

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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	51	102.36	103.42	100.41	24.36	102.99	36.98	211.44	95.04 to 111.57	131,103	131,641
2	5	51.47	93.20	66.53	96.11	140.08	33.70	274.40	N/A	6,999	4,657
<u>ALL</u>											
	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	48	99.97	102.78	100.74	30.58	102.03	33.70	274.40	87.83 to 115.13	128,958	129,907
07-0010	8	98.30	100.83	94.38	24.09	106.83	49.88	159.14	49.88 to 159.14	66,408	62,678
07-0025											
07-0039											
07-0042											
07-0044											
23-0039											
62-0041											
62-0063											
NonValid School											
<u>ALL</u>											
	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303

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	8	54.01	95.46	97.12	91.46	98.29	33.70	274.40	33.70 to 274.40	57,937	56,269
Prior TO 1860											
1860 TO 1899	1	147.73	147.73	147.73			147.73	147.73	N/A	23,000	33,979
1900 TO 1919	12	91.59	97.82	94.27	33.38	103.76	36.98	211.44	69.21 to 119.43	48,916	46,114
1920 TO 1939	6	109.83	111.16	105.55	9.95	105.31	95.04	129.48	95.04 to 129.48	65,333	68,962
1940 TO 1949	7	124.07	108.19	92.77	24.83	116.62	39.80	159.14	39.80 to 159.14	108,295	100,465
1950 TO 1959	2	142.19	142.19	115.50	22.31	123.11	110.46	173.92	N/A	69,250	79,984
1960 TO 1969	1	53.45	53.45	53.45			53.45	53.45	N/A	62,000	33,141
1970 TO 1979	12	101.46	101.96	104.28	19.58	97.78	57.83	148.74	76.75 to 115.83	112,875	117,701
1980 TO 1989	2	87.92	87.92	103.53	18.76	84.92	71.43	104.41	N/A	744,500	770,761
1990 TO 1994											
1995 TO 1999	3	99.99	98.94	98.97	5.30	99.97	90.47	106.38	N/A	407,900	403,705
2000 TO Present	2	98.42	98.42	97.51	4.26	100.93	94.23	102.61	N/A	115,000	112,137
<u>ALL</u>											
	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303

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

(!: AVTot=0)

NUMBER of Sales:	56	MEDIAN:	100	COV:	41.34	95% Median C.I.:	90.47 to 110.46
TOTAL Sales Price:	6,992,269	WGT. MEAN:	100	STD:	42.38	95% Wgt. Mean C.I.:	95.65 to 104.81
TOTAL Adj.Sales Price:	6,721,269	MEAN:	103	AVG.ABS.DEV:	29.59	95% Mean C.I.:	91.41 to 113.60
TOTAL Assessed Value:	6,736,992						
AVG. Adj. Sales Price:	120,022	COD:	29.60	MAX Sales Ratio:	274.40		
AVG. Assessed Value:	120,303	PRD:	102.27	MIN Sales Ratio:	33.70		

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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 \$ _____											
1 TO 4999	1	274.40	274.40	274.40			274.40	274.40	N/A	2,500	6,860
5000 TO 9999	3	49.88	45.02	46.04	11.88	97.77	33.70	51.47	N/A	6,190	2,850
Total \$ _____											
1 TO 9999	4	50.68	102.36	73.14	119.53	139.96	33.70	274.40	N/A	5,267	3,852
10000 TO 29999	9	102.36	108.27	106.22	39.06	101.93	49.18	173.92	56.54 to 159.14	18,777	19,946
30000 TO 59999	18	111.37	107.82	106.55	25.28	101.19	36.98	211.44	87.83 to 128.84	42,400	45,176
60000 TO 99999	9	76.75	86.26	86.63	30.91	99.57	39.80	148.74	53.45 to 115.13	77,722	67,334
100000 TO 149999	7	110.46	107.06	106.55	13.67	100.48	72.46	136.69	72.46 to 136.69	122,785	130,824
150000 TO 249999	5	95.51	99.96	100.41	6.97	99.55	90.47	115.83	N/A	176,000	176,725
250000 TO 499999	1	97.93	97.93	97.93			97.93	97.93	N/A	381,000	373,101
500000 +	3	99.99	97.40	100.08	5.54	97.32	87.81	104.41	N/A	982,666	983,460
ALL											
	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303

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	49.88	45.02	46.04	11.88	97.77	33.70	51.47	N/A	6,190	2,850
5000 TO 9999	4	68.88	115.33	71.62	90.70	161.03	49.18	274.40	N/A	10,982	7,865
Total \$ _____											
1 TO 9999	7	51.47	85.20	64.02	77.54	133.07	33.70	274.40	33.70 to 274.40	8,928	5,716
10000 TO 29999	10	70.32	85.82	66.82	47.10	128.43	36.98	173.92	39.80 to 159.14	35,407	23,658
30000 TO 59999	15	119.43	115.70	110.23	14.99	104.96	53.45	150.54	98.21 to 130.15	41,666	45,930
60000 TO 99999	8	89.68	108.52	98.22	37.66	110.49	72.46	211.44	72.46 to 211.44	80,150	78,719
100000 TO 149999	5	110.46	108.77	107.87	8.15	100.83	94.23	124.07	N/A	113,900	122,869
150000 TO 249999	7	102.97	106.87	105.60	11.53	101.20	90.47	136.69	90.47 to 136.69	162,857	171,979
250000 TO 499999	2	92.87	92.87	92.16	5.45	100.76	87.81	97.93	N/A	442,500	407,827
500000 +	2	102.20	102.20	102.61	2.17	99.60	99.99	104.41	N/A	1,222,000	1,253,913
ALL											
	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303

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

(!: AVTot=0)

NUMBER of Sales:	56	MEDIAN:	100	COV:	41.34	95% Median C.I.:	90.47 to 110.46
TOTAL Sales Price:	6,992,269	WGT. MEAN:	100	STD:	42.38	95% Wgt. Mean C.I.:	95.65 to 104.81
TOTAL Adj.Sales Price:	6,721,269	MEAN:	103	AVG.ABS.DEV:	29.59	95% Mean C.I.:	91.41 to 113.60
TOTAL Assessed Value:	6,736,992						
AVG. Adj. Sales Price:	120,022	COD:	29.60	MAX Sales Ratio:	274.40		
AVG. Assessed Value:	120,303	PRD:	102.27	MIN Sales Ratio:	33.70		

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COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	8	54.01	95.46	97.12	91.46	98.29	33.70	274.40	33.70 to 274.40	57,937	56,269	
10	4	105.44	107.77	98.45	16.60	109.47	90.07	130.15	N/A	75,250	74,087	
15	2	54.72	54.72	62.32	32.42	87.80	36.98	72.46	N/A	87,500	54,532	
20	40	102.79	105.74	102.03	24.17	103.64	39.80	211.44	95.04 to 115.83	118,201	120,602	
30	2	103.18	103.18	100.34	3.10	102.83	99.99	106.38	N/A	526,850	528,659	
ALL	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	8	54.01	95.46	97.12	91.46	98.29	33.70	274.40	33.70 to 274.40	57,937	56,269	
326	1	71.43	71.43	71.43			71.43	71.43	N/A	40,000	28,571	
340	1	74.00	74.00	74.00			74.00	74.00	N/A	85,000	62,899	
343	2	93.90	93.90	95.89	6.49	97.92	87.81	99.99	N/A	749,500	718,714	
344	4	100.26	97.20	100.90	15.90	96.34	72.46	115.83	N/A	128,125	129,275	
350	4	117.77	122.43	106.18	14.73	115.30	95.04	159.14	N/A	81,517	86,554	
352	9	104.41	105.42	104.06	13.64	101.30	59.65	129.48	95.51 to 128.84	243,666	253,560	
353	11	103.30	113.79	105.42	34.39	107.94	36.98	211.44	53.45 to 173.92	38,863	40,969	
384	2	87.80	87.80	94.52	21.16	92.88	69.21	106.38	N/A	43,100	40,738	
406	5	130.15	107.43	106.25	21.01	101.11	39.80	136.69	N/A	59,200	62,899	
419	2	119.61	119.61	106.13	24.36	112.69	90.47	148.74	N/A	116,250	123,381	
444	1	76.75	76.75	76.75			76.75	76.75	N/A	80,000	61,401	
470	1	81.21	81.21	81.21			81.21	81.21	N/A	10,000	8,121	
477	2	76.03	76.03	86.14	23.94	88.26	57.83	94.23	N/A	90,000	77,526	
528	3	102.61	100.81	101.58	15.69	99.24	75.76	124.07	N/A	96,666	98,198	
ALL	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02	11	104.41	104.85	104.03	11.87	100.79	59.65	129.48	95.51 to 128.84	207,927	216,305	
03	44	95.19	101.14	97.21	34.86	104.05	33.70	274.40	76.75 to 115.13	98,047	95,309	
04	1	136.69	136.69	136.69			136.69	136.69	N/A	120,000	164,031	
ALL	56	99.97	102.50	100.23	29.60	102.27	33.70	274.40	90.47 to 110.46	120,022	120,303	

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:	53	MEDIAN:	75	COV:	20.03	95% Median C.I.:	65.20 to 78.88	
(AgLand) TOTAL Sales Price:	7,102,846	WGT. MEAN:	69	STD:	14.62	95% Wgt. Mean C.I.:	64.33 to 73.88	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,799,760	MEAN:	73	AVG.ABS.DEV:	11.96	95% Mean C.I.:	69.06 to 76.93	
(AgLand) TOTAL Assessed Value:	4,699,031							
AVG. Adj. Sales Price:	128,297	COD:	15.99	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	88,660	PRD:	105.63	MIN Sales Ratio:	45.67			

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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	4	63.24	67.65	64.31	16.00	105.19	52.73	91.37	N/A	129,125	83,034
10/01/02 TO 12/31/02	4	81.04	80.54	75.64	13.90	106.47	62.70	97.36	N/A	169,091	127,906
01/01/03 TO 03/31/03	5	75.65	70.60	72.26	13.91	97.70	50.68	86.11	N/A	117,965	85,242
04/01/03 TO 06/30/03	3	88.12	80.78	81.58	9.61	99.02	64.41	89.82	N/A	114,400	93,330
07/01/03 TO 09/30/03	4	57.68	60.75	62.71	18.90	96.88	49.44	78.23	N/A	69,225	43,413
10/01/03 TO 12/31/03	6	79.70	79.24	76.59	5.36	103.46	69.21	88.67	69.21 to 88.67	98,633	75,545
01/01/04 TO 03/31/04	12	75.46	77.99	74.82	12.50	104.24	60.29	107.00	65.54 to 84.47	121,650	91,016
04/01/04 TO 06/30/04	3	71.53	77.07	73.05	10.91	105.49	68.12	91.55	N/A	84,666	61,852
07/01/04 TO 09/30/04	1	83.01	83.01	83.01			83.01	83.01	N/A	63,820	52,974
10/01/04 TO 12/31/04	3	53.06	59.78	56.02	21.95	106.71	45.67	80.61	N/A	164,850	92,350
01/01/05 TO 03/31/05	7	57.59	65.52	59.26	22.31	110.57	47.19	95.20	47.19 to 95.20	213,285	126,391
04/01/05 TO 06/30/05	1	74.06	74.06	74.06			74.06	74.06	N/A	40,000	29,625
<u>Study Years</u>											
07/01/02 TO 06/30/03	16	75.75	74.25	72.91	16.45	101.85	50.68	97.36	62.32 to 88.12	132,868	96,872
07/01/03 TO 06/30/04	25	76.10	75.42	73.75	12.59	102.26	49.44	107.00	69.21 to 80.75	103,300	76,187
07/01/04 TO 06/30/05	12	61.40	66.25	59.50	23.25	111.35	45.67	95.20	51.22 to 83.01	174,280	103,698
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	18	77.64	72.99	73.99	13.37	98.65	49.44	89.82	64.41 to 81.14	100,095	74,062
01/01/04 TO 12/31/04	19	74.82	75.23	70.76	14.41	106.32	45.67	107.00	65.54 to 83.01	119,587	84,620
<u>ALL</u>											
	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

