

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Brown County
09

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

09 Brown

Residential Real Property - Current

Number of Sales	91	COD	7.29
Total Sales Price	4090651	PRD	103.66
Total Adj. Sales Price	4113651	COV	22.70
Total Assessed Value	3957562	STD	22.64
Avg. Adj. Sales Price	45204.96	Avg. Abs. Dev.	7.17
Avg. Assessed Value	43489.69	Min	35.10
Median	98.38	Max	256.75
Wgt. Mean	96.21	95% Median C.I.	97.38 to 98.82
Mean	99.73	95% Wgt. Mean C.I.	93.94 to 98.47
		95% Mean C.I.	95.08 to 104.38
% of Value of the Class of all Real Property Value in the County			18.99
% of Records Sold in the Study Period			5.28
% of Value Sold in the Study Period			7.51
Average Assessed Value of the Base			30,584

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	91	98.38	7.29	103.66
2005	106	97.80	6.00	101.48
2004	116	97.97	24.22	112.26
2003	97	95	30.54	119.15
2002	103	92	28.94	111.43
2001	117	93	24.51	102.73

2006 Commission Summary

09 Brown

Commercial Real Property - Current

Number of Sales	15	COD	2.11
Total Sales Price	402200	PRD	100.17
Total Adj. Sales Price	421200	COV	2.51
Total Assessed Value	409430	STD	2.44
Avg. Adj. Sales Price	28080.00	Avg. Abs. Dev.	2.05
Avg. Assessed Value	27295.33	Min	92.80
Median	97.22	Max	100.83
Wgt. Mean	97.21	95% Median C.I.	95.38 to 100.00
Mean	97.37	95% Wgt. Mean C.I.	96.16 to 98.25
		95% Mean C.I.	96.02 to 98.72
% of Value of the Class of all Real Property Value in the County			7.42
% of Records Sold in the Study Period			5.28
% of Value Sold in the Study Period			1.99
Average Assessed Value of the Base			72,505

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	15	97.22	2.11	100.17
2005	17	96.80	2.04	100.78
2004	17	104.48	40.37	119.86
2003	19	93	30.01	114.29
2002	18	93	32.24	94.22
2001	24	92	61.04	113.38

2006 Commission Summary

09 Brown

Agricultural Land - Current

Number of Sales	27	COD	15.75
Total Sales Price	3569068	PRD	100.82
Total Adj. Sales Price	3441268	COV	21.15
Total Assessed Value	2580791	STD	16.00
Avg. Adj. Sales Price	127454.37	Avg. Abs. Dev.	12.14
Avg. Assessed Value	95584.85	Min	34.26
Median	77.08	Max	103.47
Wgt. Mean	75.00	95% Median C.I.	66.76 to 82.22
Mean	75.61	95% Wgt. Mean C.I.	67.88 to 82.11
		95% Mean C.I.	69.28 to 81.94
% of Value of the Class of all Real Property Value in the County			73.59
% of Records Sold in the Study Period			0.93
% of Value Sold in the Study Period			0.05
Average Assessed Value of the Base			70,641

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	27	77.08	15.75	100.82
2005	31	76.71	15.85	100.01
2004	29	76.86	16.95	99.75
2003	40	75	21.46	98.5
2002	41	74	23.29	95.47
2001	43	74	27.19	102.07

2006 Opinions of the Property Tax Administrator for Brown 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 RO. 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 Brown County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Brown 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 Brown County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Brown 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 Brown County is 77% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Brown County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Brown County

Recommendations

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

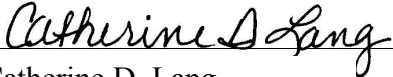
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

2006 Correlation Section for Brown County

Residential Real Property

I. Correlation

Brown: RESIDENTIAL: The six tables along with the assessment practices support a level of value within the acceptable range. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. The qualitative statistics indicate that the price-related differential is just barely outside its prescribed parameter, but the extreme outlier is the reason for pushing the PRD just slightly out of compliance, and should not be reason to call the residential class out of compliance. It is believed the county has met the required level of value and is in compliance for uniform and proportionate assessment. It should also be mentioned that the agricultural residential was physically reviewed and updated for assessment year 2006, but these actions do not reflect in the residential statistical report.

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	150	117	78
2002	151	103	68.21
2003	144	97	67.36
2004	163	116	71.17
2005	168	106	63.1
2006	167	91	54.49

Brown: RESIDENTIAL: A review of the table above indicates that the county has historically utilized a reasonable proportion of the available sales for the development of the qualified statistics. There was a decrease in utilization from 2005 to 2006 and it should be noted that 2006 is the first year the county

**2006 Correlation Section
for Brown County**

assessor has coded out sales that were substantially improved since the sale. Brown County reported seven sales or 4.19% of the total sales as non-qualified due to substantial improvements since the sale. After review of the total sales file and knowledge of the assessor’s review process, this appears acceptable.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	89	1.57	90.4	93
2002	92	-0.24	91.78	92

**2006 Correlation Section
for Brown County**

2003	95	-0.13	94.88	95
2004	94.08	10.57	104.03	97.97
2005	97.07	3.18	100.16	97.80
2006	98.27	0.75	99.01	98.38

Brown: RESIDENTIAL: The profile of the trended preliminary median and the final Reports and Opinion median display a very close percent. The strong relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

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

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

Comparison of Average Value Change

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

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

**2006 Correlation Section
for Brown County**

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.81	2001	1.57
0.19	2002	-0.24
-1.04	2003	-0.13
47.79	2004	10.57
4.69	2005	3.18
-0.17	2006	0.75

Brown: RESIDENTIAL: After review of the percent change report, it appears that Brown County has appraised sold parcels similar to unsold parcels. The percent change in sales base and the percent change in assessed base is consistent with the reported assessment action. Appraisal uniformity has been attained for residential real property in Brown County.

