

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Boyd County
08

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.

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

- 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 Assessor Actions

Commercial Real Property

- 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 Assessor Actions

Agricultural Land

- 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 Assessor Actions

2006 County Abstract of Assessment for Real Property Compared with the 2005 Certificate of Taxes Levied (CTL) Report

Statistical Reports Section

R&O Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

Preliminary Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

Assessment Survey Section

County Reports Section

- 2006 County Abstract of Assessment for Real Property, Form 45
- 2006 County Agricultural Land Detail
- County Assessor's Three Year Plan of Assessment

Special Valuation Section

Purpose Statements Section

Glossary

Technical Specification Section

- Commission Summary Calculations
- Correlation Table Calculations
- Statistical Reports Query
- Statistical Reports Calculations
- Map Source
- Valuation History Charts

Certification

Map Section

Valuation History Chart Section

2006 Commission Summary

08 Boyd

Residential Real Property - Current

Number of Sales	42	COD	8.67
Total Sales Price	795507	PRD	105.00
Total Adj. Sales Price	795507	COV	15.19
Total Assessed Value	757970	STD	15.20
Avg. Adj. Sales Price	18940.64	Avg. Abs. Dev.	8.45
Avg. Assessed Value	18046.90	Min	63.00
Median	97.49	Max	164.40
Wgt. Mean	95.28	95% Median C.I.	96.55 to 101.13
Mean	100.05	95% Wgt. Mean C.I.	92.05 to 98.51
		95% Mean C.I.	95.45 to 104.64
% of Value of the Class of all Real Property Value in the County			11.6
% of Records Sold in the Study Period			3.41
% of Value Sold in the Study Period			3.58
Average Assessed Value of the Base			17,178

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	42	97.49	8.67	105.00
2005	53	98.68	15.19	103.47
2004	54	99.03	15.37	104.54
2003	45	99	20.14	108.71
2002	64	97	26.22	112.98
2001	76	98	61.03	138.38

2006 Commission Summary

08 Boyd

Commercial Real Property - Current

Number of Sales	2	COD	2.65
Total Sales Price	65500	PRD	98.90
Total Adj. Sales Price	65500	COV	3.75
Total Assessed Value	65865	STD	3.73
Avg. Adj. Sales Price	32750.00	Avg. Abs. Dev.	2.64
Avg. Assessed Value	32932.50	Min	96.82
Median	99.45	Max	102.09
Wgt. Mean	100.56	95% Median C.I.	N/A
Mean	99.45	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	65.97 to 132.93
% of Value of the Class of all Real Property Value in the County			2.96
% of Records Sold in the Study Period			0.99
% of Value Sold in the Study Period			1.22
Average Assessed Value of the Base			26,620

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	2	99.45	2.65	98.90
2005	5	92.43	18.12	89.15
2004	12	93.02	11.14	95.98
2003	14	93	18.01	103.21
2002	12	81	41.08	122.6
2001	9	82	58.29	149.06

2006 Commission Summary

08 Boyd

Agricultural Land - Current

Number of Sales	26	COD	17.67
Total Sales Price	2268625	PRD	97.72
Total Adj. Sales Price	2268625	COV	23.53
Total Assessed Value	1814860	STD	18.39
Avg. Adj. Sales Price	87254.81	Avg. Abs. Dev.	13.17
Avg. Assessed Value	69802.31	Min	49.87
Median	74.50	Max	129.36
Wgt. Mean	80.00	95% Median C.I.	66.52 to 84.07
Mean	78.17	95% Wgt. Mean C.I.	69.54 to 90.46
		95% Mean C.I.	70.74 to 85.60
% of Value of the Class of all Real Property Value in the County			85.44
% of Records Sold in the Study Period			1.23
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			73,535

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	26	74.50	17.67	97.72
2005	17	76.35	15.67	95.69
2004	17	75.16	20.70	108.72
2003	26	77	18.93	112.89
2002	27	77	25.72	117.76
2001	27	74	25.38	117.57

2006 Opinions of the Property Tax Administrator for Boyd 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 Boyd County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Boyd 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 Boyd County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Boyd 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 Boyd County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Boyd County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Boyd County

Recommendations

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

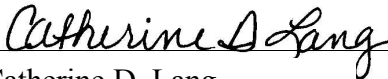
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

2006 Correlation Section for Boyd County

Residential Real Property

I. Correlation

Boyd: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Boyd County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. The coefficient of dispersion is within the acceptable range and with removal of one outlying sale the price related differential falls into range indicating a good level of assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Boyd County.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (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	97	76	78.35
2002	97	64	65.98
2003	93	45	48.39
2004	104	54	51.92
2005	98	53	54.08
2006	90	42	46.67

Boyd: RESIDENTIAL: The utilization table represents the 2006 assessment year has a slight decline in the qualified sales from the previous year. Further review of the non qualified sales revealed that the percentage used is reasonable and the assessment was completed as fairly as possible.

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

2006 Correlation Section for Boyd 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	97	3.72	100.61	98
2002	92.16	0.61	92.72	97
2003	99	6.79	105.72	99
2004	100.59	0.71	101.3	99.03
2005	98.83	-1.09	97.75	98.68
2006	99.75	2.49	102.24	97.49

**2006 Correlation Section
for Boyd County**

Boyd: RESIDENTIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are somewhat dissimilar. However, there is no other information available that would suggest that the qualified median is not the best indication of the level of value for the residential class.

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)
3.51	2001	3.72
4.71	2002	0.61
4	2003	7
-0.4	2004	0.71
-2.78	2005	-1.09
6.9	2006	2.49

Boyd: RESIDENTIAL: The change in total assessed value in the sales file and the change in assessed value is slightly different, not unreasonable, and reflects the assessment actions applied to the

2006 Correlation Section for Boyd County

residential class for the 2006 assessment year.

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 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.

**2006 Correlation Section
for Boyd County**

	Median	Wgt. Mean	Mean
R&O Statistics	97.49	95.28	100.05

Boyd: RESIDENTIAL: All three measures of central tendency are within the acceptable range, suggesting no further analysis is needed.

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.

	COD	PRD
R&O Statistics	8.67	105.00
Difference	0	2

Boyd: RESIDENTIAL: The coefficient of dispersion is within the acceptable range. The price related differential is two percentage points above the range. By removing an extreme outlier (the maximum ratio) the price related differential falls into the acceptable range.

**2006 Correlation Section
for Boyd County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	44	42	-2
Median	99.75	97.49	-2.26
Wgt. Mean	88.12	95.28	7.16
Mean	106.44	100.05	-6.39
COD	25.25	8.67	-16.58
PRD	120.80	105.00	-15.8
Min Sales Ratio	19.80	63.00	43.2
Max Sales Ratio	275.00	164.40	-110.6

Boyd: RESIDENTIAL: A review of the residential statistics indicates two less sales between the preliminary and final statistics. After further verification by the assessor one sale was removed as the parcel has been substantially changed since the date of sale and no longer represents the parcel when it sold. The second sale was removed from the state sales file after further verification determined it was not an arms length transaction. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Boyd County.

2006 Correlation Section for Boyd County

Commerical Real Property

I. Correlation

Boyd: COMMERCIAL: There was no action taken in the commercial class of property for 2006. With only two sales in which to measure, the median is the most appropriate measure for level of value as there is no other information available to disagree with this. Both the coefficient of dispersion and the price related differential are within the acceptable ranges.

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	16	9	56.25
2002	17	12	70.59
2003	22	14	63.64
2004	20	12	60
2005	15	5	33.33
2006	20	2	10

Boyd: COMMERCIAL: The utilization table represents the 2006 assessment year has a decline in the qualified sales from the previous year. Further review of the non qualified sales revealed that the percentage used is reasonable and the assessment was completed as fairly as possible.

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

**2006 Correlation Section
for Boyd 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	82	-8.98	74.64	82
2002	70.008	-8.82	63.9	81
2003	81	-0.77	80.38	93
2004	93.02	-8.21	85.38	93.02
2005	92.43	-3.69	89.02	92.43
2006	96.82	1.34	98.11	99.45

Boyd: COMMERCIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are very similar and appear to support each other. There is no information available that would suggest that the qualified median is not the best indication of the level of value for the commercial class.

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

**2006 Correlation Section
for Boyd County**

Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2006 Preliminary Statistical Reports and the 2006 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2006 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2005 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	-8.98
6.99	2002	-8.82
33	2003	-1
0	2004	-8.21
0	2005	-3.69
-10.31	2006	1.34

Boyd: COMMERCIAL: A comparison of the percent change to the sales base versus the percent change to assessed value (excluding growth) is very dissimilar and do not support each other. Further review indicates that three of the five qualified commercial sales were removed from the sales file between the preliminary and final statistics. With the removal of these sales the percent change in total assessed value in the sales file was significantly affected with such few overall sales.

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

2006 Correlation Section for Boyd County

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 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	99.45	100.56	99.45

**2006 Correlation Section
for Boyd County**

Boyd: COMMERCIAL: Both the median and mean measures of central tendency are within the acceptable range. Based on only two sales in the three-year study period it is believed that the county has attained the required level of value for 2006.

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.

	COD	PRD
R&O Statistics	2.65	98.90
Difference	0	0

Boyd: COMMERCIAL: Based on two sales both the coefficient of dispersion and the price related differential are within the 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

**2006 Correlation Section
for Boyd County**

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	5	2	-3
Median	96.82	99.45	2.63
Wgt. Mean	111.32	100.56	-10.76
Mean	133.88	99.45	-34.43
COD	56.34	2.65	-53.69
PRD	120.27	98.90	-21.37
Min Sales Ratio	54.00	96.82	42.82
Max Sales Ratio	299.93	102.09	-197.84

Boyd: COMMERCIAL: A review of the commercial statistics indicates three less sales between the preliminary and final statistics. After further verification by the assessor the removed sales have been substantially changed since the date of sale and no longer represent the parcels when sold. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Boyd County.

2006 Correlation Section for Boyd County

Agricultural Land

I. Correlation

Boyd: AGRICULTURAL UNIMPROVED: A review of the 2006 Agricultural Unimproved statistics indicates that an accurate measurement of the unimproved agricultural property in Boyd County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. The coefficient of dispersion is within the acceptable range and the price related differential rounds to within the acceptable range indicating a good level of assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Agricultural Unimproved real property, the statistical measurements appear to achieve an acceptable level of value in Boyd County.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (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	45	27	60
2002	49	27	55.1
2003	55	26	47.27
2004	42	17	40.48
2005	47	17	36.17
2006	51	26	50.98

Boyd: AGRICULTURAL UNIMPROVED: A review of the table indicates an increase of fifteen percent in the percentage of agricultural unimproved sales that were utilized for the study period.

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

**2006 Correlation Section
for Boyd County**

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	69	10.73	76.4	74
2002	72.04	12.28	80.89	77
2003	75	5.25	78.94	77
2004	75.16	0.18	75.3	75.16
2005	71.84	4.62	75.16	76.35
2006	60.03	13.86	68.35	74.50

Boyd: AGRICULTURAL UNIMPROVED: The two statistics are somewhat dissimilar and do not

**2006 Correlation Section
for Boyd County**

appear to support each other. There is no information available that would suggest that the Qualified Median is not the best indication of the level of value for Agricultural Unimproved Land in Boyd County.

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

This section analyzes the percentage change of the assessed values in the sales file, between the 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)
6.42	2001	10.73
14.08	2002	12.28
3	2003	5
-0.23	2004	0.18
4.56	2005	4.62
18.57	2006	13.86

Boyd: AGRICULTURAL UNIMPROVED: The change in total assessed value in the sales file and the change in assessed value is slightly different, not unreasonable, and reflects the assessment actions

2006 Correlation Section for Boyd County

applied to the agricultural unimproved class for the 2006 assessment year.

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 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.

**2006 Correlation Section
for Boyd County**

	Median	Wgt. Mean	Mean
R&O Statistics	74.50	80.00	78.17

Boyd: AGRICULTURAL UNIMPROVED: The median, weighted mean and mean measures are all within the acceptable range and support the assessment actions for 2006.

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.

	COD	PRD
R&O Statistics	17.67	97.72
Difference	0	-0.28

Boyd: AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within the acceptable range and the price related differential rounded is also within the acceptable range.

**2006 Correlation Section
for Boyd County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	26	26	0
Median	60.03	74.50	14.47
Wgt. Mean	68.41	80.00	11.59
Mean	66.77	78.17	11.4
COD	22.21	17.67	-4.54
PRD	97.61	97.72	0.11
Min Sales Ratio	41.74	49.87	8.13
Max Sales Ratio	107.98	129.36	21.38

Boyd: AGRICULTURAL UNIMPROVED: A review of the agricultural unimproved statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the agricultural unimproved real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Boyd County.

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

08 Boyd

	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	17,217,785	18,183,440	965,655	5.61	425,855	3.14
2. Recreational	2,958,950	2,997,470	38,520	1.3	75,390	-1.25
3. Ag-Homesite Land, Ag-Res Dwellings	9,354,010	9,436,875	82,865	0.89	*-----	0.89
4. Total Residential (sum lines 1-3)	29,530,745	30,617,785	1,087,040	3.68	501,245	1.98
5. Commercial	5,049,700	5,403,880	354,180	7.01	286,725	1.34
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	4,020,125	4,116,225	96,100	2.39	208,625	-2.8
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	9,069,825	9,520,105	450,280	4.96	363,380	0.96
10. Total Non-Agland Real Property	38,600,570	40,137,890	1,537,320	3.98	996,595	1.4
11. Irrigated	3,345,925	3,345,925	0	0		
12. Dryland	49,967,150	50,823,325	856,175	1.71		
13. Grassland	71,536,995	88,032,395	16,495,400	23.06		
14. Wasteland	286,225	286,225	0	0		
15. Other Agland	5,775	0	-5,775	-100		
16. Total Agricultural Land	125,142,070	142,487,870	17,345,800	13.86		
17. Total Value of All Real Property (Locally Assessed)	163,742,640	182,625,760	18,883,120	11.53	996,595	10.92

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

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	42	MEDIAN:	97	COV:	15.19	95% Median C.I.:	96.55 to 101.13
TOTAL Sales Price:	795,507	WGT. MEAN:	95	STD:	15.20	95% Wgt. Mean C.I.:	92.05 to 98.51
TOTAL Adj.Sales Price:	795,507	MEAN:	100	AVG.ABS.DEV:	8.45	95% Mean C.I.:	95.45 to 104.64
TOTAL Assessed Value:	757,970						
AVG. Adj. Sales Price:	18,940	COD:	8.67	MAX Sales Ratio:	164.40		
AVG. Assessed Value:	18,046	PRD:	105.00	MIN Sales Ratio:	63.00		

Printed: 03/29/2006 20:03:46

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	3	106.50	103.95	102.71	3.89	101.21	96.47	108.89	N/A	5,666	5,820	
10/01/03 TO 12/31/03	5	96.60	89.98	87.80	10.34	102.48	70.00	105.00	N/A	4,540	3,986	
01/01/04 TO 03/31/04	4	102.39	101.82	103.87	3.33	98.02	96.91	105.59	N/A	8,850	9,192	
04/01/04 TO 06/30/04	8	97.31	92.78	90.54	8.52	102.47	63.00	106.50	63.00 to 106.50	32,219	29,173	
07/01/04 TO 09/30/04	3	96.40	97.80	98.72	1.52	99.07	96.29	100.70	N/A	11,733	11,583	
10/01/04 TO 12/31/04	11	99.45	108.62	98.68	12.99	110.07	91.73	164.40	93.16 to 131.33	20,095	19,830	
01/01/05 TO 03/31/05	5	95.53	100.64	94.32	6.50	106.70	93.21	122.50	N/A	32,780	30,917	
04/01/05 TO 06/30/05	3	101.42	99.75	101.06	2.41	98.71	95.25	102.59	N/A	14,166	14,316	
<u>Study Years</u>												
07/01/03 TO 06/30/04	20	97.37	95.56	92.40	8.15	103.43	63.00	108.89	96.47 to 104.88	16,642	15,377	
07/01/04 TO 06/30/05	22	97.60	104.12	97.36	9.14	106.95	91.73	164.40	95.53 to 102.42	21,029	20,473	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	26	98.22	101.45	95.20	9.15	106.57	63.00	164.40	96.55 to 101.56	21,131	20,117	
<u>ALL</u>												
	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
BUTTE	16	100.30	103.23	100.68	6.21	102.53	95.09	131.33	96.63 to 105.59	9,262	9,325	
LYNCH	7	97.15	106.78	96.56	11.39	110.58	93.16	164.40	93.16 to 164.40	14,321	13,829	
NAPER	7	95.25	90.74	95.51	14.36	95.00	63.00	108.89	63.00 to 108.89	18,514	17,682	
SPENCER	12	96.50	97.30	92.99	6.25	104.64	81.67	119.45	91.73 to 101.42	34,788	32,347	
<u>ALL</u>												
	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046	
<u>ALL</u>												
	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	38	97.03	98.11	95.15	6.48	103.11	63.00	131.33	96.47 to 100.70	20,830	19,820	
2	4	113.75	118.39	121.14	22.03	97.73	81.67	164.40	N/A	987	1,196	
<u>ALL</u>												
	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046	