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:	53	MEDIAN:	75	COV:	20.03	95% Median C.I.:	65.20 to 78.88	
(AgLand) TOTAL Sales Price:	7,102,846	WGT. MEAN:	69	STD:	14.62	95% Wgt. Mean C.I.:	64.33 to 73.88	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,799,760	MEAN:	73	AVG.ABS.DEV:	11.96	95% Mean C.I.:	69.06 to 76.93	
(AgLand) TOTAL Assessed Value:	4,699,031							
AVG. Adj. Sales Price:	128,297	COD:	15.99	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	88,660	PRD:	105.63	MIN Sales Ratio:	45.67			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1087	4	56.77	56.57	53.60	12.97	105.53	47.19	65.54	N/A	236,087	126,551
1091	1	69.21	69.21	69.21			69.21	69.21	N/A	233,000	161,270
1093	3	86.24	86.77	87.68	6.31	98.96	78.88	95.20	N/A	120,000	105,219
1095	3	71.53	73.25	71.40	8.30	102.59	65.20	83.01	N/A	83,240	59,433
1097	1	75.84	75.84	75.84			75.84	75.84	N/A	96,000	72,805
1125	2	82.61	82.61	83.04	2.25	99.48	80.75	84.47	N/A	95,400	79,222
1127	1	74.06	74.06	74.06			74.06	74.06	N/A	40,000	29,625
1129	2	58.61	58.61	57.95	9.46	101.14	53.06	64.16	N/A	238,525	138,220
1131	5	76.10	75.21	78.04	12.75	96.37	57.59	88.12	N/A	109,990	85,840
1363	2	65.25	65.25	58.80	12.43	110.97	57.14	73.36	N/A	218,900	128,719
1365	3	64.41	70.44	75.60	24.00	93.17	50.27	96.65	N/A	66,300	50,125
1367	3	77.05	69.03	65.73	13.49	105.03	49.44	80.61	N/A	79,983	52,571
1369	3	81.14	87.22	78.84	13.75	110.63	73.53	107.00	N/A	162,527	128,135
1371	1	60.29	60.29	60.29			60.29	60.29	N/A	97,000	58,485
1399	1	78.00	78.00	78.00			78.00	78.00	N/A	50,000	39,000
1405	3	50.68	57.33	63.36	19.72	90.48	45.67	75.65	N/A	183,375	116,191
1407	2	63.38	63.38	63.59	2.69	99.67	61.67	65.08	N/A	37,850	24,067
1409	2	89.24	89.24	89.29	0.65	99.94	88.67	89.82	N/A	74,750	66,747
847	1	85.10	85.10	85.10			85.10	85.10	N/A	112,500	95,740
849	1	63.80	63.80	63.80			63.80	63.80	N/A	223,170	142,380
851	2	78.43	78.43	78.42	0.27	100.02	78.23	78.64	N/A	98,250	77,050
853	2	94.45	94.45	95.30	3.08	99.11	91.55	97.36	N/A	62,182	59,262
857	5	74.82	72.78	67.44	15.57	107.93	52.73	91.37	N/A	143,160	96,542
ALL	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	78.23	76.81	74.54	14.26	103.04	45.67	107.00	65.08 to 85.10	112,059	83,528
2	10	72.80	74.06	70.70	12.94	104.75	53.06	95.20	64.16 to 86.24	135,977	96,129
3	13	73.36	71.15	69.73	16.53	102.04	49.44	96.65	57.14 to 86.11	109,738	76,517
4	9	62.70	65.58	59.57	17.82	110.09	47.19	91.37	51.22 to 82.30	184,461	109,879
ALL	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

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:	53	MEDIAN:	75	COV:	20.03	95% Median C.I.:	65.20 to 78.88	
(AgLand) TOTAL Sales Price:	7,102,846	WGT. MEAN:	69	STD:	14.62	95% Wgt. Mean C.I.:	64.33 to 73.88	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,799,760	MEAN:	73	AVG.ABS.DEV:	11.96	95% Mean C.I.:	69.06 to 76.93	
(AgLand) TOTAL Assessed Value:	4,699,031							
AVG. Adj. Sales Price:	128,297	COD:	15.99	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	88,660	PRD:	105.63	MIN Sales Ratio:	45.67			

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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
2	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660
ALL	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	8	59.41	58.29	57.82	13.44	100.80	45.67	75.65	45.67 to 75.65	242,981	140,503
07-0010	27	78.00	75.69	72.52	12.37	104.37	52.73	97.36	65.54 to 83.01	114,059	82,718
07-0025	2	89.24	89.24	89.29	0.65	99.94	88.67	89.82	N/A	74,750	66,747
07-0039	5	76.10	73.00	74.17	9.84	98.42	57.59	86.11	N/A	85,780	63,621
07-0042	2	80.74	80.74	84.91	9.14	95.09	73.36	88.12	N/A	102,900	87,370
07-0044	9	73.53	72.64	72.09	22.76	100.75	49.44	107.00	50.27 to 96.65	110,234	79,472
23-0039											
62-0041											
62-0063											
NonValid School											
ALL	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	50.27	50.27	50.27			50.27	50.27	N/A	20,400	10,255
50.01 TO 100.00	3	74.06	69.57	70.42	8.76	98.78	57.59	77.05	N/A	37,300	26,268
100.01 TO 180.00	21	78.00	75.13	72.82	15.98	103.17	45.67	107.00	64.41 to 83.01	74,855	54,511
180.01 TO 330.00	13	75.84	72.41	69.91	14.13	103.57	47.19	95.20	53.06 to 86.11	134,063	93,727
330.01 TO 650.00	13	75.65	75.13	71.25	14.97	105.44	52.73	97.36	63.80 to 86.24	190,128	135,469
650.01 +	2	56.96	56.96	55.13	10.08	103.32	51.22	62.70	N/A	440,500	242,832
ALL	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

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:	53	MEDIAN:	75	COV:	20.03	95% Median C.I.:	65.20 to 78.88	
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(AgLand) TOTAL Assessed Value:	4,699,031							
AVG. Adj. Sales Price:	128,297	COD:	15.99	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	88,660	PRD:	105.63	MIN Sales Ratio:	45.67			

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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	11	74.06	68.77	69.03	14.32	99.63	47.19	84.47	50.27 to 83.01	80,638	55,663
DRY-N/A	10	77.37	74.72	66.79	12.10	111.87	51.22	91.55	63.80 to 86.24	170,817	114,096
GRASS	6	67.52	67.81	65.56	18.93	103.43	50.68	86.11	50.68 to 86.11	89,604	58,748
GRASS-N/A	4	81.74	80.89	73.12	14.84	110.62	62.70	97.36	N/A	130,291	95,266
IRRGTD	1	65.08	65.08	65.08			65.08	65.08	N/A	42,500	27,660
IRRGTD-N/A	21	75.65	74.74	70.39	17.73	106.17	45.67	107.00	64.41 to 88.12	147,775	104,026
ALL	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

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	15	75.84	71.15	70.09	13.11	101.51	47.19	91.55	62.32 to 78.88	88,068	61,723
DRY-N/A	6	75.09	72.76	64.94	14.08	112.04	51.22	86.24	51.22 to 86.24	212,361	137,903
GRASS	8	77.83	74.11	71.57	18.63	103.54	50.68	97.36	50.68 to 97.36	85,723	61,356
GRASS-N/A	2	68.76	68.76	65.07	8.81	105.67	62.70	74.82	N/A	186,500	121,352
IRRGTD	14	72.43	71.72	67.81	17.75	105.77	45.67	107.00	57.14 to 81.14	133,507	90,526
IRRGTD-N/A	8	80.82	78.81	74.01	17.35	106.49	53.06	96.65	53.06 to 96.65	159,585	118,104
ALL	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

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	21	75.84	71.61	67.56	13.34	105.99	47.19	91.55	63.80 to 78.88	123,580	83,488
GRASS	10	74.09	73.04	69.28	17.29	105.42	50.68	97.36	52.73 to 88.67	105,878	73,355
IRRGTD	19	75.65	75.01	71.12	17.36	105.46	45.67	107.00	64.41 to 89.82	135,406	96,307
IRRGTD-N/A	3	68.12	69.77	66.72	17.15	104.56	53.06	88.12	N/A	191,016	127,455
ALL	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

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

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(AgLand) TOTAL Assessed Value:	4,699,031							
AVG. Adj. Sales Price:	128,297	COD:	15.99	MAX Sales Ratio:	107.00			
AVG. Assessed Value:	88,660	PRD:	105.63	MIN Sales Ratio:	45.67			

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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	1	50.27	50.27	50.27			50.27	50.27	N/A	20,400	10,255
30000 TO 59999	10	75.55	76.42	78.41	13.33	97.47	57.59	107.00	61.67 to 91.55	44,040	34,531
60000 TO 99999	16	80.94	81.18	81.10	9.98	100.10	60.29	97.36	74.82 to 89.82	79,514	64,487
100000 TO 149999	13	68.12	68.62	67.64	20.19	101.45	45.67	95.20	49.44 to 84.47	117,782	79,668
150000 TO 249999	7	65.54	69.97	69.88	13.71	100.13	52.73	88.12	52.73 to 88.12	191,881	134,084
250000 TO 499999	5	62.70	64.42	64.53	12.43	99.83	53.06	75.65	N/A	322,276	207,960
500000 +	1	51.22	51.22	51.22			51.22	51.22	N/A	581,000	297,575
_____ ALL _____	_____										
	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____	_____										
_____ Total \$ _____	_____										
10000 TO 29999	5	61.67	61.74	63.32	10.15	97.49	50.27	74.06	N/A	33,610	21,283
30000 TO 59999	13	74.82	71.67	68.44	12.50	104.72	49.44	91.55	60.29 to 80.75	68,168	46,651
60000 TO 99999	24	80.87	78.48	75.06	14.78	104.55	45.67	107.00	68.12 to 88.67	105,248	79,001
100000 TO 149999	4	63.98	67.29	65.10	13.84	103.35	53.06	88.12	N/A	215,305	140,174
150000 TO 249999	5	69.21	70.19	68.29	12.15	102.77	57.14	86.24	N/A	286,600	195,733
250000 TO 499999	2	62.37	62.37	59.52	17.88	104.79	51.22	73.53	N/A	462,665	275,376
_____ ALL _____	_____										
	53	74.82	72.99	69.11	15.99	105.63	45.67	107.00	65.20 to 78.88	128,297	88,660

2006 Assessment Survey for Box Butte County

I. General Information

A. Staffing and Funding Information

1. **Deputy(ies) on staff:** One
2. **Appraiser(s) on staff:** None
3. **Other full-time employees:** Two
(Does not include anyone counted in 1 and 2 above)
4. **Other part-time employees:** None
(Does not include anyone counted in 1 through 3 above)
5. **Number of shared employees:** None
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
6. **Assessor's requested budget for current fiscal year:** \$188,459.
(This would be the "total budget" for the assessor's office)
 - a. **Does this include employee benefits?** Yes, the assessor's budget includes all employee benefits.
7. **Part of the budget that is dedicated to the computer system:** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* None—The County uses a separate account for the computer system.
8. **Adopted budget, or granted budget if different from above:** \$168,616
 - a. Does this amount include employee benefits? Yes, as noted in "6a."
9. **Amount of total budget set aside for appraisal work:** \$50,000—which includes all pickup and appraisal work.
10. **Amount of the total budget set aside for education/workshops:** \$815
11. **Appraisal/Reappraisal budget, if not part of the total budget:** \$0; it is part of the total assessor's budget.
12. **Other miscellaneous funds:** None

(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget: \$168,616

a. Was any of last year’s budget not used? Yes, approximately \$696.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: Stanard Appraisal

2. Valuation done by: Stanard Appraisal

3. Date of last appraisal: ^{1(see endnotes)} For Hemingford and the Rural residential subclass, the year was 2001. For Alliance, the date of the last appraisal was 2005.

4. Date of last “update”: ² Alliance and incorporated lands 2005; Rural residential and Hemingford 2001.

5. Pickup work done by: ³ Stanard Appraisal

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	0	250	0	250

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? For Alliance residential, the RCN date is 2004; for both Hemingford and Rural residential, the RCN date is 1999.

7. What was the last year the depreciation schedule for this property class was developed using market-derived information? For the city of Alliance, this was done in 2005; for both Hemingford and Rural residential, the year is 2001.

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 As defined by the IAAO, the Market or Sales Comparison Approach is not regularly used to estimate market value. It is more likely used during the protest period, on an individual protest basis.

9. Number of market areas/neighborhoods for this property class: There are about five distinct land neighborhoods within Alliance; three to four for Hemingford and two for the rural residential property.

- 10. How are these defined?** Mostly by land location and similar property characteristics. For example, for the rural property, the proximity to Alliance and to highways is a major factor for determining neighborhood.

C. Commercial/Industrial Appraisal Information

- 1. Data collection done by:** Stanard Appraisal
- 2. Valuation done by:** Stanard Appraisal
- 3. Date of last appraisal:** ¹ Alliance commercial was reappraised in 2006; Hemingford and rural commercial were last appraised in 2001.
- 4. Date of last “update”:** ² The previous update to Alliance occurred in 1998; all motels and apartments in Alliance were value updated in 2000.
- 5. Pickup work done by whom:** ³ Stanard Appraisal

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	0	1	0	1

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** For Alliance, the RCN is dated 2005; for Hemingford and rural commercial property the RCN is dated 1999.
- 7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The date of the depreciation schedule for Alliance is 2006; for Hemingford and rural commercial, the depreciation date is 2001.
- 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 It is unknown when the Income Approach was used to establish commercial value.
- 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 As defined by the IAAO, the Market or Sales Comparison Approach is not used to estimate market value of commercial property; this approach is used more for individual taxpayer protest.
- 10. Number of market areas/neighborhoods for this property class?** At this time there are three areas/neighborhoods for commercial property. This did not change with the reappraisal.