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	42	MEDIAN:	97	COV:	15.19	95% Median C.I.:	96.55 to 101.13
TOTAL Sales Price:	795,507	WGT. MEAN:	95	STD:	15.20	95% Wgt. Mean C.I.:	92.05 to 98.51
TOTAL Adj.Sales Price:	795,507	MEAN:	100	AVG.ABS.DEV:	8.45	95% Mean C.I.:	95.45 to 104.64
TOTAL Assessed Value:	757,970						
AVG. Adj. Sales Price:	18,940	COD:	8.67	MAX Sales Ratio:	164.40		
AVG. Assessed Value:	18,046	PRD:	105.00	MIN Sales Ratio:	63.00		

Printed: 03/29/2006 20:03:46

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	39	97.83	100.40	95.49	9.10	105.14	63.00	164.40	96.55 to 101.56	18,615	17,776
06											
07	3	96.40	95.39	93.05	2.19	102.52	91.73	98.06	N/A	23,166	21,556
ALL	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
08-0005	16	100.30	103.23	100.68	6.21	102.53	95.09	131.33	96.63 to 105.59	9,262	9,325
08-0036	7	97.15	106.78	96.56	11.39	110.58	93.16	164.40	93.16 to 164.40	14,321	13,829
08-0038	19	96.40	94.88	93.58	9.24	101.39	63.00	119.45	89.11 to 102.42	28,792	26,945
52-0001											
52-0100											
NonValid School											
ALL	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046

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	4	113.75	118.39	121.14	22.03	97.73	81.67	164.40	N/A	987	1,196
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	18	97.49	98.15	95.10	8.56	103.21	63.00	131.33	96.47 to 104.88	5,672	5,394
1920 TO 1939	7	96.60	95.51	94.65	2.55	100.91	89.09	99.45	89.09 to 99.45	20,000	18,930
1940 TO 1949											
1950 TO 1959	1	101.42	101.42	101.42			101.42	101.42	N/A	18,000	18,255
1960 TO 1969	2	112.52	112.52	109.79	6.16	102.49	105.59	119.45	N/A	16,500	18,115
1970 TO 1979	5	96.84	96.75	95.21	2.20	101.61	91.73	100.70	N/A	23,220	22,108
1980 TO 1989	2	102.51	102.51	102.46	0.09	100.05	102.42	102.59	N/A	45,300	46,412
1990 TO 1994	3	93.21	92.62	91.08	2.30	101.69	89.11	95.53	N/A	97,252	88,576
1995 TO 1999											
2000 TO Present											
ALL	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	42	MEDIAN:	97	COV:	15.19	95% Median C.I.:	96.55 to 101.13
TOTAL Sales Price:	795,507	WGT. MEAN:	95	STD:	15.20	95% Wgt. Mean C.I.:	92.05 to 98.51
TOTAL Adj.Sales Price:	795,507	MEAN:	100	AVG.ABS.DEV:	8.45	95% Mean C.I.:	95.45 to 104.64
TOTAL Assessed Value:	757,970						
AVG. Adj. Sales Price:	18,940	COD:	8.67	MAX Sales Ratio:	164.40		
AVG. Assessed Value:	18,046	PRD:	105.00	MIN Sales Ratio:	63.00		

Printed: 03/29/2006 20:03:46

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	12	104.94	109.70	105.39	12.78	104.09	81.67	164.40	96.63 to 122.50	2,712	2,858
5000 TO 9999	12	96.43	92.97	92.36	7.22	100.66	63.00	106.50	95.09 to 99.90	6,958	6,426
Total \$ _____											
1 TO 9999	24	97.60	101.34	96.01	11.49	105.54	63.00	164.40	96.40 to 105.00	4,835	4,642
10000 TO 29999	13	98.38	100.02	99.11	4.42	100.92	89.09	119.45	96.60 to 102.59	18,276	18,114
30000 TO 59999	2	92.44	92.44	92.37	0.78	100.08	91.73	93.16	N/A	48,000	44,337
60000 TO 99999	1	102.42	102.42	102.42			102.42	102.42	N/A	72,100	73,845
100000 TO 149999	1	93.21	93.21	93.21			93.21	93.21	N/A	112,000	104,400
150000 TO 249999	1	89.11	89.11	89.11			89.11	89.11	N/A	161,757	144,135
ALL _____											
	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046

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	14	103.00	106.16	99.21	13.92	107.00	70.00	164.40	96.55 to 122.50	3,182	3,157
5000 TO 9999	11	96.47	94.76	94.34	5.07	100.45	63.00	106.50	95.09 to 101.56	7,409	6,989
Total \$ _____											
1 TO 9999	25	97.15	101.15	96.06	11.11	105.29	63.00	164.40	96.47 to 104.88	5,042	4,843
10000 TO 29999	12	98.91	100.30	99.22	4.61	101.09	89.09	119.45	96.78 to 102.59	18,966	18,819
30000 TO 59999	2	92.44	92.44	92.37	0.78	100.08	91.73	93.16	N/A	48,000	44,337
60000 TO 99999	1	102.42	102.42	102.42			102.42	102.42	N/A	72,100	73,845
100000 TO 149999	2	91.16	91.16	90.79	2.25	100.41	89.11	93.21	N/A	136,878	124,267
ALL _____											
	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	113.75	118.39	121.14	22.03	97.73	81.67	164.40	N/A	987	1,196
10	3	106.50	111.41	103.29	10.93	107.86	96.40	131.33	N/A	4,000	4,131
20	23	96.91	96.85	95.35	6.66	101.58	63.00	119.45	95.53 to 101.13	14,091	13,436
30	12	97.34	97.21	94.80	3.95	102.54	89.09	105.59	91.73 to 101.42	37,954	35,980
ALL _____											
	42	97.49	100.05	95.28	8.67	105.00	63.00	164.40	96.55 to 101.13	18,940	18,046

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)
(!: Derived)

NUMBER of Sales:	42	MEDIAN:	97	COV:	15.19	95% Median C.I.:	96.55 to 101.13
TOTAL Sales Price:	795,507	WGT. MEAN:	95	STD:	15.20	95% Wgt. Mean C.I.:	92.05 to 98.51
TOTAL Adj.Sales Price:	795,507	MEAN:	100	AVG.ABS.DEV:	8.45	95% Mean C.I.:	95.45 to 104.64
TOTAL Assessed Value:	757,970						
AVG. Adj. Sales Price:	18,940	COD:	8.67	MAX Sales Ratio:	164.40		
AVG. Assessed Value:	18,046	PRD:	105.00	MIN Sales Ratio:	63.00		

Printed: 03/29/2006 20:03:46

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	113.75	118.39	121.14	22.03	97.73	81.67	164.40	N/A	987	1,196
100	5	96.40	96.86	95.14	2.78	101.81	91.73	102.59	N/A	21,200	20,169
101	21	97.83	100.27	98.20	7.44	102.11	63.00	131.33	96.55 to 104.88	17,442	17,129
104	12	96.97	94.86	91.66	6.15	103.49	70.00	108.89	89.11 to 99.90	26,604	24,385
<u>ALL</u>	<u>42</u>	<u>97.49</u>	<u>100.05</u>	<u>95.28</u>	<u>8.67</u>	<u>105.00</u>	<u>63.00</u>	<u>164.40</u>	<u>96.55 to 101.13</u>	<u>18,940</u>	<u>18,046</u>

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	113.75	118.39	121.14	22.03	97.73	81.67	164.40	N/A	987	1,196
10	4	101.47	101.51	100.40	4.11	101.11	96.63	106.50	N/A	5,000	5,020
20	14	96.66	96.26	94.15	9.45	102.25	63.00	131.33	93.16 to 102.59	10,835	10,201
30	20	97.37	98.73	95.23	4.72	103.68	89.09	119.45	96.29 to 101.42	30,992	29,514
<u>ALL</u>	<u>42</u>	<u>97.49</u>	<u>100.05</u>	<u>95.28</u>	<u>8.67</u>	<u>105.00</u>	<u>63.00</u>	<u>164.40</u>	<u>96.55 to 101.13</u>	<u>18,940</u>	<u>18,046</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	2	MEDIAN:	99	COV:	3.75	95% Median C.I.:	N/A
TOTAL Sales Price:	65,500	WGT. MEAN:	101	STD:	3.73	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	65,500	MEAN:	99	AVG.ABS.DEV:	2.64	95% Mean C.I.:	65.97 to 132.93
TOTAL Assessed Value:	65,865						
AVG. Adj. Sales Price:	32,750	COD:	2.65	MAX Sales Ratio:	102.09		
AVG. Assessed Value:	32,932	PRD:	98.90	MIN Sales Ratio:	96.82		

Printed: 03/29/2006 20:03:49

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____											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
____Study Years____											
07/01/02 TO 06/30/03											
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
____Calendar Yrs____											
01/01/03 TO 12/31/03											
01/01/04 TO 12/31/04											
____ALL____	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BUTTE	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
____ALL____	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

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	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
____ALL____	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

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	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
____ALL____	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

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:	2	MEDIAN:	99	COV:	3.75	95% Median C.I.:	N/A
TOTAL Sales Price:	65,500	WGT. MEAN:	101	STD:	3.73	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	65,500	MEAN:	99	AVG.ABS.DEV:	2.64	95% Mean C.I.:	65.97 to 132.93
TOTAL Assessed Value:	65,865						
AVG. Adj. Sales Price:	32,750	COD:	2.65	MAX Sales Ratio:	102.09		
AVG. Assessed Value:	32,932	PRD:	98.90	MIN Sales Ratio:	96.82		

Printed: 03/29/2006 20:03:49

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
08-0005	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
08-0036											
08-0038											
52-0001											
52-0100											
NonValid School											
ALL	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	96.82	96.82	96.82			96.82	96.82	N/A	19,000	18,395
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

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	96.82	96.82	96.82			96.82	96.82	N/A	19,000	18,395
30000 TO 59999	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
ALL	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

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:	2	MEDIAN:	99	COV:	3.75	95% Median C.I.:	N/A
TOTAL Sales Price:	65,500	WGT. MEAN:	101	STD:	3.73	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	65,500	MEAN:	99	AVG.ABS.DEV:	2.64	95% Mean C.I.:	65.97 to 132.93
TOTAL Assessed Value:	65,865						
AVG. Adj. Sales Price:	32,750	COD:	2.65	MAX Sales Ratio:	102.09		
AVG. Assessed Value:	32,932	PRD:	98.90	MIN Sales Ratio:	96.82		

Printed: 03/29/2006 20:03:49

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	1	96.82	96.82	96.82			96.82	96.82	N/A	19,000	18,395
30000 TO 59999	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
ALL _____	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
ALL _____	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
343	1	102.09	102.09	102.09			102.09	102.09	N/A	46,500	47,470
399	1	96.82	96.82	96.82			96.82	96.82	N/A	19,000	18,395
ALL _____	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932
04											
ALL _____	2	99.45	99.45	100.56	2.65	98.90	96.82	102.09	N/A	32,750	32,932

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:	26	MEDIAN:	75	COV:	23.53	95% Median C.I.:	66.52 to 84.07	(!: Derived)
(AgLand) TOTAL Sales Price:	2,268,625	WGT. MEAN:	80	STD:	18.39	95% Wgt. Mean C.I.:	69.54 to 90.46	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,268,625	MEAN:	78	AVG.ABS.DEV:	13.17	95% Mean C.I.:	70.74 to 85.60	
(AgLand) TOTAL Assessed Value:	1,814,860							
AVG. Adj. Sales Price:	87,254	COD:	17.67	MAX Sales Ratio:	129.36			
AVG. Assessed Value:	69,802	PRD:	97.72	MIN Sales Ratio:	49.87			

Printed: 03/29/2006 20:03:55

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	2	97.18	97.18	105.33	33.12	92.26	64.99	129.36	N/A	131,250	138,247
10/01/02 TO 12/31/02	3	76.37	78.43	77.57	4.02	101.11	74.86	84.07	N/A	84,166	65,288
01/01/03 TO 03/31/03	1	79.82	79.82	79.82			79.82	79.82	N/A	88,000	70,240
04/01/03 TO 06/30/03	1	108.71	108.71	108.71			108.71	108.71	N/A	184,800	200,900
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	4	83.15	80.71	82.65	15.19	97.64	62.00	94.52	N/A	55,193	45,620
01/01/04 TO 03/31/04	2	77.27	77.27	77.13	9.11	100.18	70.23	84.31	N/A	86,325	66,582
04/01/04 TO 06/30/04	2	78.88	78.88	77.49	12.08	101.79	69.34	88.41	N/A	41,900	32,467
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	66.83	64.88	65.90	10.01	98.46	49.87	76.00	N/A	119,129	78,502
01/01/05 TO 03/31/05	4	66.04	67.98	68.83	12.14	98.77	58.13	81.72	N/A	71,203	49,006
04/01/05 TO 06/30/05	3	66.06	82.57	74.60	26.51	110.67	64.54	117.09	N/A	80,756	60,248
<u>Study Years</u>											
07/01/02 TO 06/30/03	7	79.82	88.31	94.38	18.96	93.57	64.99	129.36	64.99 to 129.36	112,542	106,214
07/01/03 TO 06/30/04	8	79.23	79.39	79.75	13.20	99.55	62.00	94.52	62.00 to 94.52	59,653	47,572
07/01/04 TO 06/30/05	11	66.52	70.83	68.83	15.28	102.91	49.87	117.09	58.13 to 81.72	91,236	62,798
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	6	85.99	85.23	91.91	15.40	92.73	62.00	108.71	62.00 to 108.71	82,262	75,603
01/01/04 TO 12/31/04	8	69.79	71.48	69.87	11.83	102.30	49.87	88.41	49.87 to 88.41	91,620	64,013
<u>ALL</u>											
	26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

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:	26	MEDIAN:	75	COV:	23.53	95% Median C.I.:	66.52 to 84.07	(!: Derived)
(AgLand) TOTAL Sales Price:	2,268,625	WGT. MEAN:	80	STD:	18.39	95% Wgt. Mean C.I.:	69.54 to 90.46	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,268,625	MEAN:	78	AVG.ABS.DEV:	13.17	95% Mean C.I.:	70.74 to 85.60	
(AgLand) TOTAL Assessed Value:	1,814,860							
AVG. Adj. Sales Price:	87,254	COD:	17.67	MAX Sales Ratio:	129.36			
AVG. Assessed Value:	69,802	PRD:	97.72	MIN Sales Ratio:	49.87			