11. How are these defined? These are defined by “Assessor Location.”

D. Agricultural Appraisal Information

- 1. **Data collection done by:** the assessor and her staff
- 2. **Valuation done by:** Assessor
- 3. **Date of last appraisal:** ¹ 1995, via the last countywide land use study.
- 4. **Date of last “update”:** ² 2005
- 5. **Pickup work done by whom:** ³ the assessor and her staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	0	0	0	0

- 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 It is not known if the Income Approach was ever used to estimate or establish market value for the agricultural class.
- 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 The Market or Sales Comparison Approach has not typically been used to estimate the market value of agricultural land within the County. It is more likely used during the individual taxpayer protest period.
- 8. **What is the date of the soil survey currently used?** 1983
- 9. **What date was the last countywide land use study completed?** The last physical inspection was conducted in 1995. However, land use is a continuing process that is updated when change is discovered.
 - a. **By what method? (Physical inspection, FSA maps, etc.)** A combination of physical inspection, FSA maps requested from taxpayers, REA filings with the County Clerk are all methods used to update land use.
 - b. **By whom?** The assessor and her staff.
 - c. **What proportion is complete / implemented at this time?** According to the assessor, whatever has been discovered by the continuing process of land use update is implemented each year. This would mean that almost all of the County has been completed/implemented for land use.

- 10. Number of market areas/neighborhoods for this property class:** Four
- 11. How are these defined?** By location, topography, and soil types.
- 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:** Terra Scan
- 2. CAMA software:** Terra Scan
- 3. Cadastral maps or GIS software:** The County uses cadastral maps at this time and currently has no GIS software.
 - a. Who maintains the Cadastral Maps?** The assessor's staff, who also complete the supplemental materials for the R.E. Transfer Statements. This is done on a monthly basis.
 - b. Who maintains the GIS software and maps?** N/A
- 4. Personal Property software:** Terra Scan

F. Zoning Information

- 1. Does the county have zoning?** Yes
 - a. If so, is the zoning countywide?** Yes
 - b. What municipalities in the county are zoned?** Alliance and Hemingford.
 - c. When was zoning implemented?** 2001

G. Contracted Services

- 1. Appraisal Services:** Stanard Appraisal
- 2. Other Services:** PTAS CAMA

- H. Additional comments or further explanations on any item from A through G:**
None.

II. Assessment Actions

2006 Assessment Actions taken to address the following property classes/subclasses:

- 1. Residential**—the assessor completed all pickup work and established new Rural Residential (Rural Res 1 and Rural Res 2) assessor locations. The assessor made a 16% increase to improvement values only in Rural Res 2 location.
- 2. Commercial**—Commercial property within Alliance was totally reappraised for 2006. New values were put on and a new depreciation schedule was implemented.
- 3. Agricultural**—The assessor examined land values within the four market areas and made adjustments as needed to match 80% of market. No adjustments were made in Market Area One. Adjustments were made in the other three agricultural market areas. Dryland values in Market areas Two, Three and Four were adjusted, and now are the same. In Market Areas Two and Three, irrigated land was adjusted (irrigated land was not adjusted in Area Four). Grassland was adjusted in Market Areas Three and Four (but not adjusted in Market Area Two).

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.”

County 7 Box Butte

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,031	Value 559,373,700	Total Growth 1,750,166 (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	301	1,672,881	24	130,679	122	507,621	447	2,311,181	
2. Res Improv Land	3,078	17,197,590	62	575,938	324	2,937,415	3,464	20,710,943	
3. Res Improvements	3,510	201,023,163	76	5,029,213	422	23,870,257	4,008	229,922,633	
4. Res Total	3,811	219,893,634	100	5,735,830	544	27,315,293	4,455	252,944,757	252,793
% of Total	85.54	86.93	2.24	2.26	12.21	10.79	55.47	45.21	14.44
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	3,811	219,893,634	100	5,735,830	544	27,315,293	4,455	252,944,757	252,793
% of Total	85.54	86.93	2.24	2.26	12.21	10.79	55.47	45.21	14.44

County 7 Box Butte

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,031	Value 559,373,700	Total Growth 1,750,166 (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	159	2,154,665	8	96,429	35	173,358	202	2,424,452	
10. Comm Improv Land	483	7,882,439	20	235,860	11	200,613	514	8,318,912	
11. Comm Improvements	509	52,909,036	21	4,848,313	52	3,559,191	582	61,316,540	
12. Comm Total	668	62,946,140	29	5,180,602	87	3,933,162	784	72,059,904	217,428
% of Total	85.20	87.35	3.69	7.18	11.09	5.45	9.76	12.88	12.42
13. Ind UnImp Land	0	0	1	14,622	0	0	1	14,622	
14. Ind Improv Land	0	0	1	27,979	4	444,240	5	472,219	
15. Ind Improvements	0	0	1	2,995,414	4	6,442,177	5	9,437,591	
16. Ind Total	0	0	2	3,038,015	4	6,886,417	6	9,924,432	1,173,321
% of Total	0.00	0.00	33.33	30.61	66.66	69.38	0.07	1.77	67.04
Comm+Ind Total	668	62,946,140	31	8,218,617	91	10,819,579	6	9,924,432	1,173,321
% of Total	84.55	76.77	3.92	10.02	11.51	13.19	9.83	14.65	79.46
17. Taxable Total	4,479	282,839,774	131	13,954,447	635	38,134,872	5,245	334,929,093	1,643,542
% of Total	85.39	84.44	2.49	1.71	12.10	8.15	65.30	59.87	93

County 7 - Box Butte

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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	1	58,458	248,937	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	1	58,458	248,937
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	58,458	248,937

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	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
25. Mineral Interest Total	0	0	0	0	0	0

Schedule IV: Exempt Records: Non-Agricultural

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
26. Exempt	428	26	123		577			

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	20,122	56	3,350,822	2,041	124,216,978	2,099	127,587,922
28. Ag-Improved Land	1	20,122	59	5,131,353	582	49,772,452	642	54,923,927
29. Ag-Improvements	1	118,509	61	5,313,923	625	36,500,326	687	41,932,758
30. Ag-Total Taxable							2,786	224,444,607

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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	1	1.000	2,500	
32. HomeSite Improv Land	1	1.000	5,547	54	61.000	287,897	
33. HomeSite Improvements	1		34,999	47		4,398,852	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	2	2.000	750	
36. FarmSite Impr Land	1	2.000	2,000	48	161.800	152,988	
37. FarmSite Improv	1		83,510	57		915,071	
38. FarmSite Total							
39. Road & Ditches		4.000			383.950		
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	35	45.000	87,658	36	46.000	90,158	
32. HomeSite Improv Land	491	547.230	2,624,733	546	609.230	2,918,177	
33. HomeSite Improvements	427		26,606,598	475		31,040,449	106,624
34. HomeSite Total				511	655.230	34,048,784	
35. FarmSite UnImp Land	60	128.460	78,302	62	130.460	79,052	
36. FarmSite Impr Land	522	2,081.920	1,370,999	571	2,245.720	1,525,987	
37. FarmSite Improv	595		9,893,728	653		10,892,309	0
38. FarmSite Total				715	2,376.180	12,497,348	
39. Road & Ditches		6,345.930			6,733.880		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,226	9,765.290	46,546,132	106,624

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	0.000	0	0.000	0
46. 1A	0.000	0	607.000	296,600	14,134.620	6,995,320	14,741.620	7,291,920
47. 2A1	0.000	0	0.000	0	546.000	262,080	546.000	262,080
48. 2A	0.000	0	183.000	86,505	10,630.460	5,003,586	10,813.460	5,090,091
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	206.000	87,550	10,017.200	4,249,345	10,223.200	4,336,895
51. 4A1	0.000	0	247.000	103,740	14,264.500	5,966,250	14,511.500	6,069,990
52. 4A	0.000	0	2,013.000	452,925	2,631.900	592,178	4,644.900	1,045,103
53. Total	0.000	0	3,256.000	1,027,320	52,224.680	23,068,759	55,480.680	24,096,079
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	14.000	3,780	480.170	129,646	32,828.000	8,862,532	33,322.170	8,995,958
56. 2D1	8.000	2,120	0.000	0	197.000	52,205	205.000	54,325
57. 2D	24.000	6,240	172.000	44,720	14,095.780	3,658,182	14,291.780	3,709,142
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	65.000	10,075	1,898.280	293,888	1,963.280	303,963
60. 4D1	3.000	435	134.000	19,430	9,355.290	1,356,170	9,492.290	1,376,035
61. 4D	0.000	0	371.880	46,485	720.000	90,000	1,091.880	136,485
62. Total	49.000	12,575	1,223.050	250,356	59,094.350	14,312,977	60,366.400	14,575,908
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	47.000	11,515	15,477.940	3,834,966	15,524.940	3,846,481
65. 2G1	0.000	0	0.000	0	1,553.460	315,872	1,553.460	315,872
66. 2G	0.000	0	358.000	64,440	20,979.750	3,878,150	21,337.750	3,942,590
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	125.000	15,625	26,639.210	3,341,803	26,764.210	3,357,428
69. 4G1	0.000	0	409.000	51,125	91,163.720	11,415,406	91,572.720	11,466,531
70. 4G	0.000	0	1,008.250	120,991	78,404.360	9,409,469	79,412.610	9,530,460
71. Total	0.000	0	1,947.250	263,696	234,218.440	32,195,666	236,165.690	32,459,362
72. Waste	0.000	0	32.000	480	2,658.300	39,875	2,690.300	40,355
73. Other	0.000	0	26.000	2,100	2,058.430	263,141	2,084.430	265,241
74. Exempt	0.000		1,004.900		4,700.080		5,704.980	
75. Total	49.000	12,575	6,484.300	1,543,952	350,254.200	69,880,418	356,787.500	71,436,945

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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	0.000	0	0.000	0
46. 1A	0.000	0	703.000	412,675	25,957.350	15,133,588	26,660.350	15,546,263
47. 2A1	0.000	0	0.000	0	135.000	73,135	135.000	73,135
48. 2A	0.000	0	253.000	132,250	7,999.110	4,109,716	8,252.110	4,241,966
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	30.000	13,500	35.900	16,155	65.900	29,655
51. 4A1	0.000	0	53.000	16,430	2,806.600	859,806	2,859.600	876,236
52. 4A	0.000	0	0.000	0	123.600	27,810	123.600	27,810
53. Total	0.000	0	1,039.000	574,855	37,057.560	20,220,210	38,096.560	20,795,065
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	339.000	127,125	32,539.430	12,202,291	32,878.430	12,329,416
56. 2D1	0.000	0	0.000	0	175.000	56,875	175.000	56,875
57. 2D	0.000	0	446.970	134,092	12,800.990	3,840,297	13,247.960	3,974,389
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	28.000	6,300	223.000	50,175	251.000	56,475
60. 4D1	0.000	0	17.000	3,825	6,610.540	1,487,372	6,627.540	1,491,197
61. 4D	0.000	0	0.000	0	223.600	42,484	223.600	42,484
62. Total	0.000	0	830.970	271,342	52,572.560	17,679,494	53,403.530	17,950,836
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	4,383.450	1,243,621	4,383.450	1,243,621
65. 2G1	0.000	0	0.000	0	673.500	174,583	673.500	174,583
66. 2G	0.000	0	8.000	1,600	3,628.690	740,363	3,636.690	741,963
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	4.000	460	70.000	8,050	74.000	8,510
69. 4G1	0.000	0	5.000	525	5,963.560	665,952	5,968.560	666,477
70. 4G	0.000	0	0.000	0	2,903.000	261,570	2,903.000	261,570
71. Total	0.000	0	17.000	2,585	17,622.200	3,094,139	17,639.200	3,096,724
72. Waste	0.000	0	58.000	870	569.200	8,558	627.200	9,428
73. Other	0.000	0	1.000	250	1,658.240	281,057	1,659.240	281,307
74. Exempt	0.000		14.900		140.940		155.840	
75. Total	0.000	0	1,945.970	849,902	109,479.760	41,283,458	111,425.730	42,133,360