Printed: 03/29/2006 20:03:55

GEO CODE / TOWNSHIP #		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
11		1	66.06	66.06	66.06			66.06	66.06	N/A	48,000	31,710
181		1	117.09	117.09	117.09			117.09	117.09	N/A	45,000	52,690
185		2	79.34	79.34	75.75	16.16	104.74	66.52	92.16	N/A	119,667	90,645
187		2	62.94	62.94	62.99	20.76	99.92	49.87	76.00	N/A	59,771	37,647
189		2	69.70	69.70	68.80	7.40	101.30	64.54	74.86	N/A	127,135	87,472
191		2	91.43	91.43	102.44	18.90	89.26	74.15	108.71	N/A	112,900	115,650
219		3	69.34	67.19	67.83	3.96	99.05	62.00	70.23	N/A	61,533	41,738
221		4	88.12	92.65	98.63	21.89	93.93	64.99	129.36	N/A	100,125	98,757
223		2	86.24	86.24	85.69	2.52	100.64	84.07	88.41	N/A	47,900	41,045
3		1	76.37	76.37	76.37			76.37	76.37	N/A	87,500	66,825
5		2	73.48	73.48	70.96	8.63	103.55	67.14	79.82	N/A	145,907	103,540
9		4	66.04	68.63	69.23	13.12	99.13	58.13	84.31	N/A	69,116	47,847
ALL		26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

AREA (MARKET)		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1		26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802
ALL		26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

STATUS: IMPROVED, UNIMPROVED & IOLL		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2		26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802
ALL		26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

SCHOOL DISTRICT *		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)												
08-0005		2	79.34	79.34	75.75	16.16	104.74	66.52	92.16	N/A	119,667	90,645
08-0036		10	77.93	84.34	92.50	20.79	91.18	62.00	129.36	64.99 to 108.71	84,670	78,319
08-0038		14	72.57	73.60	71.91	15.23	102.35	49.87	117.09	61.80 to 84.07	84,470	60,741
52-0001												
52-0100												
NonValid School												
ALL		26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

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:	26	MEDIAN:	75	COV:	23.53	95% Median C.I.:	66.52 to 84.07	(!: Derived)
(AgLand) TOTAL Sales Price:	2,268,625	WGT. MEAN:	80	STD:	18.39	95% Wgt. Mean C.I.:	69.54 to 90.46	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,268,625	MEAN:	78	AVG.ABS.DEV:	13.17	95% Mean C.I.:	70.74 to 85.60	
(AgLand) TOTAL Assessed Value:	1,814,860							
AVG. Adj. Sales Price:	87,254	COD:	17.67	MAX Sales Ratio:	129.36			
AVG. Assessed Value:	69,802	PRD:	97.72	MIN Sales Ratio:	49.87			

Printed: 03/29/2006 20:03:55

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	9	69.34	70.31	68.55	14.63	102.57	49.87	94.52	58.13 to 88.41	48,528	33,263
100.01 TO 180.00	11	76.37	80.15	78.20	13.04	102.50	61.80	117.09	64.99 to 92.16	80,302	62,793
180.01 TO 330.00	4	66.83	69.98	68.60	6.66	102.02	64.54	81.72	N/A	149,811	102,765
330.01 TO 650.00	2	119.04	119.04	118.44	8.67	100.51	108.71	129.36	N/A	174,650	206,850
ALL	26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

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	1	58.13	58.13	58.13			58.13	58.13	N/A	65,100	37,845
DRY-N/A	5	92.16	92.59	88.73	11.38	104.34	74.86	117.09	N/A	73,164	64,921
GRASS	6	75.07	82.24	92.25	17.92	89.15	62.00	129.36	62.00 to 129.36	82,516	76,121
GRASS-N/A	14	68.24	72.71	74.16	14.24	98.04	49.87	108.71	64.54 to 84.07	95,900	71,120
ALL	26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

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	2	66.50	66.50	68.46	12.57	97.13	58.13	74.86	N/A	85,050	58,222
DRY-N/A	4	93.34	97.02	94.32	9.41	102.86	84.31	117.09	N/A	65,206	61,501
GRASS	12	72.19	75.47	80.05	16.89	94.28	49.87	129.36	64.99 to 81.72	81,425	65,181
GRASS-N/A	8	69.81	75.71	77.88	14.33	97.22	61.80	108.71	61.80 to 108.71	107,574	83,778
ALL	26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

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	6	88.23	86.84	84.11	16.33	103.25	58.13	117.09	58.13 to 117.09	71,820	60,408
GRASS	20	70.25	75.57	79.03	16.11	95.62	49.87	129.36	66.06 to 79.82	91,885	72,620
ALL	26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

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:	26	MEDIAN:	75	COV:	23.53	95% Median C.I.:	66.52 to 84.07	(!: Derived)
(AgLand) TOTAL Sales Price:	2,268,625	WGT. MEAN:	80	STD:	18.39	95% Wgt. Mean C.I.:	69.54 to 90.46	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,268,625	MEAN:	78	AVG.ABS.DEV:	13.17	95% Mean C.I.:	70.74 to 85.60	
(AgLand) TOTAL Assessed Value:	1,814,860							
AVG. Adj. Sales Price:	87,254	COD:	17.67	MAX Sales Ratio:	129.36			
AVG. Assessed Value:	69,802	PRD:	97.72	MIN Sales Ratio:	49.87			

Printed: 03/29/2006 20:03:55

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 \$ _____											
30000 TO 59999	9	70.27	76.86	75.41	20.06	101.91	49.87	117.09	62.00 to 94.52	46,295	34,913
60000 TO 99999	11	76.37	75.42	75.53	10.82	99.85	58.13	92.16	61.80 to 84.31	81,038	61,207
100000 TO 149999	2	69.70	69.70	68.80	7.40	101.30	64.54	74.86	N/A	127,135	87,472
150000 TO 249999	4	87.93	92.93	92.37	29.69	100.60	66.52	129.36	N/A	176,568	163,103
ALL _____											
	26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

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	1	49.87	49.87	49.87			49.87	49.87	N/A	59,542	29,695
30000 TO 59999	12	72.21	76.82	75.17	16.92	102.20	58.13	117.09	62.00 to 88.41	51,934	39,038
60000 TO 99999	9	76.37	76.56	75.52	9.22	101.37	64.54	92.16	64.99 to 84.31	97,732	73,809
100000 TO 149999	2	66.83	66.83	66.87	0.47	99.93	66.52	67.14	N/A	178,487	119,357
150000 TO 249999	2	119.04	119.04	118.44	8.67	100.51	108.71	129.36	N/A	174,650	206,850
ALL _____											
	26	74.50	78.17	80.00	17.67	97.72	49.87	129.36	66.52 to 84.07	87,254	69,802

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	44	MEDIAN:	100	COV:	39.40	95% Median C.I.:	93.92 to 106.39
TOTAL Sales Price:	800,707	WGT. MEAN:	88	STD:	41.94	95% Wgt. Mean C.I.:	78.03 to 98.21
TOTAL Adj.Sales Price:	800,707	MEAN:	106	AVG.ABS.DEV:	25.19	95% Mean C.I.:	94.05 to 118.84
TOTAL Assessed Value:	705,580						
AVG. Adj. Sales Price:	18,197	COD:	25.25	MAX Sales Ratio:	275.00		
AVG. Assessed Value:	16,035	PRD:	120.80	MIN Sales Ratio:	19.80		

Printed: 02/27/2006 14:39:22

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	3	99.00	100.47	100.15	1.89	100.32	98.40	104.00	N/A	5,666	5,675	
10/01/03 TO 12/31/03	5	99.05	90.41	88.41	11.30	102.26	66.86	105.00	N/A	4,540	4,014	
01/01/04 TO 03/31/04	5	98.88	85.62	92.26	21.44	92.79	19.80	113.82	N/A	8,080	7,455	
04/01/04 TO 06/30/04	8	92.75	96.13	81.33	18.26	118.20	70.80	133.73	70.80 to 133.73	32,219	26,203	
07/01/04 TO 09/30/04	3	98.67	97.53	97.57	7.60	99.95	85.71	108.20	N/A	11,733	11,448	
10/01/04 TO 12/31/04	11	111.79	115.15	87.47	33.95	131.64	52.83	191.00	54.73 to 176.65	20,095	17,577	
01/01/05 TO 03/31/05	6	115.14	146.37	91.85	42.72	159.36	81.32	275.00	81.32 to 275.00	27,350	25,121	
04/01/05 TO 06/30/05	3	101.22	98.51	101.53	6.08	97.02	87.92	106.39	N/A	14,166	14,383	
<u>Study Years</u>												
07/01/03 TO 06/30/04	21	98.88	92.88	84.06	14.98	110.50	19.80	133.73	83.81 to 103.78	16,088	13,523	
07/01/04 TO 06/30/05	23	106.39	118.82	91.08	31.66	130.46	52.83	275.00	93.92 to 122.50	20,123	18,329	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	27	98.88	102.09	85.61	26.50	119.25	19.80	191.00	85.71 to 113.82	20,533	17,577	
<u>ALL</u>												
	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
BUTTE	17	102.46	123.76	105.22	26.39	117.62	85.71	275.00	98.67 to 123.50	8,729	9,185	
LYNCH	8	96.46	99.69	87.58	35.11	113.84	19.80	164.40	19.80 to 164.40	13,156	11,521	
NAPER	7	90.46	88.68	94.80	12.22	93.55	66.86	104.00	66.86 to 104.00	18,514	17,550	
SPENCER	12	102.03	96.78	80.11	22.92	120.82	52.83	176.65	70.80 to 108.20	34,788	27,867	
<u>ALL</u>												
	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035	
<u>ALL</u>												
	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	38	99.28	103.03	88.34	19.67	116.63	52.83	191.00	93.92 to 104.00	20,830	18,401	
2	6	113.75	128.06	69.13	52.08	185.26	19.80	275.00	19.80 to 275.00	1,525	1,054	
<u>ALL</u>												
	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	44	MEDIAN:	100	COV:	39.40	95% Median C.I.:	93.92 to 106.39
TOTAL Sales Price:	800,707	WGT. MEAN:	88	STD:	41.94	95% Wgt. Mean C.I.:	78.03 to 98.21
TOTAL Adj.Sales Price:	800,707	MEAN:	106	AVG.ABS.DEV:	25.19	95% Mean C.I.:	94.05 to 118.84
TOTAL Assessed Value:	705,580						
AVG. Adj. Sales Price:	18,197	COD:	25.25	MAX Sales Ratio:	275.00		
AVG. Assessed Value:	16,035	PRD:	120.80	MIN Sales Ratio:	19.80		

Printed: 02/27/2006 14:39:22

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01 06 07	41	100.00	108.97	90.77	24.58	120.05	19.80	275.00	95.04 to 106.39	17,834	16,187
ALL	3	54.73	71.92	60.25	33.72	119.37	52.83	108.20	N/A	23,166	13,958
ALL	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
08-0005	17	102.46	123.76	105.22	26.39	117.62	85.71	275.00	98.67 to 123.50	8,729	9,185
08-0036	8	96.46	99.69	87.58	35.11	113.84	19.80	164.40	19.80 to 164.40	13,156	11,521
08-0038	19	98.40	93.80	83.59	19.64	112.22	52.83	176.65	71.69 to 106.39	28,792	24,066
52-0001 52-0100 NonValid School											
ALL	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	113.75	128.06	69.13	52.08	185.26	19.80	275.00	19.80 to 275.00	1,525	1,054
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	18	98.94	103.89	96.63	16.26	107.51	66.86	191.00	91.80 to 111.79	5,672	5,480
1920 TO 1939	7	99.05	111.28	95.82	28.82	116.13	65.78	189.18	65.78 to 189.18	20,000	19,164
1940 TO 1949											
1950 TO 1959	1	106.39	106.39	106.39			106.39	106.39	N/A	18,000	19,150
1960 TO 1969	2	140.22	140.22	125.86	25.98	111.40	103.78	176.65	N/A	16,500	20,767
1970 TO 1979	5	98.67	83.38	76.57	20.90	108.90	52.83	108.20	N/A	23,220	17,779
1980 TO 1989	2	101.33	101.33	101.40	0.11	99.93	101.22	101.44	N/A	45,300	45,932
1990 TO 1994	3	81.32	86.63	77.12	15.16	112.33	70.80	107.78	N/A	97,252	75,001
1995 TO 1999											
2000 TO Present											
ALL	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	44	MEDIAN:	100	COV:	39.40	95% Median C.I.:	93.92 to 106.39
TOTAL Sales Price:	800,707	WGT. MEAN:	88	STD:	41.94	95% Wgt. Mean C.I.:	78.03 to 98.21
TOTAL Adj.Sales Price:	800,707	MEAN:	106	AVG.ABS.DEV:	25.19	95% Mean C.I.:	94.05 to 118.84
TOTAL Assessed Value:	705,580						
AVG. Adj. Sales Price:	18,197	COD:	25.25	MAX Sales Ratio:	275.00		
AVG. Assessed Value:	16,035	PRD:	120.80	MIN Sales Ratio:	19.80		

(!: AVTot=0)

(!: Derived)

Printed: 02/27/2006 14:39:22

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	13	113.82	132.94	117.77	27.89	112.88	81.67	275.00	99.50 to 164.40	2,519	2,966
5000 TO 9999	13	91.80	89.64	88.45	25.47	101.34	19.80	189.18	66.86 to 100.00	6,807	6,021
Total \$ _____											
1 TO 9999	26	99.75	111.29	96.37	30.75	115.48	19.80	275.00	91.80 to 113.82	4,663	4,494
10000 TO 29999	13	102.46	108.92	106.35	13.29	102.42	83.81	176.65	95.04 to 116.97	18,276	19,438
30000 TO 59999	2	60.25	60.25	59.68	9.17	100.96	54.73	65.78	N/A	48,000	28,645
60000 TO 99999	1	101.44	101.44	101.44			101.44	101.44	N/A	72,100	73,140
100000 TO 149999	1	81.32	81.32	81.32			81.32	81.32	N/A	112,000	91,075
150000 TO 249999	1	70.80	70.80	70.80			70.80	70.80	N/A	161,757	114,530
ALL _____											
	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035

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	17	104.00	112.98	88.74	33.78	127.33	19.80	275.00	81.67 to 123.50	3,514	3,118
5000 TO 9999	9	99.00	98.07	95.95	11.80	102.20	71.69	137.13	85.71 to 108.20	7,333	7,036
Total \$ _____											
1 TO 9999	26	99.28	107.82	92.52	27.44	116.53	19.80	275.00	91.80 to 111.79	4,836	4,475
10000 TO 29999	15	102.46	108.44	94.34	22.43	114.94	54.73	189.18	90.46 to 116.97	21,940	20,699
60000 TO 99999	2	91.38	91.38	89.20	11.01	102.44	81.32	101.44	N/A	92,050	82,107
100000 TO 149999	1	70.80	70.80	70.80			70.80	70.80	N/A	161,757	114,530
ALL _____											
	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	113.75	128.06	69.13	52.08	185.26	19.80	275.00	19.80 to 275.00	1,525	1,054
10	3	123.50	140.90	122.38	22.35	115.14	108.20	191.00	N/A	4,000	4,895
20	23	99.00	102.25	91.40	20.31	111.87	52.83	189.18	87.92 to 107.78	14,091	12,878
30	12	99.09	95.07	85.27	12.93	111.49	54.73	133.73	83.81 to 103.78	37,954	32,362
ALL _____											
	44	99.75	106.44	88.12	25.25	120.80	19.80	275.00	93.92 to 106.39	18,197	16,035

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	44	MEDIAN:	100	COV:	39.40	95% Median C.I.:	93.92 to 106.39
TOTAL Sales Price:	800,707	WGT. MEAN:	88	STD:	41.94	95% Wgt. Mean C.I.:	78.03 to 98.21
TOTAL Adj.Sales Price:	800,707	MEAN:	106	AVG.ABS.DEV:	25.19	95% Mean C.I.:	94.05 to 118.84
TOTAL Assessed Value:	705,580						
AVG. Adj. Sales Price:	18,197	COD:	25.25	MAX Sales Ratio:	275.00		
AVG. Assessed Value:	16,035	PRD:	120.80	MIN Sales Ratio:	19.80		

Printed: 02/27/2006 14:39:22

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	6	113.75	128.06	69.13	52.08	185.26	19.80	275.00	19.80 to 275.00	1,525	1,054	
100	5	101.22	84.95	75.47	21.42	112.56	52.83	108.20	N/A	21,200	16,000	
101	21	100.00	111.77	98.30	18.70	113.71	71.69	191.00	98.67 to 111.79	17,442	17,146	
104	12	91.13	95.26	81.18	19.38	117.34	65.78	137.13	70.80 to 116.97	26,604	21,598	
<u>ALL</u>	<u>44</u>	<u>99.75</u>	<u>106.44</u>	<u>88.12</u>	<u>25.25</u>	<u>120.80</u>	<u>19.80</u>	<u>275.00</u>	<u>93.92 to 106.39</u>	<u>18,197</u>	<u>16,035</u>	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	6	113.75	128.06	69.13	52.08	185.26	19.80	275.00	19.80 to 275.00	1,525	1,054	
10	4	99.19	93.68	81.97	17.97	114.28	52.83	123.50	N/A	5,000	4,098	
20	14	97.57	101.63	88.15	21.91	115.30	65.78	191.00	71.69 to 111.79	10,835	9,551	
30	20	99.53	105.88	88.59	18.65	119.52	54.73	189.18	95.04 to 106.39	30,992	27,457	
<u>ALL</u>	<u>44</u>	<u>99.75</u>	<u>106.44</u>	<u>88.12</u>	<u>25.25</u>	<u>120.80</u>	<u>19.80</u>	<u>275.00</u>	<u>93.92 to 106.39</u>	<u>18,197</u>	<u>16,035</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:	5	MEDIAN:	97	COV:	71.73	95% Median C.I.:	N/A
TOTAL Sales Price:	90,342	WGT. MEAN:	111	STD:	96.03	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	90,342	MEAN:	134	AVG.ABS.DEV:	54.55	95% Mean C.I.:	14.66 to 253.10
TOTAL Assessed Value:	100,570						
AVG. Adj. Sales Price:	18,068	COD:	56.34	MAX Sales Ratio:	299.93		
AVG. Assessed Value:	20,114	PRD:	120.27	MIN Sales Ratio:	54.00		

Printed: 02/27/2006 14:39:25

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											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03	1	95.93	95.93	95.93			95.93	95.93	N/A	20,000	19,185
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	299.93	299.93	299.93			299.93	299.93	N/A	1,342	4,025
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	96.82	91.19	112.12	23.67	81.33	54.00	122.74	N/A	23,000	25,786
<u>Study Years</u>											
07/01/02 TO 06/30/03	1	95.93	95.93	95.93			95.93	95.93	N/A	20,000	19,185
07/01/03 TO 06/30/04	1	299.93	299.93	299.93			299.93	299.93	N/A	1,342	4,025
07/01/04 TO 06/30/05	3	96.82	91.19	112.12	23.67	81.33	54.00	122.74	N/A	23,000	25,786
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	1	95.93	95.93	95.93			95.93	95.93	N/A	20,000	19,185
01/01/04 TO 12/31/04	1	299.93	299.93	299.93			299.93	299.93	N/A	1,342	4,025
<u>ALL</u>	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BUTTE	2	109.78	109.78	115.22	11.81	95.28	96.82	122.74	N/A	32,750	37,735
RURAL	1	95.93	95.93	95.93			95.93	95.93	N/A	20,000	19,185
SPENCER	2	176.96	176.96	122.16	69.49	144.86	54.00	299.93	N/A	2,421	2,957
<u>ALL</u>	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

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	3	96.82	91.19	112.12	23.67	81.33	54.00	122.74	N/A	23,000	25,786
2	2	197.93	197.93	108.75	51.53	182.00	95.93	299.93	N/A	10,671	11,605
<u>ALL</u>	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

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:	5	MEDIAN:	97	COV:	71.73	95% Median C.I.:	N/A
TOTAL Sales Price:	90,342	WGT. MEAN:	111	STD:	96.03	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	90,342	MEAN:	134	AVG.ABS.DEV:	54.55	95% Mean C.I.:	14.66 to 253.10
TOTAL Assessed Value:	100,570						
AVG. Adj. Sales Price:	18,068	COD:	56.34	MAX Sales Ratio:	299.93		
AVG. Assessed Value:	20,114	PRD:	120.27	MIN Sales Ratio:	54.00		

Printed: 02/27/2006 14:39:25

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	3	96.82	105.16	110.71	9.23	94.99	95.93	122.74	N/A	28,500	31,551
2	2	176.96	176.96	122.16	69.49	144.86	54.00	299.93	N/A	2,421	2,957
ALL	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
08-0005	2	109.78	109.78	115.22	11.81	95.28	96.82	122.74	N/A	32,750	37,735
08-0036											
08-0038	3	95.93	149.95	101.04	85.46	148.41	54.00	299.93	N/A	8,280	8,366
52-0001											
52-0100											
NonValid School											
ALL	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

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	2	176.96	176.96	122.16	69.49	144.86	54.00	299.93	N/A	2,421	2,957
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	96.82	96.82	96.82			96.82	96.82	N/A	19,000	18,395
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	122.74	122.74	122.74			122.74	122.74	N/A	46,500	57,075
1970 TO 1979	1	95.93	95.93	95.93			95.93	95.93	N/A	20,000	19,185
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

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:	5	MEDIAN:	97	COV:	71.73	95% Median C.I.:	N/A
TOTAL Sales Price:	90,342	WGT. MEAN:	111	STD:	96.03	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	90,342	MEAN:	134	AVG.ABS.DEV:	54.55	95% Mean C.I.:	14.66 to 253.10
TOTAL Assessed Value:	100,570						
AVG. Adj. Sales Price:	18,068	COD:	56.34	MAX Sales Ratio:	299.93		
AVG. Assessed Value:	20,114	PRD:	120.27	MIN Sales Ratio:	54.00		

Printed: 02/27/2006 14:39:25

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	176.96	176.96	122.16	69.49	144.86	54.00	299.93	N/A	2,421	2,957
Total \$ _____											
1 TO 9999	2	176.96	176.96	122.16	69.49	144.86	54.00	299.93	N/A	2,421	2,957
10000 TO 29999	2	96.37	96.37	96.36	0.46	100.01	95.93	96.82	N/A	19,500	18,790
30000 TO 59999	1	122.74	122.74	122.74			122.74	122.74	N/A	46,500	57,075
ALL _____											
	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

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	176.96	176.96	122.16	69.49	144.86	54.00	299.93	N/A	2,421	2,957
Total \$ _____											
1 TO 9999	2	176.96	176.96	122.16	69.49	144.86	54.00	299.93	N/A	2,421	2,957
10000 TO 29999	2	96.37	96.37	96.36	0.46	100.01	95.93	96.82	N/A	19,500	18,790
30000 TO 59999	1	122.74	122.74	122.74			122.74	122.74	N/A	46,500	57,075
ALL _____											
	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	176.96	176.96	122.16	69.49	144.86	54.00	299.93	N/A	2,421	2,957
10	3	96.82	105.16	110.71	9.23	94.99	95.93	122.74	N/A	28,500	31,551
ALL _____											
	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	176.96	176.96	122.16	69.49	144.86	54.00	299.93	N/A	2,421	2,957
343	1	122.74	122.74	122.74			122.74	122.74	N/A	46,500	57,075
399	1	96.82	96.82	96.82			96.82	96.82	N/A	19,000	18,395
437	1	95.93	95.93	95.93			95.93	95.93	N/A	20,000	19,185
ALL _____											
	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114

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:	5	MEDIAN:	97	COV:	71.73	95% Median C.I.:	N/A
TOTAL Sales Price:	90,342	WGT. MEAN:	111	STD:	96.03	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	90,342	MEAN:	134	AVG.ABS.DEV:	54.55	95% Mean C.I.:	14.66 to 253.10
TOTAL Assessed Value:	100,570						
AVG. Adj. Sales Price:	18,068	COD:	56.34	MAX Sales Ratio:	299.93		
AVG. Assessed Value:	20,114	PRD:	120.27	MIN Sales Ratio:	54.00		

Printed: 02/27/2006 14:39:25

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	5	96.82	133.88	111.32	56.34	120.27	54.00	299.93	N/A	18,068	20,114
04											
<u>ALL</u>	<u>5</u>	<u>96.82</u>	<u>133.88</u>	<u>111.32</u>	<u>56.34</u>	<u>120.27</u>	<u>54.00</u>	<u>299.93</u>	<u>N/A</u>	<u>18,068</u>	<u>20,114</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	26	MEDIAN:	60	COV:	25.85	95% Median C.I.:	55.45 to 71.96	(!: Derived)
(AgLand) TOTAL Sales Price:	2,268,625	WGT. MEAN:	68	STD:	17.26	95% Wgt. Mean C.I.:	60.01 to 76.81	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,268,625	MEAN:	67	AVG.ABS.DEV:	13.33	95% Mean C.I.:	59.80 to 73.75	
(AgLand) TOTAL Assessed Value:	1,551,975							
AVG. Adj. Sales Price:	87,254	COD:	22.21	MAX Sales Ratio:	107.98			
AVG. Assessed Value:	59,691	PRD:	97.61	MIN Sales Ratio:	41.74			

Printed: 02/27/2006 14:39:32

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	2	76.00	76.00	82.19	32.14	92.47	51.57	100.43	N/A	131,250	107,870
10/01/02 TO 12/31/02	3	71.96	72.34	72.66	3.54	99.56	68.70	76.35	N/A	84,166	61,153
01/01/03 TO 03/31/03	1	70.57	70.57	70.57			70.57	70.57	N/A	88,000	62,105
04/01/03 TO 06/30/03	1	93.07	93.07	93.07			93.07	93.07	N/A	184,800	171,995
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	4	70.76	70.81	74.53	23.74	95.01	50.45	91.26	N/A	55,193	41,135
01/01/04 TO 03/31/04	2	69.29	69.29	69.02	19.83	100.39	55.55	83.03	N/A	86,325	59,582
04/01/04 TO 06/30/04	2	63.42	63.42	62.47	10.33	101.53	56.88	69.97	N/A	41,900	26,175
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	56.53	53.88	55.92	10.88	96.35	41.74	60.70	N/A	119,129	66,611
01/01/05 TO 03/31/05	4	53.69	55.20	55.60	9.43	99.27	49.96	63.44	N/A	71,203	39,591
04/01/05 TO 06/30/05	3	55.45	72.85	65.14	31.78	111.83	55.11	107.98	N/A	80,756	52,603
<u>Study Years</u>											
07/01/02 TO 06/30/03	7	71.96	76.09	80.39	15.68	94.66	51.57	100.43	51.57 to 100.43	112,542	90,471
07/01/03 TO 06/30/04	8	63.77	68.58	70.42	21.13	97.39	50.45	91.26	50.45 to 91.26	59,653	42,006
07/01/04 TO 06/30/05	11	55.45	59.53	58.05	16.02	102.54	41.74	107.98	49.96 to 63.44	91,236	52,965
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	6	77.26	74.48	80.77	19.35	92.22	50.45	93.07	50.45 to 93.07	82,262	66,440
01/01/04 TO 12/31/04	8	58.11	60.12	59.75	14.02	100.61	41.74	83.03	41.74 to 83.03	91,620	54,745
<u>ALL</u>											
	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691

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:	26	MEDIAN:	60	COV:	25.85	95% Median C.I.:	55.45 to 71.96	(!: Derived)
(AgLand) TOTAL Sales Price:	2,268,625	WGT. MEAN:	68	STD:	17.26	95% Wgt. Mean C.I.:	60.01 to 76.81	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,268,625	MEAN:	67	AVG.ABS.DEV:	13.33	95% Mean C.I.:	59.80 to 73.75	
(AgLand) TOTAL Assessed Value:	1,551,975							
AVG. Adj. Sales Price:	87,254	COD:	22.21	MAX Sales Ratio:	107.98			
AVG. Assessed Value:	59,691	PRD:	97.61	MIN Sales Ratio:	41.74			

Printed: 02/27/2006 14:39:32

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
11	1	55.11	55.11	55.11			55.11	55.11	N/A	48,000	26,455	
181	1	107.98	107.98	107.98			107.98	107.98	N/A	45,000	48,590	
185	2	72.48	72.48	67.23	25.90	107.82	53.71	91.26	N/A	119,667	80,447	
187	2	50.55	50.55	50.58	17.42	99.93	41.74	59.35	N/A	59,771	30,232	
189	2	65.90	65.90	64.08	15.86	102.84	55.45	76.35	N/A	127,135	81,467	
191	2	75.32	75.32	86.62	23.57	86.95	57.56	93.07	N/A	112,900	97,797	
219	3	55.55	54.29	54.55	3.85	99.52	50.45	56.88	N/A	61,533	33,566	
221	4	73.70	74.85	78.03	23.53	95.92	51.57	100.43	N/A	100,125	78,130	
223	2	70.97	70.97	71.22	1.40	99.65	69.97	71.96	N/A	47,900	34,112	
3	1	68.70	68.70	68.70			68.70	68.70	N/A	87,500	60,115	
5	2	65.64	65.64	63.68	7.52	103.08	60.70	70.57	N/A	145,907	92,915	
9	4	53.69	60.09	61.36	18.55	97.93	49.96	83.03	N/A	69,116	42,412	
ALL	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691	
ALL	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691	
ALL	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
-												
08-0005	2	72.48	72.48	67.23	25.90	107.82	53.71	91.26	N/A	119,667	80,447	
08-0036	10	60.50	68.29	74.86	22.95	91.22	50.45	100.43	51.57 to 93.07	84,670	63,386	
08-0038	14	60.03	64.88	64.03	20.26	101.33	41.74	107.98	50.30 to 76.35	84,470	54,086	
52-0001												
52-0100												
NonValid School												
ALL	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691	

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:	26	MEDIAN:	60	COV:	25.85	95% Median C.I.:	55.45 to 71.96	(!: Derived)
(AgLand) TOTAL Sales Price:	2,268,625	WGT. MEAN:	68	STD:	17.26	95% Wgt. Mean C.I.:	60.01 to 76.81	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,268,625	MEAN:	67	AVG.ABS.DEV:	13.33	95% Mean C.I.:	59.80 to 73.75	
(AgLand) TOTAL Assessed Value:	1,551,975							
AVG. Adj. Sales Price:	87,254	COD:	22.21	MAX Sales Ratio:	107.98			
AVG. Assessed Value:	59,691	PRD:	97.61	MIN Sales Ratio:	41.74			

Printed: 02/27/2006 14:39:32

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	9	56.88	58.08	56.82	13.93	102.21	41.74	83.96	49.96 to 69.97	48,528	27,575
100.01 TO 180.00	11	70.57	71.51	70.06	18.69	102.07	50.30	107.98	51.57 to 91.26	80,302	56,259
180.01 TO 330.00	4	58.08	58.32	58.03	6.45	100.51	53.71	63.44	N/A	149,811	86,936
330.01 TO 650.00	2	96.75	96.75	96.53	3.80	100.22	93.07	100.43	N/A	174,650	168,597
ALL	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691

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	1	49.96	49.96	49.96			49.96	49.96	N/A	65,100	32,525
DRY-N/A	5	83.96	88.51	86.23	9.49	102.64	76.35	107.98	N/A	73,164	63,093
GRASS	6	58.46	64.46	72.07	17.01	89.45	50.45	100.43	50.45 to 100.43	82,516	59,468
GRASS-N/A	14	56.98	61.20	63.10	15.96	96.99	41.74	93.07	51.57 to 70.57	95,900	60,512
ALL	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691

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	2	63.16	63.16	66.25	20.89	95.33	49.96	76.35	N/A	85,050	56,347
DRY-N/A	4	87.61	91.56	90.21	9.20	101.49	83.03	107.98	N/A	65,206	58,823
GRASS	12	56.55	60.63	64.08	16.40	94.63	41.74	100.43	51.57 to 68.70	81,425	52,173
GRASS-N/A	8	58.89	64.50	67.15	16.26	96.05	50.30	93.07	50.30 to 93.07	107,574	72,238
ALL	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691