County 7 - Box Butte

2006 County Abstract of Assessment for Real Property, Form 45

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	0.000	0	0.000	0
46. 1A	0.000	0	6,298.730	3,651,963	21,085.960	12,129,357	27,384.690	15,781,320
47. 2A1	0.000	0	0.000	0	265.000	142,260	265.000	142,260
48. 2A	0.000	0	1,561.620	802,659	10,317.610	5,237,865	11,879.230	6,040,524
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	37.000	14,410	2,619.800	1,116,454	2,656.800	1,130,864
51. 4A1	0.000	0	249.000	76,750	2,922.000	903,820	3,171.000	980,570
52. 4A	0.000	0	62.000	13,125	1,435.230	322,747	1,497.230	335,872
53. Total	0.000	0	8,208.350	4,558,907	38,645.600	19,852,503	46,853.950	24,411,410
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	23.800	8,925	2,006.380	752,395	16,298.310	6,111,873	18,328.490	6,873,193
56. 2D1	0.000	0	2.000	650	144.000	46,800	146.000	47,450
57. 2D	22.000	6,600	770.100	231,030	9,274.880	2,782,464	10,066.980	3,020,094
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	15.000	3,375	1,834.200	412,696	1,849.200	416,071
60. 4D1	2.000	450	101.220	22,775	2,561.600	576,360	2,664.820	599,585
61. 4D	0.000	0	20.000	3,800	693.000	131,670	713.000	135,470
62. Total	47.800	15,975	2,914.700	1,014,025	30,805.990	10,061,863	33,768.490	11,091,863
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	1.000	315	93.000	29,745	2,687.210	856,490	2,781.210	886,550
65. 2G1	0.000	0	0.000	0	77.000	19,985	77.000	19,985
66. 2G	4.000	1,020	69.000	17,620	5,263.110	1,353,043	5,336.110	1,371,683
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	16.000	2,800	3,155.800	557,693	3,171.800	560,493
69. 4G1	6.000	960	53.000	8,480	6,711.460	1,084,828	6,770.460	1,094,268
70. 4G	12.050	1,687	34.000	4,760	5,812.910	814,957	5,858.960	821,404
71. Total	23.050	3,982	265.000	63,405	23,707.490	4,686,996	23,995.540	4,754,383
72. Waste	11.000	165	97.610	1,464	1,612.400	24,187	1,721.010	25,816
73. Other	0.000	0	33.000	6,385	1,044.640	184,331	1,077.640	190,716
74. Exempt	15.230		243.320		368.810		627.360	
75. Total	81.850	20,122	11,518.660	5,644,186	95,816.120	34,809,880	107,416.630	40,474,188

County 7 - Box Butte

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	4,190.100	2,074,290	4,190.100	2,074,290
47. 2A1	0.000	0	0.000	0	10.000	4,800	10.000	4,800
48. 2A	0.000	0	0.000	0	1,800.000	836,385	1,800.000	836,385
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	459.000	189,875	459.000	189,875
51. 4A1	0.000	0	0.000	0	238.000	97,015	238.000	97,015
52. 4A	0.000	0	0.000	0	65.000	14,520	65.000	14,520
53. Total	0.000	0	0.000	0	6,762.100	3,216,885	6,762.100	3,216,885
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	25,287.380	9,482,771	25,287.380	9,482,771
56. 2D1	0.000	0	0.000	0	73.000	23,725	73.000	23,725
57. 2D	0.000	0	0.000	0	14,155.130	4,246,539	14,155.130	4,246,539
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	3,873.170	871,464	3,873.170	871,464
60. 4D1	0.000	0	0.000	0	3,838.700	863,708	3,838.700	863,708
61. 4D	0.000	0	0.000	0	427.000	81,130	427.000	81,130
62. Total	0.000	0	0.000	0	47,654.380	15,569,337	47,654.380	15,569,337
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	4,687.400	1,306,573	4,687.400	1,306,573
65. 2G1	0.000	0	0.000	0	20.000	4,500	20.000	4,500
66. 2G	0.000	0	0.000	0	7,154.020	1,472,134	7,154.020	1,472,134
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	5,665.130	722,391	5,665.130	722,391
69. 4G1	0.000	0	0.000	0	6,586.250	832,157	6,586.250	832,157
70. 4G	0.000	0	0.000	0	4,866.900	584,231	4,866.900	584,231
71. Total	0.000	0	0.000	0	28,979.700	4,921,986	28,979.700	4,921,986
72. Waste	0.000	0	0.000	0	557.000	8,355	557.000	8,355
73. Other	0.000	0	0.000	0	881.920	137,419	881.920	137,419
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	84,835.100	23,853,982	84,835.100	23,853,982

County 7 - Box Butte

2006 County Abstract of Assessment for Real Property, Form 45

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	12,503.350	6,161,082	134,689.940	66,358,357	147,193.290	72,519,439
77.Dry Land	96.800	28,550	4,968.720	1,535,723	190,127.280	57,623,671	195,192.800	59,187,944
78.Grass	23.050	3,982	2,229.250	329,686	304,527.830	44,898,787	306,780.130	45,232,455
79.Waste	11.000	165	187.610	2,814	5,396.900	80,975	5,595.510	83,954
80.Other	0.000	0	60.000	8,735	5,643.230	865,948	5,703.230	874,683
81.Exempt	15.230	0	1,263.120	0	5,209.830	0	6,488.180	0
82.Total	130.850	32,697	19,948.930	8,038,040	640,385.180	169,827,738	660,464.960	177,898,475

2006 Agricultural Land Detail

County 7 - Box Butte

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	14,741.620	26.57%	7,291,920	30.26%	494.648
2A1	546.000	0.98%	262,080	1.09%	480.000
2A	10,813.460	19.49%	5,090,091	21.12%	470.718
3A1	0.000	0.00%	0	0.00%	0.000
3A	10,223.200	18.43%	4,336,895	18.00%	424.220
4A1	14,511.500	26.16%	6,069,990	25.19%	418.288
4A	4,644.900	8.37%	1,045,103	4.34%	225.000
Irrigated Total	55,480.680	100.00%	24,096,079	100.00%	434.314

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	33,322.170	55.20%	8,995,958	61.72%	269.969
2D1	205.000	0.34%	54,325	0.37%	265.000
2D	14,291.780	23.68%	3,709,142	25.45%	259.529
3D1	0.000	0.00%	0	0.00%	0.000
3D	1,963.280	3.25%	303,963	2.09%	154.824
4D1	9,492.290	15.72%	1,376,035	9.44%	144.963
4D	1,091.880	1.81%	136,485	0.94%	125.000
Dry Total	60,366.400	100.00%	14,575,908	100.00%	241.457

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	15,524.940	6.57%	3,846,481	11.85%	247.761
2G1	1,553.460	0.66%	315,872	0.97%	203.334
2G	21,337.750	9.04%	3,942,590	12.15%	184.770
3G1	0.000	0.00%	0	0.00%	0.000
3G	26,764.210	11.33%	3,357,428	10.34%	125.444
4G1	91,572.720	38.77%	11,466,531	35.33%	125.217
4G	79,412.610	33.63%	9,530,460	29.36%	120.011
Grass Total	236,165.690	100.00%	32,459,362	100.00%	137.443

Irrigated Total	55,480.680	15.55%	24,096,079	33.73%	434.314
Dry Total	60,366.400	16.92%	14,575,908	20.40%	241.457
Grass Total	236,165.690	66.19%	32,459,362	45.44%	137.443
Waste	2,690.300	0.75%	40,355	0.06%	15.000
Other	2,084.430	0.58%	265,241	0.37%	127.248
Exempt	5,704.980	1.60%			
Market Area Total	356,787.500	100.00%	71,436,945	100.00%	200.222

As Related to the County as a Whole

Irrigated Total	55,480.680	37.69%	24,096,079	33.23%	
Dry Total	60,366.400	30.93%	14,575,908	24.63%	
Grass Total	236,165.690	76.98%	32,459,362	71.76%	
Waste	2,690.300	48.08%	40,355	48.07%	
Other	2,084.430	36.55%	265,241	30.32%	
Exempt	5,704.980	87.93%			
Market Area Total	356,787.500	54.02%	71,436,945	40.16%	

2006 Agricultural Land Detail

County 7 - Box Butte

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	26,660.350	69.98%	15,546,263	74.76%	583.122
2A1	135.000	0.35%	73,135	0.35%	541.740
2A	8,252.110	21.66%	4,241,966	20.40%	514.046
3A1	0.000	0.00%	0	0.00%	0.000
3A	65.900	0.17%	29,655	0.14%	450.000
4A1	2,859.600	7.51%	876,236	4.21%	306.419
4A	123.600	0.32%	27,810	0.13%	225.000
Irrigated Total	38,096.560	100.00%	20,795,065	100.00%	545.851
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	32,878.430	61.57%	12,329,416	68.68%	375.000
2D1	175.000	0.33%	56,875	0.32%	325.000
2D	13,247.960	24.81%	3,974,389	22.14%	300.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	251.000	0.47%	56,475	0.31%	225.000
4D1	6,627.540	12.41%	1,491,197	8.31%	225.000
4D	223.600	0.42%	42,484	0.24%	190.000
Dry Total	53,403.530	100.00%	17,950,836	100.00%	336.135
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	4,383.450	24.85%	1,243,621	40.16%	283.708
2G1	673.500	3.82%	174,583	5.64%	259.217
2G	3,636.690	20.62%	741,963	23.96%	204.021
3G1	0.000	0.00%	0	0.00%	0.000
3G	74.000	0.42%	8,510	0.27%	115.000
4G1	5,968.560	33.84%	666,477	21.52%	111.664
4G	2,903.000	16.46%	261,570	8.45%	90.103
Grass Total	17,639.200	100.00%	3,096,724	100.00%	175.559
Irrigated Total	38,096.560	34.19%	20,795,065	49.36%	545.851
Dry Total	53,403.530	47.93%	17,950,836	42.60%	336.135
Grass Total	17,639.200	15.83%	3,096,724	7.35%	175.559
Waste	627.200	0.56%	9,428	0.02%	15.031
Other	1,659.240	1.49%	281,307	0.67%	169.539
Exempt	155.840	0.14%			
Market Area Total	111,425.730	100.00%	42,133,360	100.00%	378.129

As Related to the County as a Whole

Irrigated Total	38,096.560	25.88%	20,795,065	28.68%	
Dry Total	53,403.530	27.36%	17,950,836	30.33%	
Grass Total	17,639.200	5.75%	3,096,724	6.85%	
Waste	627.200	11.21%	9,428	11.23%	
Other	1,659.240	29.09%	281,307	32.16%	
Exempt	155.840	2.40%			
Market Area Total	111,425.730	16.87%	42,133,360	23.68%	

2006 Agricultural Land Detail

County 7 - Box Butte

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	27,384.690	58.45%	15,781,320	64.65%	576.282
2A1	265.000	0.57%	142,260	0.58%	536.830
2A	11,879.230	25.35%	6,040,524	24.74%	508.494
3A1	0.000	0.00%	0	0.00%	0.000
3A	2,656.800	5.67%	1,130,864	4.63%	425.648
4A1	3,171.000	6.77%	980,570	4.02%	309.230
4A	1,497.230	3.20%	335,872	1.38%	224.328
Irrigated Total	46,853.950	100.00%	24,411,410	100.00%	521.010

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	18,328.490	54.28%	6,873,193	61.97%	375.000
2D1	146.000	0.43%	47,450	0.43%	325.000
2D	10,066.980	29.81%	3,020,094	27.23%	300.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	1,849.200	5.48%	416,071	3.75%	225.000
4D1	2,664.820	7.89%	599,585	5.41%	225.000
4D	713.000	2.11%	135,470	1.22%	190.000
Dry Total	33,768.490	100.00%	11,091,863	100.00%	328.467

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	2,781.210	11.59%	886,550	18.65%	318.764
2G1	77.000	0.32%	19,985	0.42%	259.545
2G	5,336.110	22.24%	1,371,683	28.85%	257.056
3G1	0.000	0.00%	0	0.00%	0.000
3G	3,171.800	13.22%	560,493	11.79%	176.711
4G1	6,770.460	28.22%	1,094,268	23.02%	161.623
4G	5,858.960	24.42%	821,404	17.28%	140.196
Grass Total	23,995.540	100.00%	4,754,383	100.00%	198.136

Irrigated Total	46,853.950	43.62%	24,411,410	60.31%	521.010
Dry Total	33,768.490	31.44%	11,091,863	27.40%	328.467
Grass Total	23,995.540	22.34%	4,754,383	11.75%	198.136
Waste	1,721.010	1.60%	25,816	0.06%	15.000
Other	1,077.640	1.00%	190,716	0.47%	176.975
Exempt	627.360	0.58%			
Market Area Total	107,416.630	100.00%	40,474,188	100.00%	376.796

As Related to the County as a Whole

Irrigated Total	46,853.950	31.83%	24,411,410	33.66%	
Dry Total	33,768.490	17.30%	11,091,863	18.74%	
Grass Total	23,995.540	7.82%	4,754,383	10.51%	
Waste	1,721.010	30.76%	25,816	30.75%	
Other	1,077.640	18.90%	190,716	21.80%	
Exempt	627.360	9.67%			
Market Area Total	107,416.630	16.26%	40,474,188	22.75%	