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	6	83.49	82.09	80.75	14.74	101.65	49.96	107.98	49.96 to 107.98	71,820	57,998
GRASS	20	57.32	62.18	65.52	16.39	94.91	41.74	100.43	55.11 to 68.70	91,885	60,199
ALL	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691

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:	26	MEDIAN:	60	COV:	25.85	95% Median C.I.:	55.45 to 71.96	(! : Derived)
(AgLand) TOTAL Sales Price:	2,268,625	WGT. MEAN:	68	STD:	17.26	95% Wgt. Mean C.I.:	60.01 to 76.81	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,268,625	MEAN:	67	AVG.ABS.DEV:	13.33	95% Mean C.I.:	59.80 to 73.75	
(AgLand) TOTAL Assessed Value:	1,551,975							
AVG. Adj. Sales Price:	87,254	COD:	22.21	MAX Sales Ratio:	107.98			
AVG. Assessed Value:	59,691	PRD:	97.61	MIN Sales Ratio:	41.74			

Printed: 02/27/2006 14:39:32

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 \$ _____											
30000 TO 59999	9	57.08	64.53	63.42	22.44	101.74	41.74	107.98	50.45 to 83.96	46,295	29,360
60000 TO 99999	11	63.44	65.06	65.25	17.02	99.72	49.96	91.26	50.30 to 83.03	81,038	52,874
100000 TO 149999	2	65.90	65.90	64.08	15.86	102.84	55.45	76.35	N/A	127,135	81,467
150000 TO 249999	4	76.89	76.98	76.91	25.71	100.09	53.71	100.43	N/A	176,568	135,793
ALL _____											
	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691

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	7	56.88	55.54	54.45	9.37	102.00	41.74	69.97	41.74 to 69.97	46,665	25,410
30000 TO 59999	9	59.35	66.01	62.49	22.46	105.64	49.96	107.98	50.30 to 83.96	70,566	44,093
60000 TO 99999	7	70.57	71.30	68.50	14.73	104.08	53.71	91.26	53.71 to 91.26	107,679	73,762
100000 TO 149999	1	60.70	60.70	60.70			60.70	60.70	N/A	203,815	123,725
150000 TO 249999	2	96.75	96.75	96.53	3.80	100.22	93.07	100.43	N/A	174,650	168,597
ALL _____											
	26	60.03	66.77	68.41	22.21	97.61	41.74	107.98	55.45 to 71.96	87,254	59,691

2006 Assessment Survey for Boyd County

March 19, 2006

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:
1
2. Appraiser(s) on staff:
0
3. Other full-time employees:
(Does not include anyone counted in 1 and 2 above)
0
4. Other part-time employees:
(Does not include anyone counted in 1 through 3 above)
0
5. Number of shared employees:
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
0
6. Assessor's requested budget for current fiscal year: \$ **64,612.**
(This would be the "total budget" for the assessor's office)
 - a. Does this include employee benefits?
No. Boyd County officials do not receive insurance through the county.
7. Part of the budget that is dedicated to the computer system: \$ **8,000.**
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)
This is strictly from the assessor's budget.
8. Adopted budget, or granted budget if different from above: \$ **same as above.**
 - a. Does this amount include employee benefits?
No
9. Amount of total budget set aside for appraisal work: \$ **None.**
10. Amount of the total budget set aside for education/workshops: \$ **1,500.**
11. Appraisal/Reappraisal budget, if not part of the total budget: \$ **None.**
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 \$ **64,612.**

a. Was any of last year's budget not used?

Yes, \$4,200 was not used and was put back into the county general fund.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.

On occasion the assessor and deputy will do the data collecting.

2. Valuation done by:

Assessor

3. Date of last appraisal: ¹

Urban – 2003

Rural Residential - 2001

4. Date of last "update": ²

2006. Residential properties are reviewed through a market analysis each year and adjusted according to the market as indicated.

5. Pickup work done by: ³

The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	19	0	10	29

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

2000 Marshall-Swift

7. What was the last year the depreciation schedule for this property class was developed using market-derived information?

2003

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

The assessor does not currently use the sales comparison approach.

9. Number of market areas/neighborhoods for this property class:

9 – Bristow, Butte, Lynch, Monowi, Naper, Spencer, Anoka, Gross and Rec.

10. How are these defined? *(By location, similar property characteristics—i.e., subdivision, tract, etc.)*

These market areas are defined by location.

C. Commercial/Industrial Appraisal Information

1. Data collection done by:
The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt. On occasion the assessor and deputy will do the data collecting.
2. Valuation done by:
Assessor
3. Date of last appraisal: ¹
A contract appraiser was hired for the reappraisal of all commercial property in 2004, but was not implemented until 2006.
4. Date of last “update”: ²
2006. This included updating to the 2000 Marshall-Swift
5. Pickup work done by whom: ³
The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.

Property Type	# of Permits	# of Info. Statements	Other		Total
Commercial	1	0	1		2

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
2000 Marshall-Swift
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?
2005
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
The income approach has not been utilized.
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
The assessor does not currently use the sales comparison approach.
10. Number of market areas/neighborhoods for this property class?
6 – Bristow, Butte, Lynch, Spencer, Naper and Rural.
11. How are these defined?
These are defined by location.

D. Agricultural Appraisal Information

1. Data collection done by:
The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.
2. Valuation done by:
Assessor
3. Date of last appraisal: ¹
Improvements were last appraised in 2001, while the last land reappraisal was completed in 1990.
4. Date of last “update”: ²

2006. The assessor does a spreadsheet analysis of unimproved agricultural land sales by land capability groups each year and adjusts values accordingly to reflect current market value.

5. Pickup work done by whom: ³

The assessor has a verbal agreement with an appraiser, Jerry Hanefeldt.

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	5	0	5	10

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

The income approach has never been utilized.

7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴

N/A

8. What is the date of the soil survey currently used?

1976

9. What date was the last countywide land use study completed?

1990

a. By what method? (Physical inspection, FSA maps, etc.)

FSA maps and physical inspection

b. By whom?

Assessor staff

c. What proportion is complete / implemented at this time?

100%

10. Number of market areas/neighborhoods for this property class:

1

11. How are these defined? (*By location, topography, etc.*)

Boyd County has determined there are not different market areas for agricultural land in the county.

13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?

No

E. Computer, Automation Information and GIS

1. Administrative software:

MIPS Inc.

2. CAMA software:

MIPS Inc.

3. Cadastral maps or GIS software:

Cadastral maps

- a. Who maintains the Cadastral Maps?
Assessor
- b. Who maintains the GIS software and maps?
N/A
- 4. Personal Property software:
MIPS Inc.

F. Zoning Information

- 1. Does the county have zoning?
Yes
 - a. If so, is the zoning county wide?
Yes
 - b. What municipalities in the county are zoned?
Butte
- c. When was zoning implemented?
2003

G. Contracted Services

- 1. Appraisal Services
None, however the assessor has a verbal agreement with a local appraiser, Jerry Hanefelt.
- 2. Other Services
None

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

II. Assessment Actions

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

1. Residential

The Boyd County Assessor is in her second year of reviewing all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

For assessment year 2006 all urban residential properties have been entered into the new MIPS Inc. computer system. The rural residential properties have not been entered at this time.

In the town of Spencer the assessor performed a market analyses on houses built from 1990 to 2005. Based on the analysis the depreciation on these houses was lowered.

The assessor also performed a market analysis on all mobile homes in Spencer. From the analysis the assessor determined the depreciation would be adjusted accordingly.

In the town of Butte from a market analysis on houses built from 1900 to 1920 the depreciation would be increased.

All pick up work was completed and placed on the 2006 assessment roll.

2. Commercial

The Boyd County Assessor reviewed all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

All properties have been entered into the new MIPS Inc. computer system using the 2000 Marshall-Swift costing.

All pick up work was completed and placed on the 2006 assessment roll.

3. Agricultural

For the assessment year 2006, the Boyd County Assessor completed a spreadsheet analysis of the unimproved agricultural land sales and made adjustments accordingly. Changes in land valuation were made to all land capability groups with the exception of Irrigated values.

The Boyd County Assessor reviewed all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

All pick up work was completed and placed on the 2006 assessment roll.

4. Other

The Boyd County Assessor has transferred all records with the exception of rural improvements from the Northeast Data Computer System to the MIPS Inc. Computer System.

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 8 - Boyd

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,558	Value 182,625,760	Total Growth 996,595 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

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	256	230,195	12	20,370	2	32,155	270	282,720	
2. Res Improv Land	759	1,078,490	33	115,740	25	24,390	817	1,218,620	
3. Res Improvements	760	15,216,205	30	942,775	25	523,120	815	16,682,100	
4. Res Total	1,016	16,524,890	42	1,078,885	27	579,665	1,085	18,183,440	425,855
% of Total	93.64	90.87	3.87	5.93	2.48	3.18	30.49	9.95	42.73
5. Rec UnImp Land	0	0	0	0	13	235,510	13	235,510	
6. Rec Improv Land	0	0	0	0	134	474,535	134	474,535	
7. Rec Improvements	0	0	0	0	135	2,287,425	135	2,287,425	
8. Rec Total	0	0	0	0	148	2,997,470	148	2,997,470	75,390
% of Total	0.00	0.00	0.00	0.00	***	***	4.15	1.64	7.56
Res+Rec Total	1,016	16,524,890	42	1,078,885	175	3,577,135	1,233	21,180,910	501,245
% of Total	82.40	78.01	3.40	5.09	14.19	16.88	34.65	11.59	50.29

County 8 - Boyd

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 3,558	Value 182,625,760	Total Growth 996,595 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

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	20	17,940	0	0	2	2,605	22	20,545	
10. Comm Improv Land	163	200,650	18	71,865	0	0	181	272,515	
11. Comm Improvements	163	4,508,545	18	602,275	0	0	181	5,110,820	
12. Comm Total	183	4,727,135	18	674,140	2	2,605	203	5,403,880	286,725
% of Total	90.14	87.47	8.86	12.47	0.98	0.04	5.70	2.95	28.77
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	183	4,727,135	18	674,140	2	2,605	0	0	0
% of Total	90.14	87.47	8.86	12.47	0.98	0.04	5.70	2.95	28.77
17. Taxable Total	1,199	21,252,025	60	1,753,025	177	3,579,740	1,436	26,584,790	787,970
% of Total	83.49	79.94	4.17	4.05	12.32	13.45	40.35	14.55	79

County 8 - Boyd

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	152	1	21	174

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	7	70,035	1,510	92,735,505	1,517	92,805,540
28. Ag-Improved Land	1	0	6	48,595	598	51,008,260	605	51,056,855
29. Ag-Improvements	1	400	6	97,500	598	12,080,675	605	12,178,575
30. Ag-Total Taxable							2,122	156,040,970

County 8 - Boyd

2006 County Abstract of Assessment for Real Property, Form 45

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	0.300	420	
32. HomeSite Improv Land	0	0.000	0	1	1.000	1,400	
33. HomeSite Improvements	0		0	4		86,675	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	1	1.000	350	
37. FarmSite Improv	1		400	5		10,825	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
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	19	19.450	27,230	20	19.750	27,650	
32. HomeSite Improv Land	409	417.730	584,820	410	418.730	586,220	
33. HomeSite Improvements	428		8,736,330	432		8,823,005	131,970
34. HomeSite Total				452	438.480	9,436,875	
35. FarmSite UnImp Land	86	198.150	69,355	86	198.150	69,355	
36. FarmSite Impr Land	490	1,974.150	690,950	491	1,975.150	691,300	
37. FarmSite Improv	573		3,344,345	579		3,355,570	76,655
38. FarmSite Total				665	2,173.300	4,116,225	
39. Road & Ditches		2,789.290			2,789.290		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,117	5,401.070	13,553,100	208,625

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	3	230.240	54,895	3	230.240	54,895

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

County 8 - Boyd

2006 County Abstract of Assessment for Real Property, Form 45

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	0.000	0	862.400	586,430	862.400	586,430
47. 2A1	0.000	0	0.000	0	756.000	506,520	756.000	506,520
48. 2A	0.000	0	0.000	0	963.700	645,680	963.700	645,680
49. 3A1	0.000	0	0.000	0	33.000	20,130	33.000	20,130
50. 3A	0.000	0	0.000	0	1,592.300	971,305	1,592.300	971,305
51. 4A1	0.000	0	0.000	0	291.000	154,230	291.000	154,230
52. 4A	0.000	0	0.000	0	871.000	461,630	871.000	461,630
53. Total	0.000	0	0.000	0	5,369.400	3,345,925	5,369.400	3,345,925
Dryland:								
54. 1D1	0.000	0	0.000	0	2,364.160	1,288,465	2,364.160	1,288,465
55. 1D	0.000	0	12.000	6,540	34,938.950	19,041,750	34,950.950	19,048,290
56. 2D1	0.000	0	37.000	18,685	5,625.450	2,840,860	5,662.450	2,859,545
57. 2D	0.000	0	0.000	0	32,720.820	16,524,060	32,720.820	16,524,060
58. 3D1	0.000	0	3.000	1,485	2,646.620	1,310,075	2,649.620	1,311,560
59. 3D	0.000	0	0.000	0	1,821.470	901,625	1,821.470	901,625
60. 4D1	0.000	0	0.000	0	15,122.500	7,485,660	15,122.500	7,485,660
61. 4D	0.000	0	0.000	0	2,836.590	1,404,120	2,836.590	1,404,120
62. Total	0.000	0	52.000	26,710	98,076.560	50,796,615	98,128.560	50,823,325
Grass:								
63. 1G1	0.000	0	0.000	0	725.480	366,365	725.480	366,365
64. 1G	0.000	0	34.920	17,635	9,813.000	4,955,615	9,847.920	4,973,250
65. 2G1	0.000	0	48.050	23,545	5,130.640	2,514,010	5,178.690	2,537,555
66. 2G	0.000	0	6.490	3,180	19,022.520	9,321,050	19,029.010	9,324,230
67. 3G1	0.000	0	10.360	3,935	3,080.160	1,170,460	3,090.520	1,174,395
68. 3G	0.000	0	11.590	4,405	11,429.740	4,343,305	11,441.330	4,347,710
69. 4G1	0.000	0	27.000	10,260	35,042.600	13,316,190	35,069.600	13,326,450
70. 4G	0.000	0	67.210	25,540	136,728.690	51,956,900	136,795.900	51,982,440
71. Total	0.000	0	205.620	88,500	220,972.830	87,943,895	221,178.450	88,032,395
72. Waste	0.000	0	24.960	1,250	6,080.220	284,975	6,105.180	286,225
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	282.580	116,460	330,499.010	142,371,410	330,781.590	142,487,870

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	5,369.400	3,345,925	5,369.400	3,345,925
77.Dry Land	0.000	0	52.000	26,710	98,076.560	50,796,615	98,128.560	50,823,325
78.Grass	0.000	0	205.620	88,500	220,972.830	87,943,895	221,178.450	88,032,395
79.Waste	0.000	0	24.960	1,250	6,080.220	284,975	6,105.180	286,225
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	282.580	116,460	330,499.010	142,371,410	330,781.590	142,487,870