2006 Agricultural Land Detail

County 7 - Box Butte

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	4,190.100	61.96%	2,074,290	64.48%	495.045
2A1	10.000	0.15%	4,800	0.15%	480.000
2A	1,800.000	26.62%	836,385	26.00%	464.658
3A1	0.000	0.00%	0	0.00%	0.000
3A	459.000	6.79%	189,875	5.90%	413.671
4A1	238.000	3.52%	97,015	3.02%	407.626
4A	65.000	0.96%	14,520	0.45%	223.384
Irrigated Total	6,762.100	100.00%	3,216,885	100.00%	475.722
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	25,287.380	53.06%	9,482,771	60.91%	375.000
2D1	73.000	0.15%	23,725	0.15%	325.000
2D	14,155.130	29.70%	4,246,539	27.28%	300.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	3,873.170	8.13%	871,464	5.60%	225.000
4D1	3,838.700	8.06%	863,708	5.55%	225.000
4D	427.000	0.90%	81,130	0.52%	190.000
Dry Total	47,654.380	100.00%	15,569,337	100.00%	326.713
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	4,687.400	16.17%	1,306,573	26.55%	278.741
2G1	20.000	0.07%	4,500	0.09%	225.000
2G	7,154.020	24.69%	1,472,134	29.91%	205.777
3G1	0.000	0.00%	0	0.00%	0.000
3G	5,665.130	19.55%	722,391	14.68%	127.515
4G1	6,586.250	22.73%	832,157	16.91%	126.347
4G	4,866.900	16.79%	584,231	11.87%	120.041
Grass Total	28,979.700	100.00%	4,921,986	100.00%	169.842
Irrigated Total	6,762.100	7.97%	3,216,885	13.49%	475.722
Dry Total	47,654.380	56.17%	15,569,337	65.27%	326.713
Grass Total	28,979.700	34.16%	4,921,986	20.63%	169.842
Waste	557.000	0.66%	8,355	0.04%	15.000
Other	881.920	1.04%	137,419	0.58%	155.817
Exempt	0.000	0.00%			
Market Area Total	84,835.100	100.00%	23,853,982	100.00%	281.180

As Related to the County as a Whole

Irrigated Total	6,762.100	4.59%	3,216,885	4.44%	
Dry Total	47,654.380	24.41%	15,569,337	26.30%	
Grass Total	28,979.700	9.45%	4,921,986	10.88%	
Waste	557.000	9.95%	8,355	9.95%	
Other	881.920	15.46%	137,419	15.71%	
Exempt	0.000	0.00%			
Market Area Total	84,835.100	12.84%	23,853,982	13.41%	

2006 Agricultural Land Detail

County 7 - Box Butte

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	12,503.350	6,161,082	134,689.940	66,358,357
Dry	96.800	28,550	4,968.720	1,535,723	190,127.280	57,623,671
Grass	23.050	3,982	2,229.250	329,686	304,527.830	44,898,787
Waste	11.000	165	187.610	2,814	5,396.900	80,975
Other	0.000	0	60.000	8,735	5,643.230	865,948
Exempt	15.230	0	1,263.120	0	5,209.830	0
Total	130.850	32,697	19,948.930	8,038,040	640,385.180	169,827,738

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	147,193.290	72,519,439	147,193.290	22.29%	72,519,439	40.76%	492.681
Dry	195,192.800	59,187,944	195,192.800	29.55%	59,187,944	33.27%	303.228
Grass	306,780.130	45,232,455	306,780.130	46.45%	45,232,455	25.43%	147.442
Waste	5,595.510	83,954	5,595.510	0.85%	83,954	0.05%	15.003
Other	5,703.230	874,683	5,703.230	0.86%	874,683	0.49%	153.366
Exempt	6,488.180	0	6,488.180	0.98%	0	0.00%	0.000
Total	660,464.960	177,898,475	660,464.960	100.00%	177,898,475	100.00%	269.353

* Department of Property Assessment & Taxation Calculates

BOX BUTTE COUNTY
 ASSESSOR
 MARILYN LORE
 515 BOX BUTTE SUITE 102
 ALLIANCE NE 69301

AMENDED PLAN OF ASSESSMENT
 8-25-2005

	PARCELS	% OF TOTAL PARCELS	% OF TAXABLE VALUE BASE
RESIDENTIAL	4458	55.52	46.07
COMMERCIAL	776	9.66	11.96
INDUSTRIAL	16	.19	1.82
AGRICULTURAL VACANT	2087	25.99	31.70
AG RESIDENTIAL	693	8.63	8.44
TOTAL	8030	99.99	99.99

ACRES

IRRIGATED	146,356.18
DRY LAND	195,912.57
GRASS	307,167.12
WASTE	5,603.51
OTHER (CRP TREES ETC.)	5,658.08
EXEMPT (AIRPORT ETC.)	6,419.77
TOTAL	667,117.23

BUILDING PERMITS

NEW CONSTRUCTION	7
ADDITIONS	8
GARAGES	33
MISC	56
RESHINGLE	68
FENCES	43
NEW SIDING	11

NEW SIGNS	16
DEMOLITIONS	8
TOTAL	250

2005 LEVEL OF VALUE

PROPERTY CLASS	MEDIAN	COD	PRD
RESIDENTIAL	98.88	9.13	103.75
COMMERCIAL	99.32	25.07	98.09
AGRICULTURAL LAND	77.05	13.87	103.51

CURRENT RESOURCES

- A. I have enclosed a copy of the proposed budget for the year 2005-2006. There is a drop of \$18,328 from last year budget. Due to budget cuts I had to layoff one person and reduce the appraisal budget \$500.
- B. I now have two clerks, one deputy and myself.
- C. Our aerial photos are 1985 for residential farm. We have cadastrals and wall map for agricultural land, rolodex card file by address. Residential, commercial and industrial rolodex card file by address, computer access for all parcels.
- D. Property record cards: We have current property record cards in our files which includes photos, sketch, pricing, legal, required codes and a nine digit number which is unique to that parcel.
- E. We use Terra Scan for our soft ware.
- F. We do not have a web based information access.

ASSESSMENT PROCEDURES FOR REAL PROPERTY

- A. Real estate transfers: We all review the 521''s when they are received from register of deeds office. We send a questionnaire to the buyer and seller of Commercial, Industrial and Agricultural property. We call on residential if there is a question. We change our files with the ownership, date of sale and book and page the same time that we change it in the computer.

- B. We have a flag system that we use with our parcel folders, if we receive information on a property during the year we flag the card with the information, in the fall we pull all the cards and copy them and go out and review the property for changes.
- C. We put all of our qualified sales on spread sheets to reconcile with the state roster To achieve a level of quality and assessment as required by law.
- D. Residential: we use market and sales comparison approach to value. We finished Alliance residential in 2005 with a complete valuation update. Great Plains Appraisal did a cost and market study for depreciation analysis, pilot study, testing and refinement for final values this information was used for value defense when the notices were sent to property owners.
- E. Commercial and Industrial: We are gathering income and expense data and will also use sales and market for final analysis to value. We started to review commercial in 2005 which included re-measure, new picture and inside review for quality and condition.
- F. Agricultural Land: We have established four market areas using soils and market for reconciliation of final value.

OTHER FUNCTIONS PREFORMED BY THE ASSESSOR'S OFFICE

- A. Record maintenance, mapping updates & ownership changes
- B. Annually prepare and file assessor administrative reports required by law/regulations.
 - 1. abstracts(real and personal)
 - 2. Assessor survey
 - 3. Sales information to PA&T rosters & annual assessed value update w/abstract
 - 4. certification of value to political subdivisions
 - 5. school district taxable value report
 - 6. homestead exemption tax loss report (in conjunction with treasurer)
 - 7. certificate of taxes levied report
 - 8. report of current values for properties owned by Board of Education Lands & funds
 - 9. report of all exempt property and taxable government owned property
 - 10. annual plan of assessment
 - 11. Assessor certifies trusts owning agland to secretary of state
 - 12. determine average residential value for homestead exemption and certify to department of revenue
 - 13. send intent to tax notices
 - 14. certify completion of real property assessment roll and publish in newspaper

15. mail assessment/sales ratio statistics (as determined by terc) to media and post in Assessor's office
 16. mail approved homestead exemptions to department of Revenue (approx 500)
 17. send homestead rejection letters to property owners based on owner/occupancy
 18. send valuation notices (approx 6,000 for 2005)
 19. deliver tax list (real and personal) to treasurer
 20. certify homestead tax loss to tax commissioner (treasurer signs)
 21. annually update office procedure manual
- C. Centrally assessed-review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
 - D. Tax increment financing-management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
 - E. Tax districts and tax rates-management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 - F. Tax lists-prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed
 - G. Tax list corrections-prepare tax list correction documents for county board approval
 - H. County board of equalization-attend county board of equalization meetings for valuation protests(assemble and provide information)
 - I. Terc appeals-prepare information and attend taxpayer appeal hearings before terc, defend valuation
 - J. Terc statewide equalization-attend hearings if applicable to county, defend values, and/or implement orders of the Terc
 - K. Education-attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification certificate

2006

- A. Continue with Commercial and Industrial review of Alliance.
- B. Review Pickup work
- C. Building permits
- D. 450 homestead exemptions
- E. 1,068 personal property(we have people bring in their deprecation schedule work sheet)
- F. 45 continued exemptions
- G. Check mobile home court reports
- H. All reports on time

- I. 521's (approx 600)
- J. Send letters to farmers for land use change information
- K. Plot rural residential sales on a map for possible market areas
- L. Do a market analysis of all classes of all classes of property to achieve a level of quality and assessment as required by law.

2007

- A. Finish Commercial and Industrial review, the clerks will put the data collection into Terra Scan with a current Marshal and Swift cost index. Stanard Appraisal will do a cost, market and income study for depreciation analysis, pilot study, testing and refinement for final values. This information will be used for value defense when final notices are sent to property owners.
- B. If there is any money left I will start rural review. This will include re-measure, new pictures of all buildings, entry of houses for condition, quality, room count and basement finish.
- C. 693 farm site residential (we have over 1,000 miles of road)
- D. 357 small acre residential
- E. Review pickup work
- F. Building permits
- G. Personal property
- H. Homestead exemptions
- I. Continued exemptions
- J. 521's (between 500 and 600)
- K. Check mobile home court reports
- L. All reports on time
- M. Do a market analysis of classes of property to achieve a level of quality and assessment as required by law.

2008

- A. Continue with rural review
- B. Review pickup work
- C. Building permits
- D. Personal property
- E. Homestead exemptions
- F. Continued exemptions
- G. 521's
- H. Check mobile home court reports
- I. All reports on time
- J. Send letters to farmers for land use change
- K. Do a market analysis of all classes of property to achieve a level of quality and assessment as required by law.

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
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R&O Statistics			
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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
 - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

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
 - $\text{TotAdjSalePrice}/\text{Count}$

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:

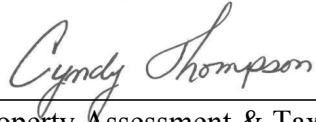
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

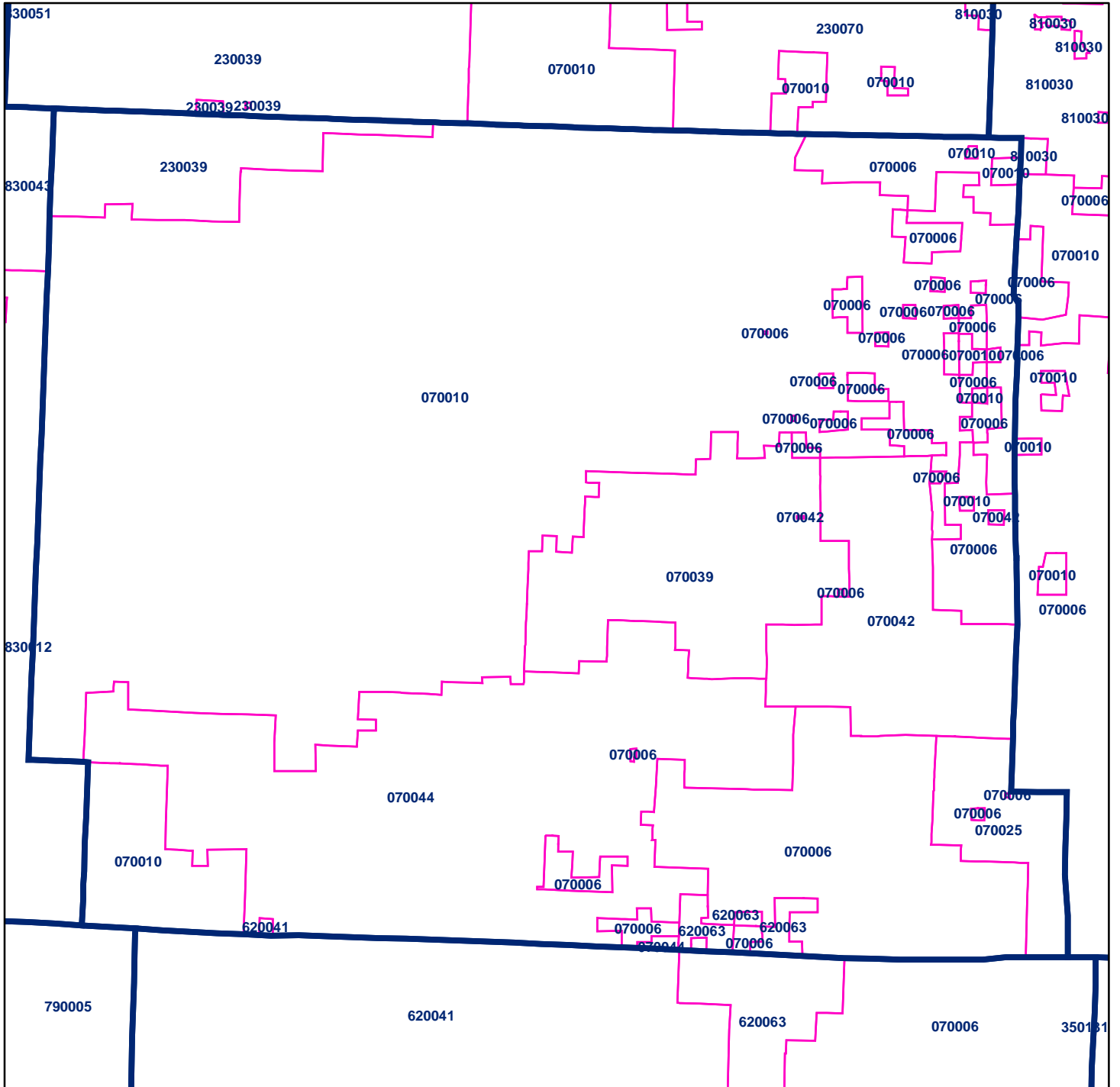
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Box Butte County County Assessor, by certified mail, return receipt requested, 7011 1160 0001 1212 8755.

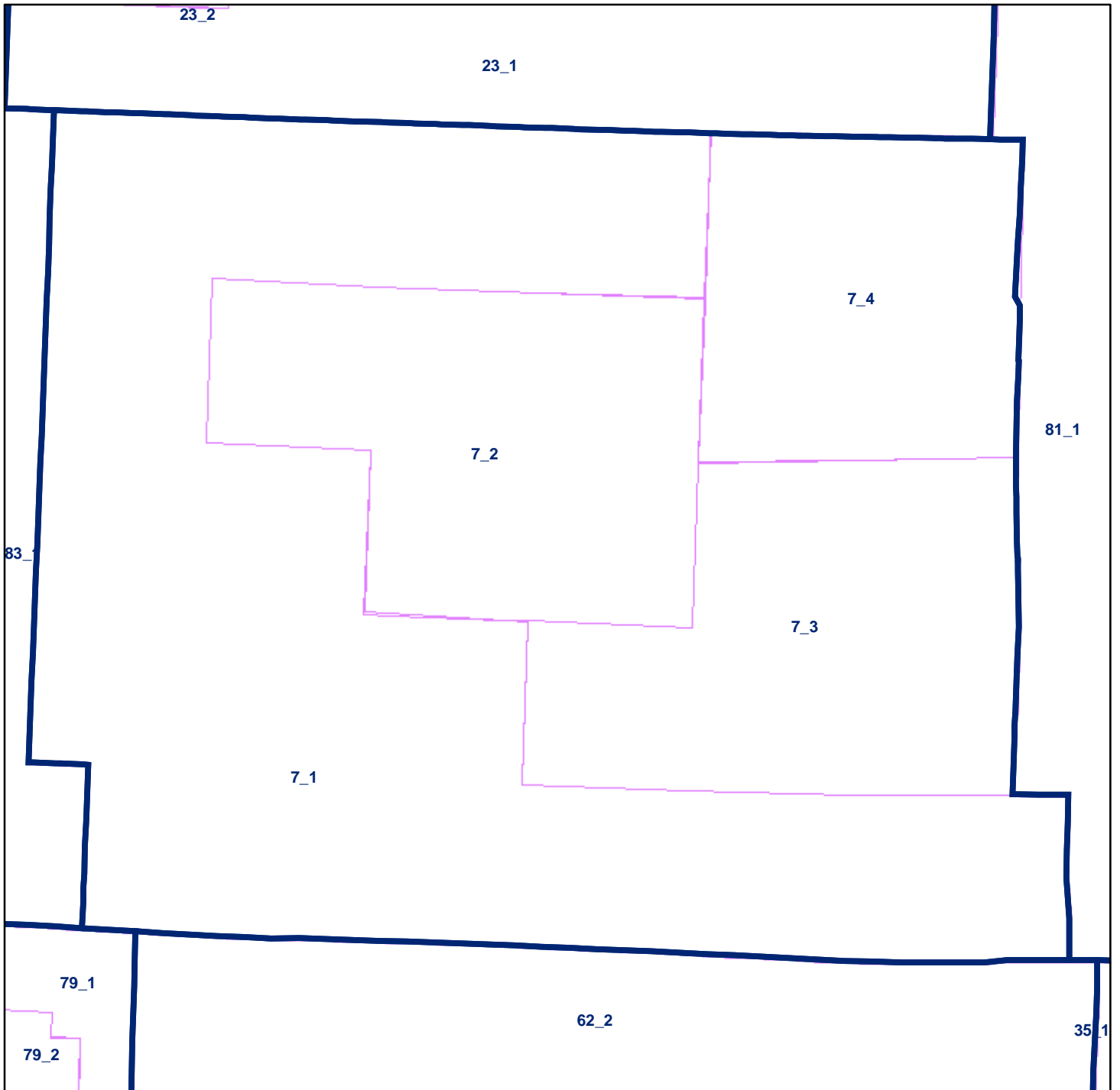
Dated this 10th day of April, 2006.