2006 Agricultural Land Detail

County 8 - Boyd

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	862.400	16.06%	586,430	17.53%	679.997
2A1	756.000	14.08%	506,520	15.14%	670.000
2A	963.700	17.95%	645,680	19.30%	670.001
3A1	33.000	0.61%	20,130	0.60%	610.000
3A	1,592.300	29.66%	971,305	29.03%	610.001
4A1	291.000	5.42%	154,230	4.61%	530.000
4A	871.000	16.22%	461,630	13.80%	530.000
Irrigated Total	5,369.400	100.00%	3,345,925	100.00%	623.146
Dry:					
1D1	2,364.160	2.41%	1,288,465	2.54%	544.999
1D	34,950.950	35.62%	19,048,290	37.48%	545.000
2D1	5,662.450	5.77%	2,859,545	5.63%	505.001
2D	32,720.820	33.34%	16,524,060	32.51%	505.001
3D1	2,649.620	2.70%	1,311,560	2.58%	494.999
3D	1,821.470	1.86%	901,625	1.77%	494.998
4D1	15,122.500	15.41%	7,485,660	14.73%	495.001
4D	2,836.590	2.89%	1,404,120	2.76%	495.002
Dry Total	98,128.560	100.00%	50,823,325	100.00%	517.925
Grass:					
1G1	725.480	0.33%	366,365	0.42%	504.996
1G	9,847.920	4.45%	4,973,250	5.65%	505.005
2G1	5,178.690	2.34%	2,537,555	2.88%	489.999
2G	19,029.010	8.60%	9,324,230	10.59%	490.000
3G1	3,090.520	1.40%	1,174,395	1.33%	379.999
3G	11,441.330	5.17%	4,347,710	4.94%	380.000
4G1	35,069.600	15.86%	13,326,450	15.14%	380.000
4G	136,795.900	61.85%	51,982,440	59.05%	379.999
Grass Total	221,178.450	100.00%	88,032,395	100.00%	398.015
Irrigated Total	5,369.400	1.62%	3,345,925	2.35%	623.146
Dry Total	98,128.560	29.67%	50,823,325	35.67%	517.925
Grass Total	221,178.450	66.87%	88,032,395	61.78%	398.015
Waste	6,105.180	1.85%	286,225	0.20%	46.882
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	330,781.590	100.00%	142,487,870	100.00%	430.761

As Related to the County as a Whole

Irrigated Total	5,369.400	100.00%	3,345,925	100.00%	
Dry Total	98,128.560	100.00%	50,823,325	100.00%	
Grass Total	221,178.450	100.00%	88,032,395	100.00%	
Waste	6,105.180	100.00%	286,225	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	330,781.590	100.00%	142,487,870	100.00%	

2006 Agricultural Land Detail

County 8 - Boyd

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	5,369.400	3,345,925
Dry	0.000	0	52.000	26,710	98,076.560	50,796,615
Grass	0.000	0	205.620	88,500	220,972.830	87,943,895
Waste	0.000	0	24.960	1,250	6,080.220	284,975
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	282.580	116,460	330,499.010	142,371,410

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	5,369.400	3,345,925	5,369.400	1.62%	3,345,925	2.35%	623.146
Dry	98,128.560	50,823,325	98,128.560	29.67%	50,823,325	35.67%	517.925
Grass	221,178.450	88,032,395	221,178.450	66.87%	88,032,395	61.78%	398.015
Waste	6,105.180	286,225	6,105.180	1.85%	286,225	0.20%	46.882
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	330,781.590	142,487,870	330,781.590	100.00%	142,487,870	100.00%	430.761

* Department of Property Assessment & Taxation Calculates

2005 Plan of Assessment for Boyd County
Assessment Years 2006, 2007, and 2008
June 15, 2005

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 80% of actual value for agricultural and horticultural land; and
3. 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 805 of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201 (R.S. Supp 2004).

General Description of Real Property in Boyd County.

Total value of real property is \$163,739,880 for 2005. Per the 2005 county abstract, Boyd County consists of the following real property types:

	Parcels	% of Total	Land Only	Improvements	Total Value	% of Base
Residential	1,087	30%	1,460,990	15,772,275	17,233,265	10.5%
Commercial	203	6%	297,485	4,761,495	5,058,980	3.0%
Recreational	148	4%	704,800	2,254,150	2,958,950	2.0%
Agricultural	2,118	60%	126,522,800	11,975,885	138,498,685	84.5%
	<u>3,556</u>	<u>100%</u>	<u>128,989,075</u>	<u>34,763,805</u>	<u>163,749,880</u>	<u>100.0%</u>

Agricultural Land Summary as it is predominant property type in Boyd County.

	Total Taxable Acres	% of Total Acres	Taxable Value	% of Total Agricultural Value
Irrigated	5,497.4	1.6%	3,431,725	2.7%
Dryland	97,876.75	29.5%	49,824,530	40.0%
Grassland	221,421.08	66.9%	71,604,340	57.0%
Waste	6,087.36	1.8%	287,680	.2%
	<u>330,882.59</u>	<u>99.8%</u>	<u>125,148,275</u>	<u>99.9%</u>

New Property: For assessment year 2005, an estimated 43 building permits and /or information statements were filed for new property construction/additions in the county.

2005 Reports & Opinions Statistics

Property Class	Median	*C.O.D	*P.R.D.
Residential	99	15.19	103.47
Commercial	92	18.12	89.15
Agricultural Unimproved	76	15.67	95.69

*C.O.D. means coefficient of dispersion and P.R.D. means price related differential.

All medians are within required range. Each year we must analyze our statistics and determine what steps should be taken to better our quality and uniformity of assessment.

3 YEAR APPRAISAL PLAN

2006

Residential

Sales ratio study will be done in all villages. This will include approximately 760 parcels. We will analyze each village separately to decide if we need to do a percentage increase or decrease to keep our values within required statistical measures. Sales review and pickup work will also be completed. We also plan to put situs of property and cadastral map book and page on record cards to comply with the standard requirements.

Commercial

There will only be appraisal maintenance for the commercial properties in 2006, since all commercial properties were reappraised in 2005. However, it is possible that appraisal adjustments may be needed in order to comply with statistical measures required by law. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass of the commercial class based upon a statistical analysis. We have 200 commercial parcels. Sales review and pickup work will also be completed for commercial parcels. We plan to comply with the standard requirements.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current Cama system. Sales review and pickup work will also be completed for agricultural properties.

Recreational

The County plans to review the recreational properties. This will include a physical inspection of all these properties there are approximately 150 parcels. The physical inspection will include verifying all information on the property record card along with taking new pictures. Interior inspections will be completed whenever possible. These properties will be valued using the cost approach using market derived depreciation. Sales review and pickup work will also be completed for recreational properties.

2007

Residential

Sales ratio study will be done in all villages. We will analyze each village to decide if any percentage adjustments need to be made to retain the required statistical measures. We have approximately 760 village parcels. Sales review and pickup work will be completed.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are still in compliance with required statistical measures. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass if the need is discovered. We have 200 commercial parcels county-wide.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current Cama system. Sales review and pickup work will also be completed for agricultural properties.

2008

Residential

Sales ratio study will be conducted for all villages. We will determine if any percentage adjustments need to be applied to retain the required statistical measures. There are approximately 760 parcels in the 8 villages. Sales review and pickup work will be completed. We plan to review rural residential properties. This will include acreages and farms along with any outbuildings. There are approximately 480 parcels in the rural area. The physical inspection will include verifying all information located on the property record card along with taking new pictures. Interior inspections will be completed whenever possible. These properties will be valued using the cost approach with market derived depreciation.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are in compliance with required statistical measures. A percentage adjustment will be applied to all properties within each subclass if the need is discovered. We have 200 commercial parcels county-wide. Sales review and pickup work will be completed.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current Cama system. Sales review and pickup work will also be completed for agricultural properties. As stated under residential portion of 2008 plans, all agricultural homes will be reappraised. Also, all rural outbuildings will be reviewed. The physical inspection will include verifying all information on the record card along with taking new pictures.

TIMETABLE OF NARRATIVE PORTION OF THE PLAN

2006

1. Sales review study on residential
2. Sales review study on commercials
3. Agricultural market analysis by land classification groupings
4. Situs of property and cadastral map book and page put on record cards for residential and commercials
5. Review recreation improvements
6. Sales review and pickup work

2007

1. Sales ratio study in village on residential
2. Sales ratio study on commercials
3. Market study on agland
4. Sales review and pickup work

2008

1. Hire an appraiser to review rural residences and outbuildings
2. Sales ratio study in village on residential
3. Sakes ratio study on commercials
4. Sales review and pickup work

STAFF

1. Assessor
2. Deputy Assessor

Both the assessor and the Deputy hold their assessors certificate and both have taken IAAO and other coursed of instruction for the assessment field to complete the required hours to maintain them. We will continue to attend workshops and sessions that will give us required certification hours. Should the occasion occur that we need further training in a specific area, we will find somewhere to receive instruction. Both Assessor and Deputy Assessor must be knowledgeable to complete all office responsibilities and reports. Reports are filed accurately and in a timely manner. The following list is the reports we annually prepare and file required by law/regulation.

1. Abstracts (Real & Personal Property)
2. Assessor Survey
3. Sales information to PA&T rosters and annual Assessed Value Update with Abstract
4. Certification of Value Political Subdivisions
5. School District Taxable 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 Educational Lands and Funds
9. Report of all Exempt Property and Taxable Government Owned Property
10. Annual Plan of Assessment Report

The data on the cadastral maps is 1973. Consideration should be given to replace them as all the highways have changed their right-of-ways since they were published. Also the edges are getting tattered even though we have them in good book binders. The cadastral maps are kept current as to ownership when we do monthly transfers.

The soil maps that show the land usage are in excellent condition. They are updated when land use changes are made.

The property record cards contain all information required by Regulation 10-004, which include the legal description, property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property, and if agricultural land is involved, an inventory of the soil types by land use. The

cards are in good condition and are updated and/or replaced as needed. Our plan in 2006 is to put situs of property and cadastral map book and page on residential and commercial property as the Standard requires.

All personal property is handled according to Regulation 20. All schedules are to be filed by May 1 to be considered timely. From May 1 to July 31, all schedules received by the office receive a 10% penalty. After July 31, a 25% penalty is assessed. Reminder postcards are sent at the beginning of the personal property season to remind taxpayers that it is personal property filing time. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. The Deputy Assessor does the personal property file maintenance. We maintain personal property books and also in the computer. The deputy sends all notices if schedules are late and applies penalties.

The Assessor maintains the homestead exemption files. Pre-types applications with a letter of explanation and income guidelines are mailed to each applicant a week before the filing date begins. The Assessor does the work with the applications to get them ready to be submitted to the State. She checks the list to remind the ones who forgot to come in and submit applications.

The Assessor tends to the 521 Transfer Statements. She has 7 steps to complete the information on the transfers.

1. Change ownership on real estate books.
2. Change ownership on the real estate cards.
3. Change ownership in the computer.
4. Update cadastral maps.
5. Update address index.
6. Do State reports on each sale.
7. Send informational questionnaire to both the buyer and the seller on each sale

Physical review of residential property sales are done by the Assessor. She takes pictures of qualified residential, commercial and recreational sales. Information is generally attained from realtors, attorneys, buyers and sellers previous to a sale. Now we send the questionnaire.

Real property is updated annually through maintenance and pickup work. We review the building permits obtained from the zoning director and informational statements received in out office. We do our pickup work in the fall. We hire an appraiser on a yearly basis for listing new construction. We have the calculations completed and put in the computer, on the cards, and in the books by January 1st.

When we need to do reappraisals we will hire an appraiser to physically inspect the property to verify all information in the property record card along with taking new photos. They will re-measure and re-list on a worksheet construction data where necessary. We will expect a sketch to show shapes and square footage of homes where there are changes or a new structure. These properties will be valued using Marshall & Swift's cost approach and using market derived depreciation.

MIPS/County Solutions is our vendor for Cama software, administrative software and personal property software.

The Assessor does all the work with the sales rosters that are submitted from the State.

The Deputy Assessor makes new address changes in the address index and in the computer when Treasurer submits address changes to us.

We both make tax list corrections, as to which one of us is available when the circumstance occurs.

The Assessor provides all information for Boyd County Board of Equalization when they have protests during July. The Assessor and Deputy review all protested property and take pictures. The County Supervisors inspect protested property in their own districts.

The Assessor, with assistance from County Attorney, puts together all information for TERC board hearings and attends the hearings and testifies for the County Board.

Budget Request for 2005 is \$64,612.

Wilma J. Audiss
Boyd County Assessor

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

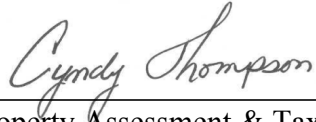
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

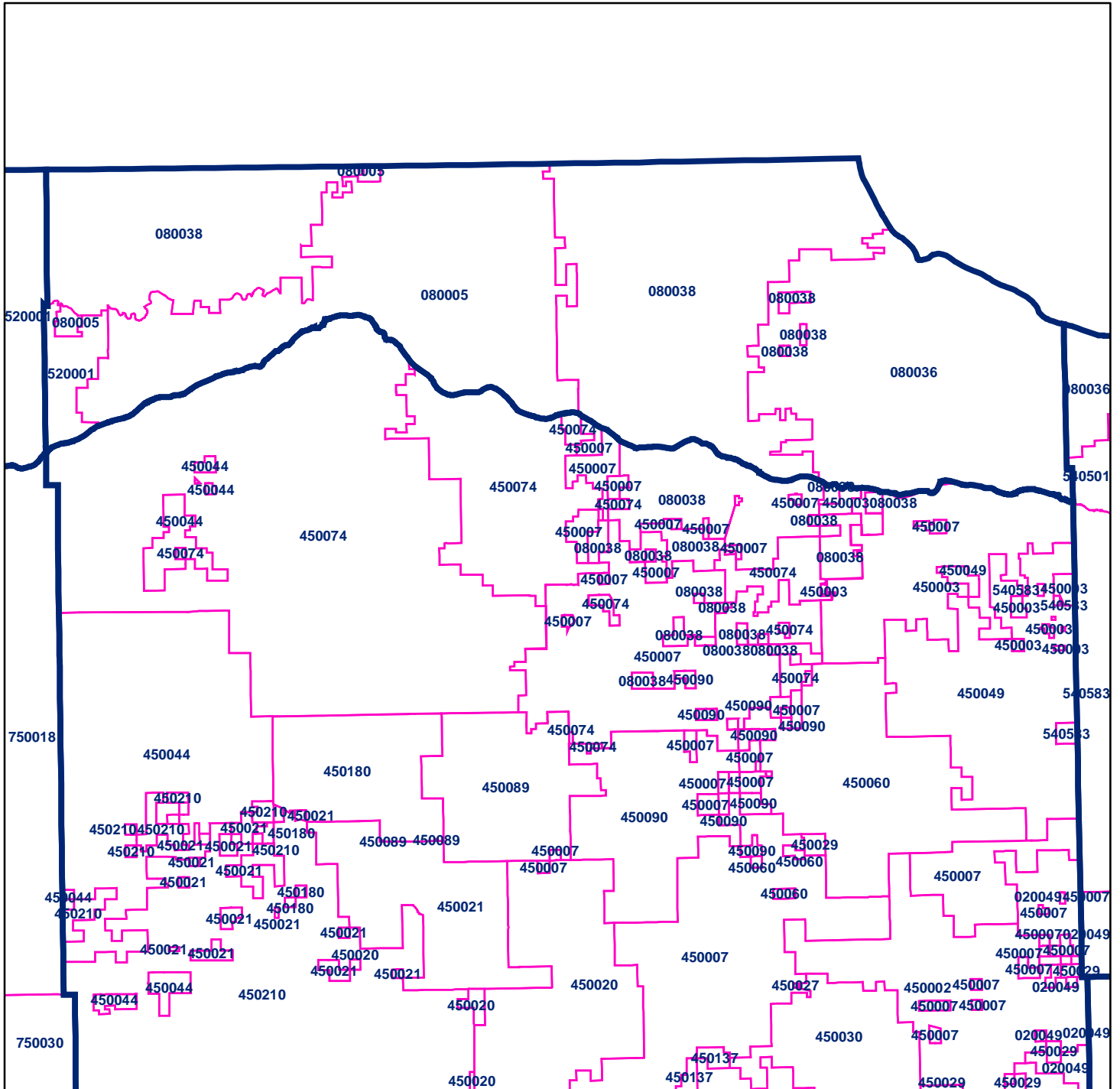
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Boyd County County Assessor, by certified mail, return receipt requested, 7012 1160 0001 1212 8762.

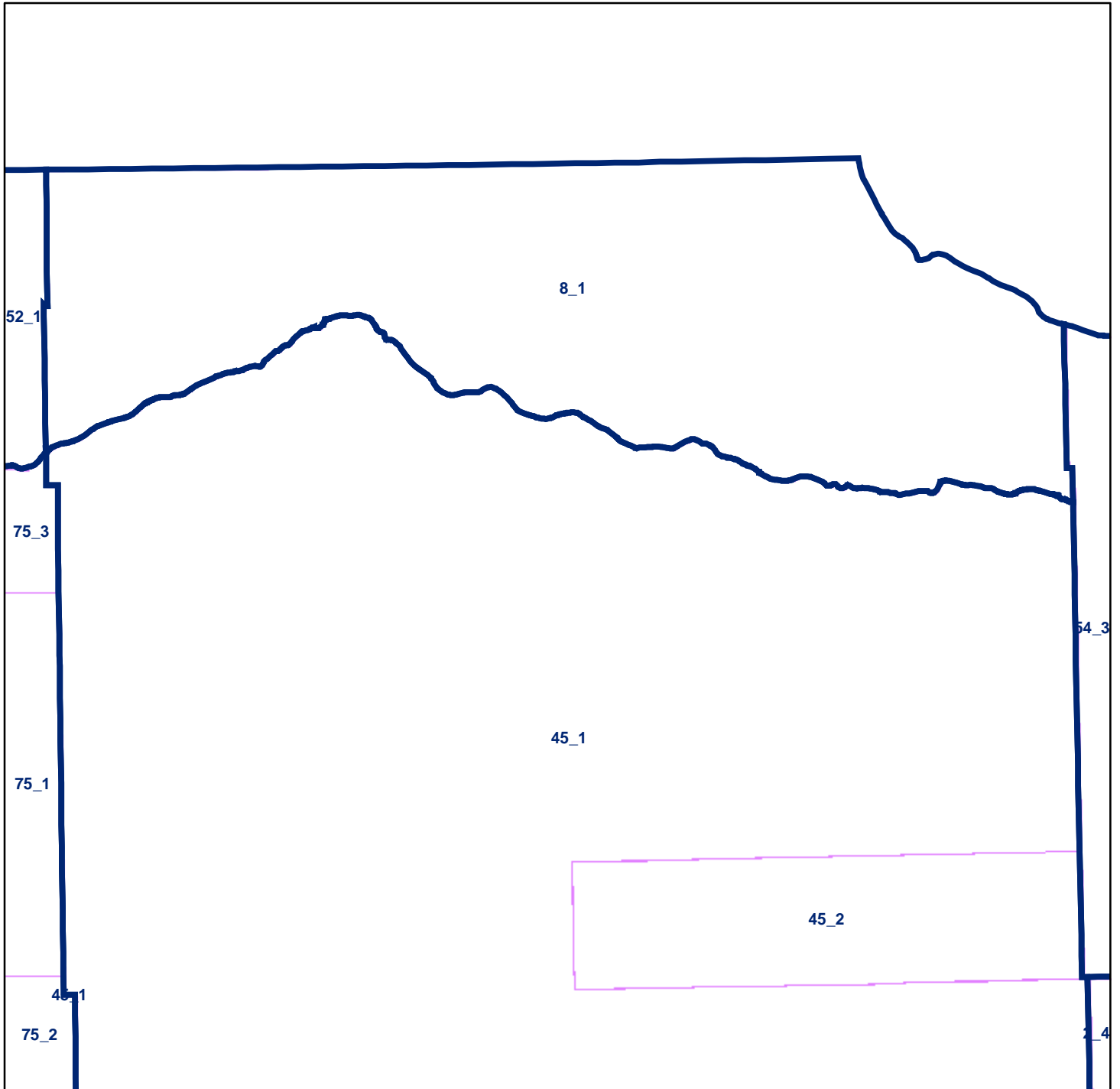
Dated this 10th day of April, 2006.