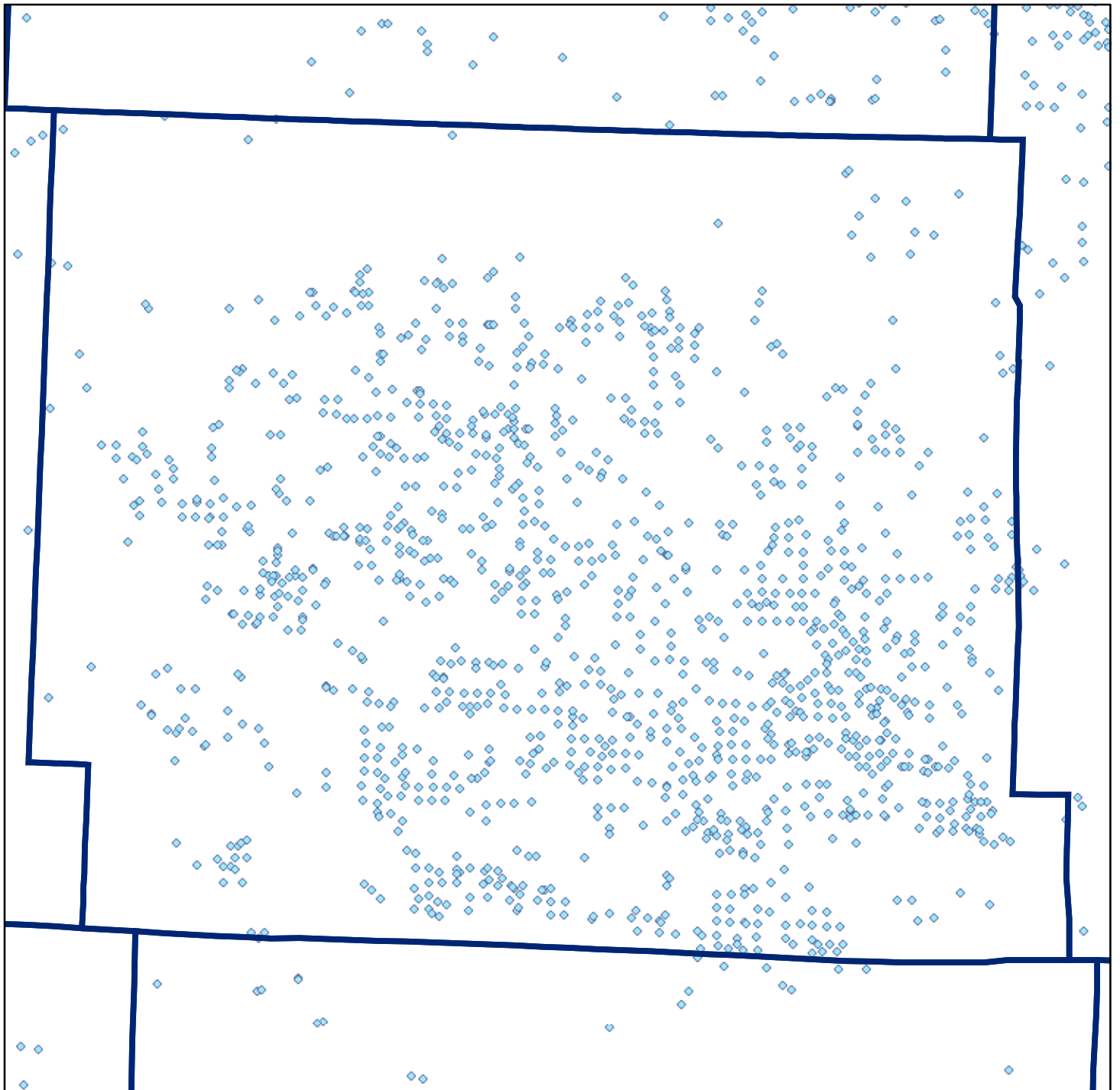
Property Assessment & Taxation



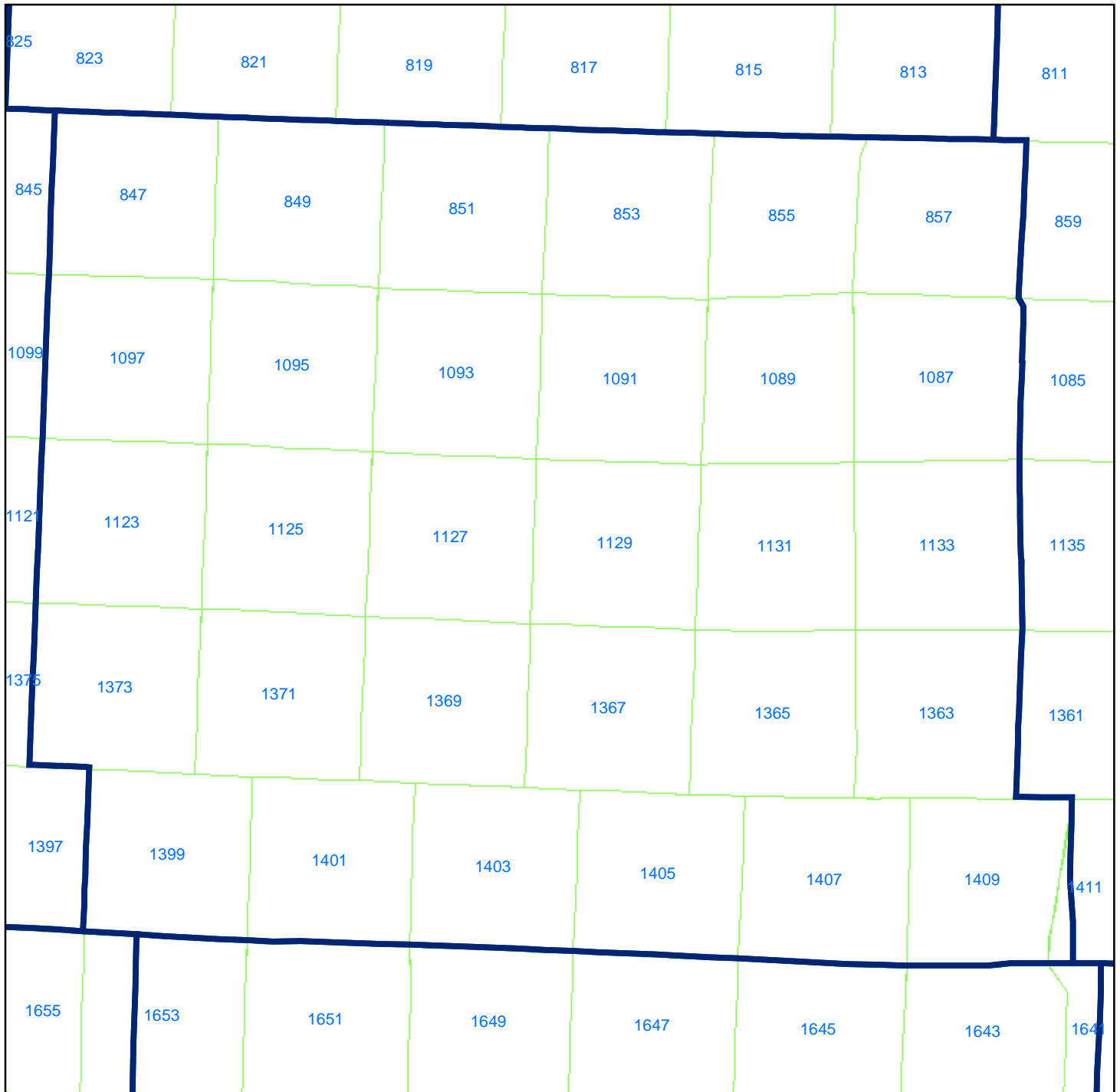
 School Districts



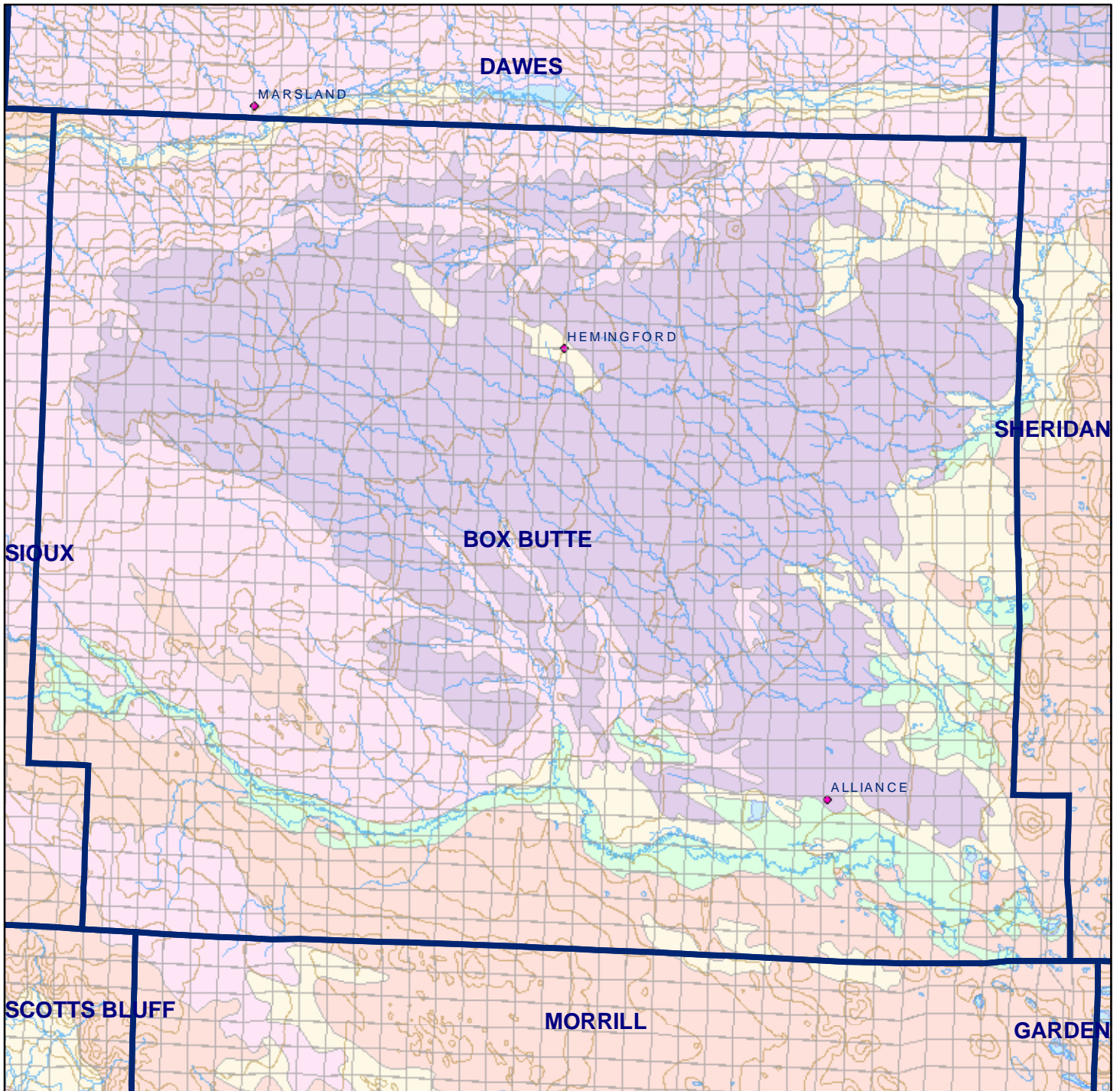
 Market Areas



● Registered Wells > 500 GPM



 Geo Codes



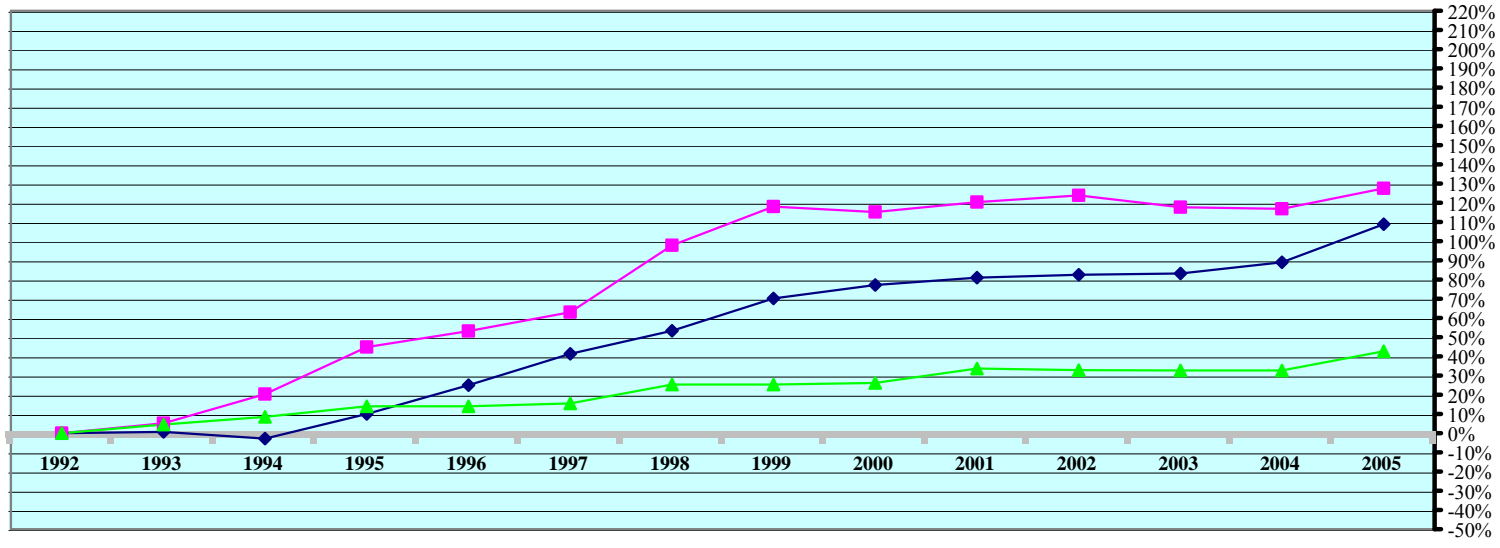
Legend

- 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

Box Butte 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	119,786,938	--	--	--	32,872,485	--	--	--	120,571,055	--	--	--
1993	120,529,708	742,770	0.62%	0.62%	34,587,288	1,714,803	5.22%	5.22%	126,028,795	5,457,740	4.53%	4.53%
1994	116,486,998	-4,042,710	-3.35%	-2.75%	39,575,743	4,988,455	14.42%	20.39%	130,772,530	4,743,735	3.76%	8.46%
1995	131,863,397	15,376,399	13.20%	10.08%	47,637,117	8,061,374	20.37%	44.91%	137,402,886	6,630,356	5.07%	13.96%
1996	149,706,666	17,843,269	13.53%	24.98%	50,342,005	2,704,888	5.68%	53.14%	137,353,364	-49,522	-0.04%	13.92%
1997	169,305,893	19,599,227	13.09%	41.34%	53,559,417	3,217,412	6.39%	62.93%	139,213,344	1,859,980	1.35%	15.46%
1998	183,591,730	14,285,837	8.44%	53.27%	65,042,912	11,483,495	21.44%	97.86%	151,088,128	11,874,784	8.53%	25.31%
1999	203,757,466	20,165,736	10.98%	70.10%	71,679,449	6,636,537	10.20%	118.05%	151,102,774	14,646	0.01%	25.32%
2000	212,291,109	8,533,643	4.19%	77.22%	70,710,889	-968,560	-1.35%	115.11%	152,200,738	1,097,964	0.73%	26.23%
2001	216,797,299	4,506,190	2.12%	80.99%	72,435,870	1,724,981	2.44%	120.35%	161,216,659	9,015,921	5.92%	33.71%
2002	218,698,806	1,901,507	0.88%	82.57%	73,604,712	1,168,842	1.61%	123.91%	160,187,210	-1,029,449	-0.64%	32.86%
2003	219,377,449	678,643	0.31%	83.14%	71,552,597	-2,052,115	-2.79%	117.67%	159,956,316	-230,894	-0.14%	32.67%
2004	226,362,424	6,984,975	3.18%	88.97%	71,288,268	-264,329	-0.37%	116.86%	159,997,820	41,504	0.03%	32.70%
2005	250,229,456	23,867,032	10.54%	108.90%	74,809,348	3,521,080	4.94%	127.57%	172,091,913	12,094,093	7.56%	42.73%

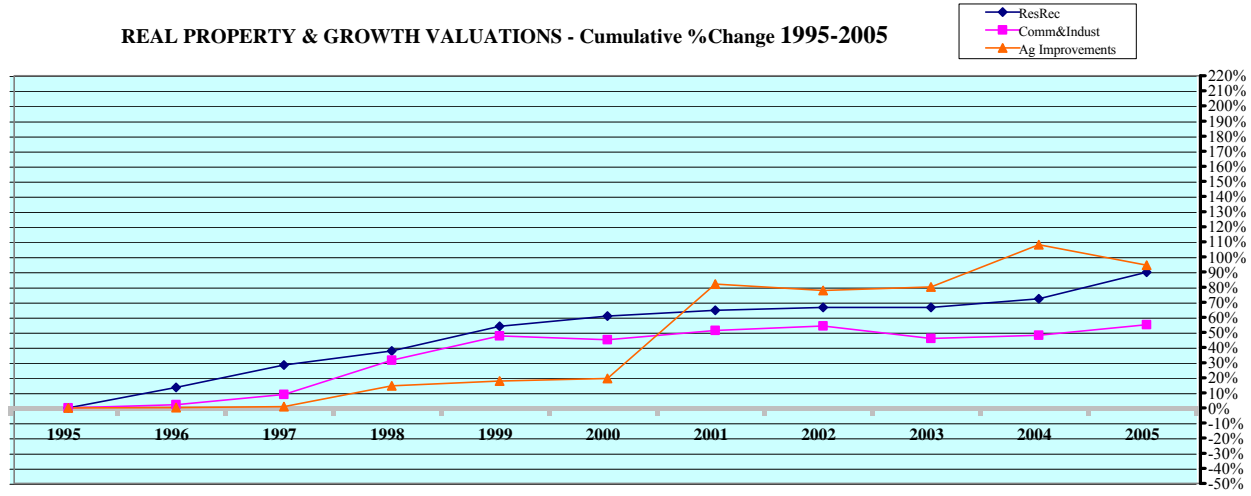
1992-2005 Rate Ann. %chg: Resid & Rec. **5.83%** Comm & Indust **6.53%** Agland **2.77%**

Cnty# **7**
County **BOX BUTTE**

FL area **1**

(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	119,786,938	not avail.	--	--	--	--	32,872,485	not avail.	--	--	--	--
1993	120,529,708	not avail.	--	--	--	--	34,587,288	not avail.	--	--	--	--
1994	116,486,998	not avail.	--	--	--	--	39,575,743	not avail.	--	--	--	--
1995	131,863,397	906,424	0.69%	130,956,973	--	--	47,637,117	98,982	0.21%	47,538,135	--	--
1996	149,706,666	1,005,579	0.67%	148,701,087	12.77%	13.55%	50,342,005	1,778,098	3.53%	48,563,907	1.95%	2.16%
1997	169,305,893	1,140,441	0.67%	168,165,452	12.33%	28.41%	53,559,417	1,817,448	3.39%	51,741,969	2.78%	8.84%
1998	183,591,730	3,260,964	1.78%	180,330,766	6.51%	37.70%	65,042,912	2,509,548	3.86%	62,533,364	16.76%	31.54%
1999	203,757,466	2,001,298	0.98%	201,756,168	9.89%	54.06%	71,679,449	1,449,429	2.02%	70,230,020	7.97%	47.73%
2000	212,291,109	1,538,708	0.72%	210,752,401	3.43%	60.93%	70,710,889	1,710,579	2.42%	69,000,310	-3.74%	45.15%
2001	216,797,299	1,103,454	0.51%	215,693,845	1.60%	64.71%	72,435,870	504,853	0.70%	71,931,017	1.73%	51.31%
2002	218,698,806	699,002	0.32%	217,999,804	0.55%	66.47%	73,604,712	254,110	0.35%	73,350,602	1.26%	54.30%
2003	219,377,449	1,173,085	0.53%	218,204,364	-0.23%	66.62%	71,552,597	2,122,275	2.97%	69,430,322	-5.67%	46.05%
2004	226,362,424	769,170	0.34%	225,593,254	2.83%	72.27%	71,288,268	826,358	1.16%	70,461,910	-1.52%	48.22%
2005	250,229,456	1,693,145	0.68%	248,536,311	9.80%	89.78%	74,809,348	1,035,010	1.38%	73,774,338	3.49%	55.19%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **6.62%**

Comm & Indust **4.49%**

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	23,628,083					
1993	not avail	not avail	23,079,742					
1994	not avail	not avail	23,372,050					
1995	15,402,048	8,161,591	23,563,639	154,296	0.65%	23,409,343	--	--
1996	15,277,815	8,208,156	23,485,971	0	0.00%	23,485,971	-0.33%	0.33%
1997	15,546,332	8,132,777	23,679,109	81,331	0.34%	23,597,778	0.48%	0.80%
1998	17,483,245	9,624,921	27,108,166	271,323	1.00%	26,836,843	13.34%	14.64%
1999	17,796,335	10,134,091	27,930,426	371,470	1.33%	27,558,956	1.66%	17.73%
2000	17,970,952	10,583,920	28,554,872	592,675	2.08%	27,962,197	0.11%	19.45%
2001	30,788,854	11,964,888	42,753,742	120,781	0.28%	42,632,961	49.30%	82.12%
2002	30,666,776	11,782,530	42,449,306	806,326	1.90%	41,642,980	-2.60%	77.89%
2003	30,568,575	12,194,280	42,762,855	577,636	1.35%	42,185,219	-0.62%	80.21%
2004	37,054,075	12,197,554	49,251,629	521,494	1.06%	48,730,135	13.95%	108.17%
2005	33,347,722	12,408,746	45,756,468	241,043	0.53%	45,515,425	-7.59%	94.43%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **6.88%**

(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# **7**
County **BOX BUTTE**

FL area **1**

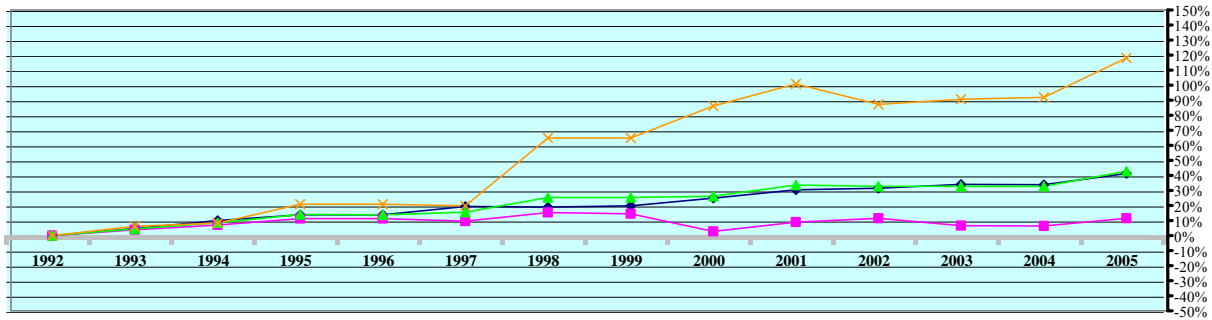
CHART 2

EXHIBIT

7B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	49,797,350	--	--	--	50,257,435	--	--	--	20,487,820	--	--	--
1993	52,096,485	2,299,135	4.62%	4.62%	52,154,615	1,897,180	3.77%	3.77%	21,748,315	1,260,495	6.15%	6.15%
1994	54,812,480	2,715,995	5.21%	10.07%	53,762,215	1,607,600	3.08%	6.97%	22,168,310	419,995	1.93%	8.20%
1995	56,689,724	1,877,244	3.42%	13.84%	55,935,246	2,173,031	4.04%	11.30%	24,746,772	2,578,462	11.63%	20.79%
1996	56,637,567	-52,157	-0.09%	13.74%	55,944,453	9,207	0.02%	11.32%	24,740,160	-6,612	-0.03%	20.76%
1997	59,447,907	2,810,340	4.96%	19.38%	55,085,044	-859,409	-1.54%	9.61%	24,560,693	-179,467	-0.73%	19.88%
1998	59,204,708	-243,199	-0.41%	18.89%	57,954,707	2,869,663	5.21%	15.32%	33,798,268	9,237,575	37.61%	64.97%
1999	59,613,096	408,388	0.69%	19.71%	57,549,574	-405,133	-0.70%	14.51%	33,797,898	-370	0.00%	64.97%
2000	62,142,268	2,529,172	4.24%	24.79%	51,662,279	-5,887,295	-10.23%	2.80%	38,152,790	4,354,892	12.89%	86.22%
2001	65,001,389	2,859,121	4.60%	30.53%	54,788,964	3,126,685	6.05%	9.02%	41,151,261	2,998,471	7.86%	100.86%
2002	65,481,501	480,112	0.74%	31.50%	56,072,976	1,284,012	2.34%	11.57%	38,352,080	-2,799,181	-6.80%	87.19%
2003	66,766,056	1,284,555	1.96%	34.08%	53,623,536	-2,449,440	-4.37%	6.70%	39,063,884	711,804	1.86%	90.67%
2004	66,597,712	-168,344	-0.25%	33.74%	53,509,256	-114,280	-0.21%	6.47%	39,316,452	252,568	0.65%	91.90%
2005	70,393,728	3,796,016	5.70%	41.36%	56,065,341	2,556,085	4.78%	11.56%	44,701,017	5,384,565	13.70%	118.18%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	28,450	--	--	--	120,571,055	--	--	--
1993	--	--	--	--	29,380	930	3.27%	3.27%	126,028,795	5,457,740	4.53%	4.53%
1994	--	--	--	--	29,525	--	0.00%	3.78%	130,772,530	4,743,735	3.76%	8.46%
1995	--	--	--	--	31,144	1,619	5.48%	9.47%	137,402,886	6,630,356	5.07%	13.96%
1996	--	--	--	--	31,184	40	0.13%	9.61%	137,353,364	-49,522	-0.04%	13.92%
1997	--	--	--	--	119,700	88,516	283.85%	320.74%	139,213,344	1,859,980	1.35%	15.46%
1998	--	--	--	--	130,445	10,745	8.98%	358.51%	151,088,128	11,874,784	8.53%	25.31%
1999	--	--	--	--	142,206	11,761	9.02%	399.85%	151,102,774	14,646	0.01%	25.32%
2000	--	--	--	--	243,401	101,195	71.16%	755.54%	152,200,738	1,097,964	0.73%	26.23%
2001	--	--	--	--	275,045	31,644	13.00%	866.77%	161,216,659	9,015,921	5.92%	33.71%
2002	--	--	--	--	280,653	5,608	2.04%	886.48%	160,187,210	-1,029,449	-0.64%	32.86%
2003	84,312	n/a	n/a	n/a	418,528	n/a	n/a	n/a	159,956,316	-230,894	-0.14%	32.67%
2004	84,246	-66	-0.08%	-0.08%	490,154	71,626	17.11%	17.11%	159,997,820	41,504	0.03%	32.70%
2005	83,999	-247	-0.29%	-0.37%	847,828	357,674	72.97%	102.57%	172,091,913	12,094,093	7.56%	42.73%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 7B 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	49,812,770	121,440	410	--	--	50,314,165	222,870	226	--	--	20,458,250	277,868	74	--	--
1993	52,063,615	123,200	423	3.17%	3.17%	52,175,380	221,379	236	4.42%	4.42%	21,760,075	276,624	79	6.76%	6.76%
1994	54,827,880	122,931	446	5.44%	8.78%	53,767,715	221,424	243	2.97%	7.52%	22,166,800	276,904	80	1.27%	8.11%
1995	56,689,724	122,149	464	4.04%	13.17%	55,938,156	221,859	252	3.70%	11.50%	24,756,391	276,814	89	11.25%	20.27%
1996	56,817,699	122,449	464	0.00%	13.17%	55,877,716	221,615	252	0.00%	11.50%	24,730,782	276,584	89	0.00%	20.27%
1997	59,355,287	129,171	460	-0.86%	12.20%	55,177,816	216,435	255	1.19%	12.83%	24,564,735	274,881	89	0.00%	20.27%
1998	59,067,584	129,725	455	-1.09%	10.98%	58,439,492	215,551	271	6.27%	19.91%	33,471,618	274,241	122	37.08%	64.86%
1999	59,604,433	131,063	455	0.00%	10.98%	57,594,494	212,228	271	0.00%	19.91%	33,812,073	276,136	122	0.00%	64.86%
2000	63,039,348	132,112	477	4.84%	16.34%	52,781,557	204,139	259	-4.43%	14.60%	38,635,422	283,389	136	11.48%	83.78%
2001	65,387,480	136,627	479	0.42%	16.83%	55,054,668	213,369	258	-0.39%	14.16%	41,775,579	307,381	136	0.00%	83.78%
2002	65,481,501	136,899	478	-0.21%	16.59%	56,037,867	212,942	263	1.94%	16.37%	38,339,980	303,446	126	-7.35%	70.27%
2003	66,763,456	138,489	482	0.84%	17.56%	53,688,573	205,183	262	-0.38%	15.93%	39,042,929	308,644	126	0.00%	70.27%
2004	66,590,027	139,195	478	-0.75%	16.68%	53,644,032	203,184	264	0.77%	16.82%	39,226,277	308,948	127	0.77%	71.58%
2005	70,336,853	146,496	480	0.36%	17.10%	56,113,537	195,913	286	8.49%	26.74%	44,715,376	307,027	146	14.71%	96.81%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.22%

1.84%

5.35%

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	28,465	5,693	5	--	--	0	0		--	--	120,613,650	627,871	192	--	--
1993	29,285	5,857	5	0.00%		0	0				126,028,355	627,060	201	4.69%	4.69%
1994	29,555	5,911	5	0.00%		0	0				130,791,950	627,170	209	3.98%	8.85%
1995	31,144	6,229	5	0.00%		0	0				137,415,415	627,051	219	4.78%	14.06%
1996	31,209	6,242	5	0.00%		0	0				137,457,406	626,889	219	0.00%	14.06%
1997						118,785	6,399	19	--		139,216,623	626,885	222	1.37%	15.63%
1998						122,415	6,621	18	-5.26%		151,101,109	626,137	241	8.56%	25.52%
1999						136,320	6,873	20	11.11%		151,147,320	626,301	241	0.00%	25.52%
2000						251,895	6,987	36	80.00%		154,708,222	626,627	247	2.49%	28.65%
2001						269,311	8,200	33	-8.33%		162,487,038	665,577	244	-1.21%	27.08%
2002						279,651	8,283	34	3.03%		160,138,999	661,570	242	-0.82%	26.04%
2003	84,102	5,605	15	n/a	n/a	415,323	3,523	118	n/a	n/a	159,994,383	661,444	242	0.00%	26.04%
2004	84,111	5,606	15	0.02%	n/a	482,619	3,889	124	5.16%	n/a	160,027,066	660,823	242	0.07%	26.13%
2005	84,074	5,604	15	0.00%	n/a	847,940	5,658	150	20.77%	n/a	172,097,780	660,697	260	7.56%	35.67%

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

2.37%

7
BOX BUTTE

FL area 1

CHART 4 EXHIBIT 7B 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
12,158	BOX BUTTE	47,024,932	14,994,930	58,853,798	250,229,456	64,936,180	9,873,168	0	172,091,913	33,347,722	12,408,746	0	663,760,845
<i>cnty sectorvalue % of total value:</i>		7.08%	2.26%	8.87%	37.70%	9.78%	1.49%		25.93%	5.02%	1.87%		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
8,959	ALLIANCE	6,798,324	8,377,027	30,828,281	202,835,552	52,349,215	0	0	30,687	40,546	85,510	0	301,345,142
993	HEMINGFORD	3,325,163	218,935	670,877	16,594,358	5,260,363	0	0	0	0	2,888	0	26,072,584
Total of All City Values:		10,123,487	8,595,962	31,499,158	219,429,910	57,609,578	0	0	30,687	40,546	88,398	0	327,417,726
<i>% total citysect of cnty sector</i>		21.53%	57.33%	53.52%	87.69%	88.72%			0.02%	0.12%	0.71%		49.33%

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
73.69%	ALLIANCE	14.46%	55.87%	52.38%	81.06%	80.62%			0.02%	0.12%	0.69%		45.40%
8.17%	HEMINGFORD	7.07%	1.46%	1.14%	6.63%	8.10%					0.02%		3.93%

Cnty#
 County

FL area

Sources: 2005 Certificate of Taxes Levied CTL, 2000 US Census; Dec2005 City Pop. per NE Dept Revenue State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2006