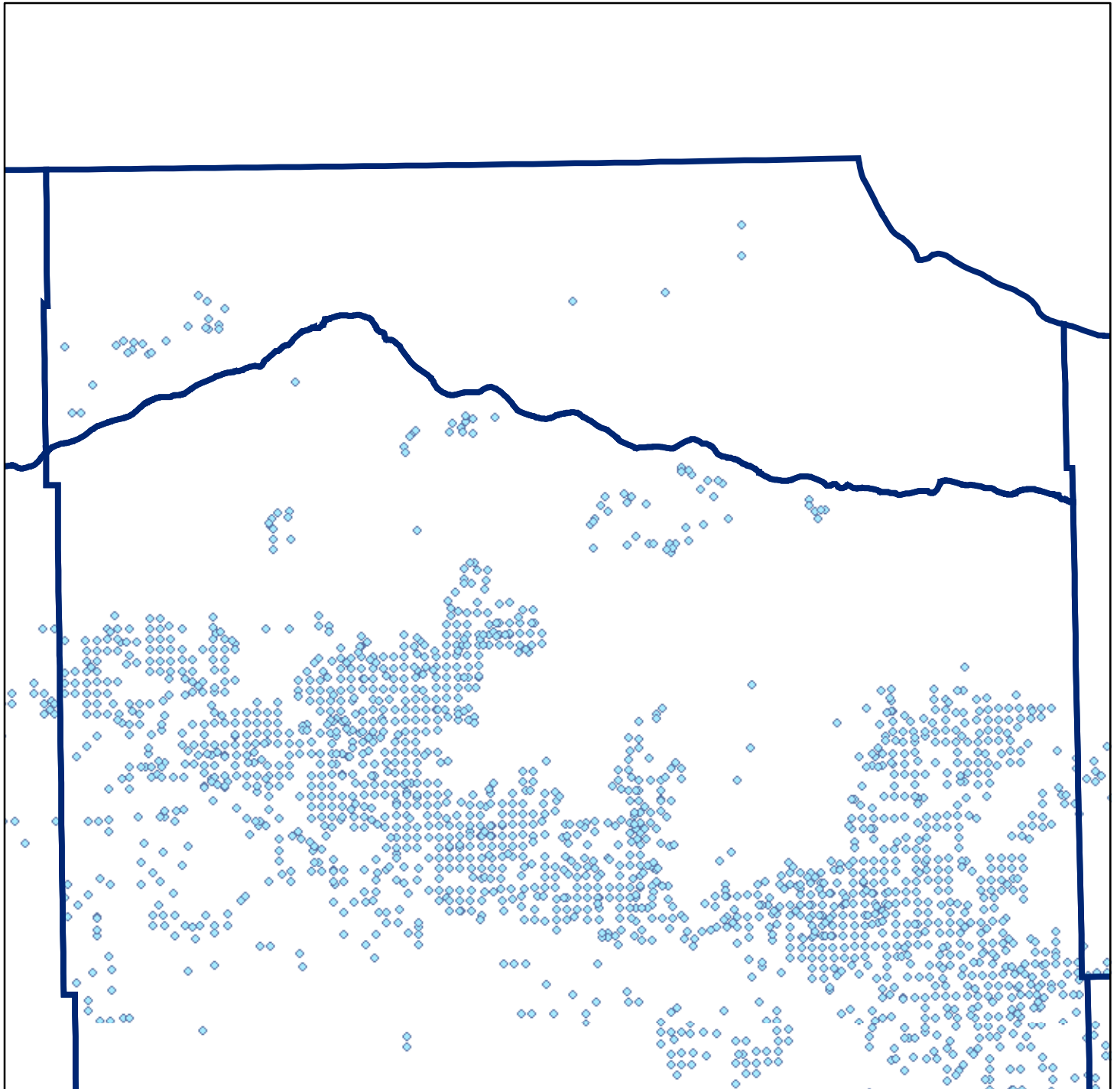
Property Assessment & Taxation



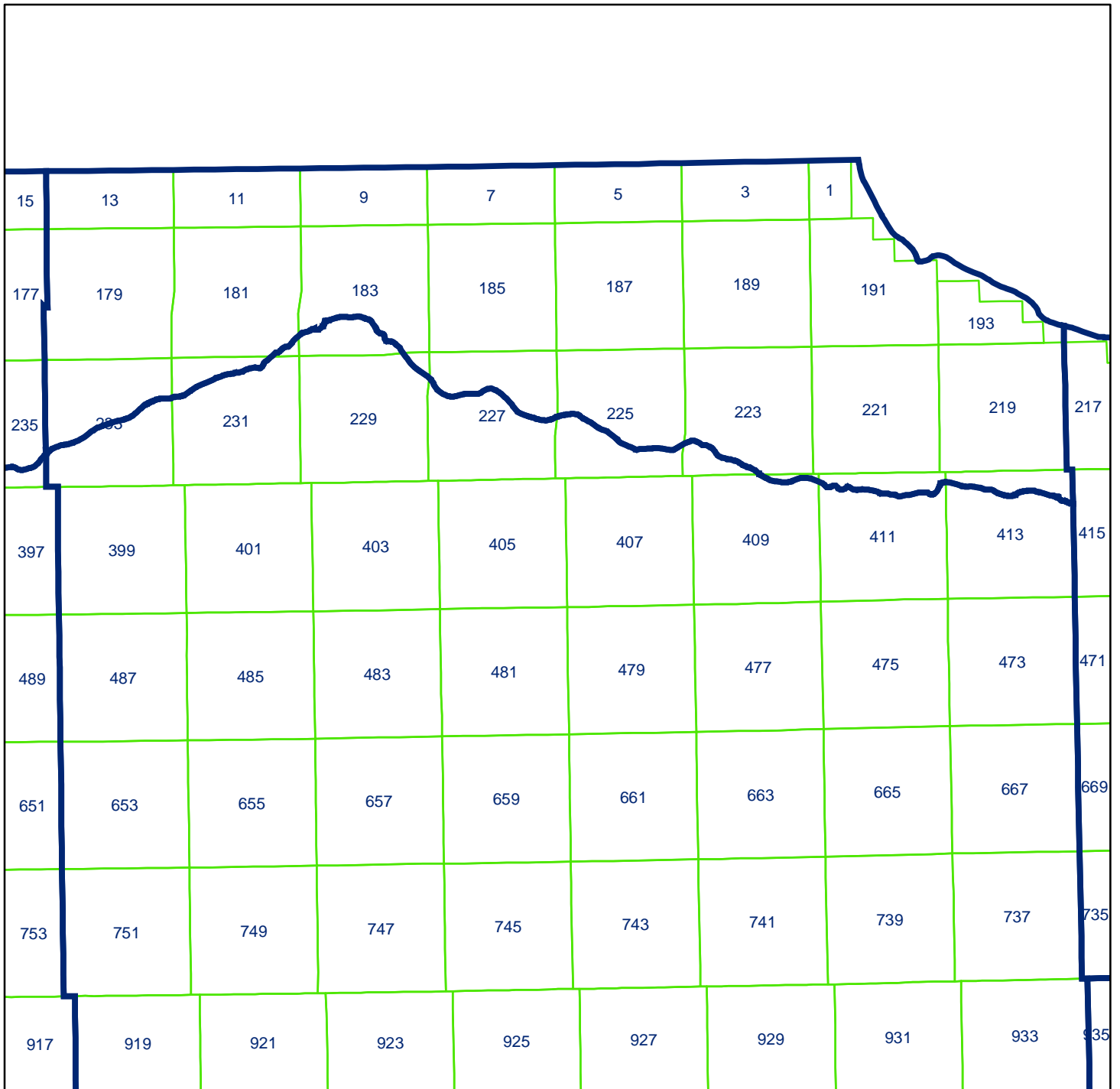
□ School Districts



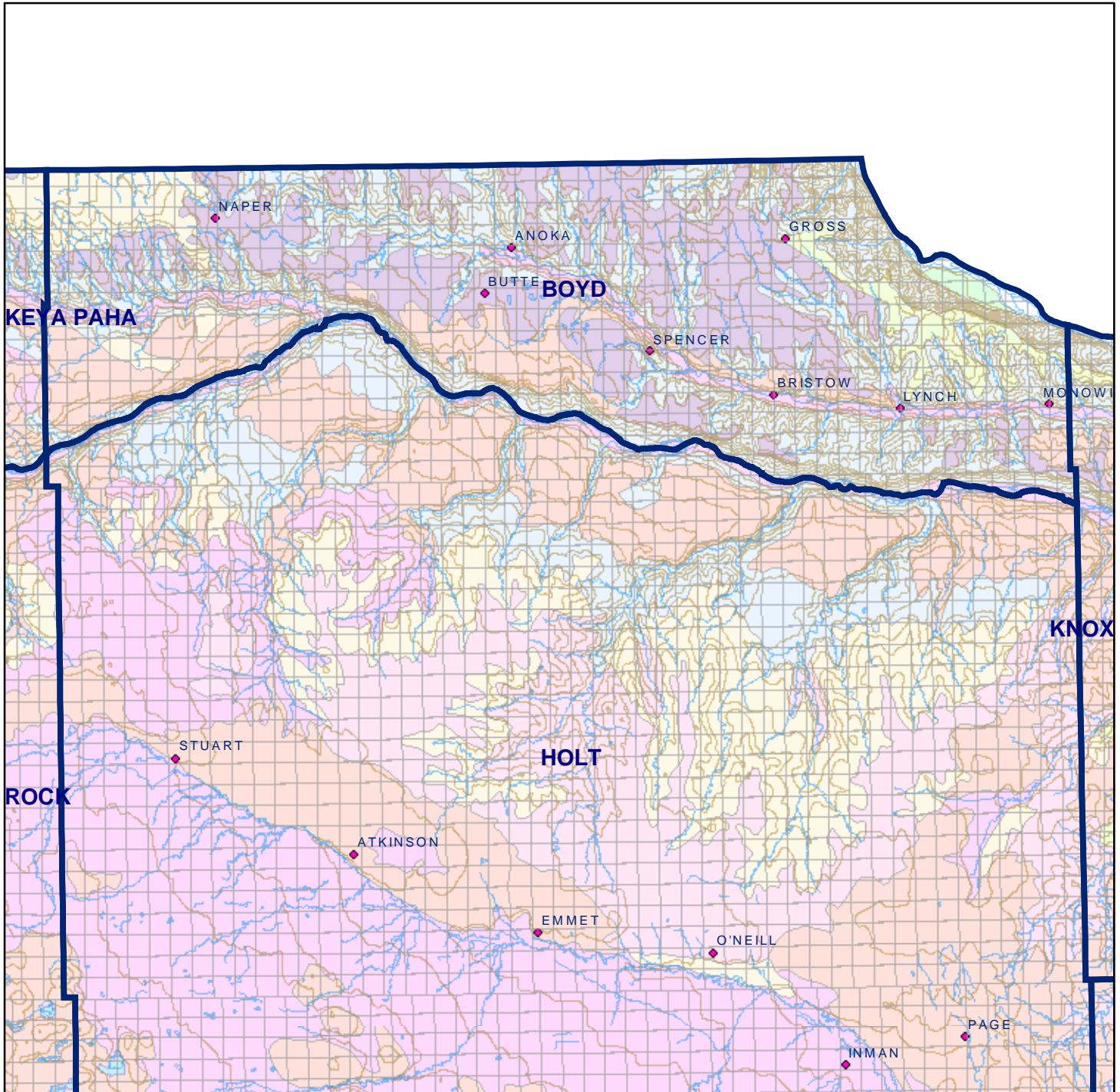
 Market Areas



● Registered Wells > 500 GPM



 Geo Codes



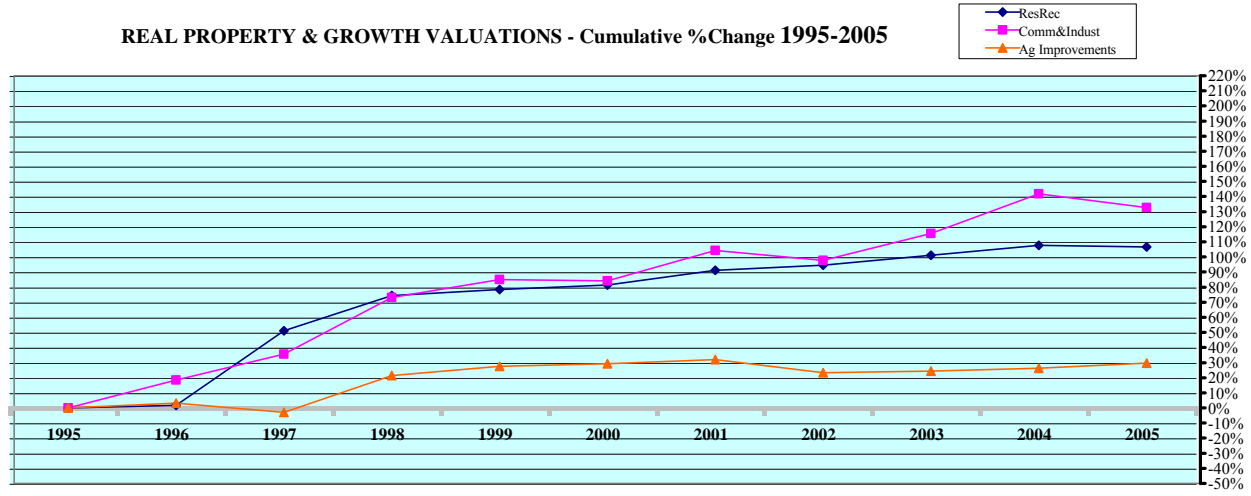
Legend

- 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

Boyd County



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	10,549,590	not avail.	--	--	--	--	1,829,565	not avail.	--	--	--	--
1993	10,510,477	not avail.	--	--	--	--	2,020,425	not avail.	--	--	--	--
1994	9,641,575	not avail.	--	--	--	--	2,067,195	not avail.	--	--	--	--
1995	9,807,045	144,700	1.48%	9,662,345	--	--	2,470,525	370,895	15.01%	2,099,630	--	--
1996	9,906,040	85,805	0.87%	9,820,235	0.13%	1.63%	2,505,740	18,625	0.74%	2,487,115	0.67%	18.45%
1997	15,114,980	506,090	3.35%	14,608,890	47.47%	51.19%	2,846,845	0	0.00%	2,846,845	13.61%	35.59%
1998	17,098,085	241,121	1.41%	16,856,964	11.52%	74.46%	3,646,055	11,090	0.30%	3,634,965	27.68%	73.12%
1999	17,538,325	292,145	1.67%	17,246,180	0.87%	78.49%	3,883,270	0	0.00%	3,883,270	6.51%	84.95%
2000	17,719,885	189,640	1.07%	17,530,245	-0.05%	81.43%	4,292,165	423,685	9.87%	3,868,480	-0.38%	84.25%
2001	18,681,140	207,425	1.11%	18,473,715	4.25%	91.19%	4,334,920	43,850	1.01%	4,291,070	-0.03%	104.37%
2002	18,917,510	111,190	0.59%	18,806,320	0.67%	94.64%	4,173,675	22,435	0.54%	4,151,240	-4.24%	97.71%
2003	19,948,170	519,030	2.60%	19,429,140	2.70%	101.08%	5,107,480	580,580	11.37%	4,526,900	8.46%	115.60%
2004	20,201,095	140,090	0.69%	20,061,005	0.57%	107.62%	5,082,600	6,690	0.13%	5,075,910	-0.62%	141.75%
2005	20,176,735	211,355	1.05%	19,965,380	-1.17%	106.63%	5,049,700	164,045	3.25%	4,885,655	-3.87%	132.69%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **7.53%**

Comm & Indust **8.81%**

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	9,101,750					
1993	not avail	not avail	9,139,625					
1994	not avail	not avail	9,633,075					
1995	5,759,851	4,508,388	10,268,239	130,025	1.27%	10,138,214	--	--
1996	6,025,822	4,581,193	10,607,015	144,905	1.37%	10,462,110	1.89%	3.19%
1997	5,719,580	4,169,530	9,889,110	56,160	0.57%	9,832,950	-7.30%	-3.01%
1998	8,311,530	4,236,940	12,548,470	247,638	1.97%	12,300,832	24.39%	21.33%
1999	8,639,365	4,513,365	13,152,730	213,830	1.63%	12,938,900	3.11%	27.63%
2000	8,704,075	4,560,475	13,264,550	161,525	1.22%	13,103,025	-0.38%	29.24%
2001	9,208,205	4,598,355	13,806,560	430,567	3.12%	13,375,993	0.84%	31.94%
2002	9,051,395	3,654,945	12,706,340	194,975	1.53%	12,511,365	-9.38%	23.41%
2003	9,085,595	3,773,675	12,859,270	246,745	1.92%	12,612,525	-0.74%	24.41%
2004	9,196,470	3,830,960	13,027,430	220,374	1.69%	12,807,056	-0.41%	26.32%
2005	9,354,010	4,020,125	13,374,135	218,915	1.64%	13,155,220	0.98%	29.76%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **2.64%**

(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# **8**
County **BOYD**

FL area **11**

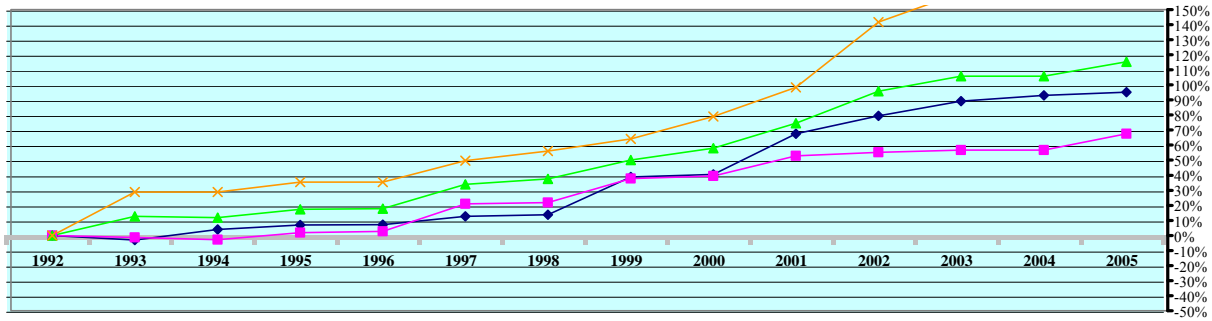
CHART 2

EXHIBIT

8B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	1,715,090	--	--	--	29,830,295	--	--	--	26,541,245	--	--	--
1993	1,663,025	-52,065	-3.04%	-3.04%	29,405,105	-425,190	-1.43%	-1.43%	34,210,580	7,669,335	28.90%	28.90%
1994	1,782,992	119,967	7.21%	3.96%	28,981,588	-423,517	-1.44%	-2.85%	34,207,077	-3,503	-0.01%	28.88%
1995	1,835,397	52,405	2.94%	7.01%	30,360,341	1,378,753	4.76%	1.78%	35,951,995	1,744,918	5.10%	35.46%
1996	1,838,060	2,663	0.15%	7.17%	30,665,022	304,681	1.00%	2.80%	35,956,525	4,530	0.01%	35.47%
1997	1,933,935	95,875	5.22%	12.76%	36,112,970	5,447,948	17.77%	21.06%	39,748,510	3,791,985	10.55%	49.76%
1998	1,952,505	18,570	0.96%	13.84%	36,371,730	258,760	0.72%	21.93%	41,445,800	1,697,290	4.27%	56.16%
1999	2,381,345	428,840	21.96%	38.85%	41,128,210	4,756,480	13.08%	37.87%	43,563,210	2,117,410	5.11%	64.13%
2000	2,410,130	28,785	1.21%	40.52%	41,599,505	471,295	1.15%	39.45%	47,496,370	3,933,160	9.03%	78.95%
2001	2,872,560	462,430	19.19%	67.49%	45,623,280	4,023,775	9.67%	52.94%	52,664,805	5,168,435	10.88%	98.43%
2002	3,079,105	206,545	7.19%	79.53%	46,319,540	696,260	1.53%	55.28%	64,149,290	11,484,485	21.81%	141.70%
2003	3,244,425	165,320	5.37%	89.17%	46,724,415	404,875	0.87%	56.63%	69,363,980	5,214,690	8.13%	161.34%
2004	3,309,365	64,940	2.00%	92.96%	46,738,675	14,260	0.03%	56.68%	69,289,920	-74,060	-0.11%	161.07%
2005	3,345,925	36,560	1.10%	95.09%	49,967,150	3,228,475	6.91%	67.50%	71,536,995	2,247,075	3.24%	169.53%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	--	--	--	--	28,695	--	--	--	58,115,325	--	--	--
1993	--	--	--	--	182,435	153,740	535.77%	535.77%	65,461,145	7,345,820	12.64%	12.64%
1994	--	--	--	--	28,228	--	0.00%	-1.63%	64,999,885	-461,260	-0.70%	11.85%
1995	--	--	--	--	28,253	25	0.09%	-1.54%	68,175,986	3,176,101	4.89%	17.31%
1996	--	--	--	--	28,209	-44	-0.16%	-1.69%	68,487,816	311,830	0.46%	17.85%
1997	--	--	--	--	28,175	-34	-0.12%	-1.81%	77,823,590	9,335,774	13.63%	33.91%
1998	--	--	--	--	141,115	112,940	400.85%	391.78%	79,911,150	2,087,560	2.68%	37.50%
1999	--	--	--	--	197,590	56,475	40.02%	588.59%	87,270,355	7,359,205	9.21%	50.17%
2000	--	--	--	--	284,095	86,505	43.78%	890.05%	91,790,100	4,519,745	5.18%	57.94%
2001	--	--	--	--	291,300	7,205	2.54%	915.16%	101,451,945	9,661,845	10.53%	74.57%
2002	--	--	--	--	291,270	-30	-0.01%	915.05%	113,839,205	12,387,260	12.21%	95.89%
2003	287,960	n/a	n/a	n/a	0	n/a	n/a	n/a	119,620,780	5,781,575	5.08%	105.83%
2004	287,585	-375	-0.13%	-0.13%	0	0	0	0	119,625,545	4,765	0.00%	105.84%
2005	286,225	-1,360	-0.47%	-0.60%	5,775	5,775			125,142,070	5,516,525	4.61%	115.33%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 8B 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	1,715,091	5,432	316	--	--	31,770,563	103,968	306	--	--	26,556,741	209,197	127	--	--
1993	1,660,025	5,255	316	0.00%	0.00%	29,417,970	98,223	300	-1.96%	-1.96%	34,216,840	209,072	164	29.13%	29.13%
1994	1,782,995	5,292	337	6.65%	6.65%	29,007,715	98,063	296	-1.33%	-3.27%	34,224,910	209,062	164	0.00%	29.13%
1995	1,835,398	5,275	348	3.26%	10.13%	30,376,226	97,449	312	5.41%	1.96%	35,948,347	209,584	172	4.88%	35.43%
1996	1,838,060	5,275	348	0.00%	10.13%	30,700,961	97,354	315	0.96%	2.94%	35,936,646	209,670	171	-0.58%	34.65%
1997	1,942,000	5,393	360	3.45%	13.92%	36,247,540	96,897	374	18.73%	22.22%	39,720,825	210,009	189	10.53%	48.82%
1998	1,971,435	5,533	356	-1.11%	12.66%	36,501,995	97,118	376	0.53%	22.88%	41,435,645	210,070	197	4.23%	55.12%
1999	2,381,345	5,606	425	19.38%	34.49%	41,266,195	97,040	425	13.03%	38.89%	43,579,560	210,065	207	5.08%	62.99%
2000	2,459,330	5,606	439	3.29%	38.92%	41,812,250	96,922	431	1.41%	40.85%	47,348,630	210,213	225	8.70%	77.17%
2001	2,876,240	5,587	515	17.31%	62.97%	45,779,960	98,319	466	8.12%	52.29%	52,691,685	221,264	238	5.78%	87.40%
2002	3,144,610	5,581	563	9.32%	78.16%	46,350,845	98,080	473	1.50%	54.58%	64,123,515	221,569	289	21.43%	127.56%
2003	3,296,525	5,477	602	6.93%	90.51%	46,895,295	97,974	479	1.27%	56.54%	69,338,295	221,590	313	8.30%	146.46%
2004	3,309,365	5,497	602	0.00%	90.50%	46,873,090	97,913	479	-0.06%	56.45%	69,364,370	221,694	313	-0.04%	146.37%
2005	3,431,725	5,497	624	3.70%	97.55%	49,824,530	97,877	509	6.34%	66.36%	71,604,340	221,421	323	3.36%	154.63%

1992-2005 Rate Ann.%chg AvgVal/Acre: 5.38%

3.99%

7.45%

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	28,575	5,715	5	--	--	0	0		--	--	60,070,970	324,312	185	--	--
1993	28,325	5,662	5	0.00%		0	0				65,323,160	318,212	205	10.81%	10.81%
1994	28,300	5,659	5	0.00%		0	0				65,043,920	318,076	204	-0.49%	10.27%
1995	28,301	5,658	5	0.00%		17	3	5			68,188,289	317,970	214	4.90%	15.68%
1996	28,274	5,653	5	0.00%		0	0				68,503,941	317,952	215	0.47%	16.22%
1997						28,200	5,653	5	--		77,938,565	317,951	245	13.95%	32.43%
1998						141,115	5,648	25	400.00%		80,050,190	318,370	251	2.45%	35.68%
1999						197,590	5,646	35	40.00%		87,424,690	318,358	275	9.56%	48.65%
2000						282,100	5,643	50	42.86%		91,902,310	318,384	289	5.09%	56.22%
2001						288,800	5,777	50	0.00%		101,636,685	330,948	307	6.23%	65.95%
2002						291,300	5,827	50	0.00%		113,910,270	331,057	344	12.05%	85.95%
2003	291,120	5,823	50	n/a	n/a	0	0		n/a	n/a	119,821,235	330,865	362	5.23%	95.68%
2004	293,490	5,870	50	-0.01%	n/a	0	499	0		n/a	119,840,315	331,473	362	-0.13%	95.43%
2005	287,680	6,087	47	-5.47%	n/a	0	0			n/a	125,148,275	330,883	378	4.62%	104.45%

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

5.66%

8
BOYD

FL area 11

(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
2,438	BOYD	12,875,010	43,954	14,398	17,217,785	5,049,700	0	2,958,950	125,142,070	9,354,010	4,020,125	0	176,676,002
<i>cnty sector value % of total value:</i>		7.29%	0.02%	0.01%	9.75%	2.86%		1.67%	70.83%	5.29%	2.28%		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
88	BRISTOW	53,505	28,774	9,425	712,025	120,305	0	0	1,935	0	0	0	925,969
366	BUTTE	750,920	0	0	3,275,150	1,656,490	0	0	0	0	0	0	5,682,560
269	LYNCH	187,823	740	243	3,192,360	560,990	0	0	0	0	0	0	3,942,156
2	MONOWI	2,804	0	0	13,400	2,850	0	0	3,270	0	1,850	0	24,174
105	NAPER	53,168	0	0	889,740	143,060	0	0	0	0	0	0	1,085,968
541	SPENCER	403,444	0	0	7,519,550	1,914,620	0	0	860	0	0	0	9,838,474
Total of All City Values:		1,451,664	29,514	9,668	15,602,225	4,398,315	0	0	6,065	0	1,850	0	21,499,301
<i>% total citysect of cnty sector</i>		11.28%	67.15%	67.15%	90.62%	87.10%			0.00%		0.05%		12.17%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
3.61%	BRISTOW	0.42%	65.46%	65.46%	4.14%	2.38%			0.00%				0.52%
15.01%	BUTTE	5.83%			19.02%	32.80%							3.22%
11.03%	LYNCH	1.46%	1.68%	1.69%	18.54%	11.11%							2.23%
0.08%	MONOWI	0.02%			0.08%	0.06%			0.00%		0.05%		0.01%
4.31%	NAPER	0.41%			5.17%	2.83%							0.61%
22.19%	SPENCER	3.13%			43.67%	37.92%			0.00%				5.57%

Cnty#
 County

FL area