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

2006 Correlation Section for Brown County

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	98.38	96.21	99.73

Brown: RESIDENTIAL: The similarity between the measures of central tendency supported by the trended preliminary ratio would indicate that the level of value has been attained through efficient and consistent market analyses and that updating of values within the residential class has kept up with the market.

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,

**2006 Correlation Section
for Brown County**

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	7.29	103.66
Difference	0	0.66

Brown: RESIDENTIAL: It appears from the chart that the price-related differential is just slightly out of compliance; however further review indicates that the extreme outlier is the cause for moving the PRD just out of compliance. Hypothetically removing this sale brings the PRD to 101.87. The coefficient of dispersion is well within its respective parameter.

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	91	91	0
Median	98.27	98.38	0.11
Wgt. Mean	95.95	96.21	0.26
Mean	100.56	99.73	-0.83
COD	11.41	7.29	-4.12
PRD	104.79	103.66	-1.13
Min Sales Ratio	35.10	35.10	0
Max Sales Ratio	259.76	256.75	-3.01

Brown: RESIDENTIAL: A review of the prepared chart indicates that the statistics have changed somewhat from the preliminary statistics to the final Reports and Opinion statistics. The county, following the 2006 Three-Year Plan of Assessment, reported a revaluation in the villages of Long Pine and Johnstown for assessment year 2006. The final Reports and Opinion statistics reflect the reported assessment action. The appraisal action conducted for the farm residential does not reflect in this table.

**2006 Correlation Section
for Brown County**

Commerical Real Property

I. Correlation

Brown: COMMERCIAL: The six tables demonstrate that the measures of central tendency are all within the acceptable level of value. The qualitative statistics, the coefficient of dispersion and the price-related differential, are both within their respective parameter and indicate exceptional uniformity and proportionality. The confidence intervals are also particularly tight. Based on the information in this report and the recent appraisal in this property class, it is believed that the county has met the level of value and has also met the standards for uniform and proportionate assessments in the commercial property class for assessment year 2006.

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	32	24	75
2002	27	18	66.67
2003	30	19	63.33
2004	28	17	60.71
2005	34	17	50
2006	29	15	51.72

Brown: COMMERCIAL: With knowledge of the assessor’s review process and a review of the total sales file, the utilization of qualified sales appears to be acceptable.

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,

2006 Correlation Section for Brown County

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	92	-0.11	91.9	92
2002	90	-0.46	89.59	93
2003	92	-0.3	91.72	93
2004	104.48	0.05	104.53	104.48
2005	87.40	28.2	112.04	96.80
2006	97.22	-0.43	96.8	97.22

Brown: COMMERCIAL: Since no valuation changes were made to address the commercial class of property for assessment year 2006 (other than pick up work etc.), the trended preliminary ratio would

**2006 Correlation Section
for Brown County**

not significantly differ from either of the two medians.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.13	2001	-0.11
0	2002	-0.46
12.82	2003	-0.3
0	2004	0.05
22.52	2005	28.2
0	2006	-0.43

Brown: COMMERCIAL: The assessor reported no significant action in the commercial property class for assessment year 2006. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population even though there are only 15 sales.

2006 Correlation Section for Brown County

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 Brown County**

	Median	Wgt. Mean	Mean
R&O Statistics	97.22	97.21	97.37

Brown: COMMERCIAL: The measures of central tendency are very similar and within the acceptable range for level of value. Considering there are few sales in this class of property, the similarity between the measures of central tendency would still be an indication that the level of value has been attained.

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	2.11	100.17
Difference	0	0

Brown: COMMERCIAL: The fifteen sales in the sales file would demonstrate by the prepared chart

**2006 Correlation Section
for Brown County**

that the quality of assessment has been met. This indicates that the commercial property has been valued uniformly and proportionately.

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	15	15	0
Median	97.22	97.22	0
Wgt. Mean	97.21	97.21	0
Mean	97.37	97.37	0
COD	2.11	2.11	0
PRD	100.17	100.17	0
Min Sales Ratio	92.80	92.80	0
Max Sales Ratio	100.83	100.83	0

Brown: COMMERCIAL: As noted in the “2006 Assessment Actions Report”, Part II of the Survey, the assessor took no significant action in the commercial class (other than the completion of pick up work). The above table confirms this by showing that no changes to the statistical profile occurred between the issuance of the Preliminary and the Reports & Opinion statistics.

2006 Correlation Section for Brown County

Agricultural Land

I. Correlation

Brown: AGRICULTURAL UNIMPROVED: The measures of central tendency are within the acceptable level of value and the qualitative measures are within their respective parameters. Based on the assessment practices of the county assessor and the information in this report, it is believed that the county has attained the required level of value and has also achieved uniform and proportionate assessments in the unimproved agricultural property class for assessment year 2006.

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	68	43	63.24
2002	78	41	52.56
2003	81	40	49.38
2004	77	29	37.66
2005	68	31	45.59
2006	60	27	45

Brown: AGRICULTURAL UNIMPROVED: With knowledge of the assessor's review process, review of the previous history and the total sales file, the utilization of the qualified sales appears to be acceptable. Two sales (3.33%) of the total sale file were coded as substantially improved since the sale and therefore are not included in the percent used.

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,

**2006 Correlation Section
for Brown County**

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	72	9.95	79.16	74
2002	74	0.02	74.01	74
2003	68	15.68	78.66	75
2004	63.94	4.41	66.76	76.86
2005	74.56	3.78	77.38	76.71
2006	77.08	-0.06	77.03	77.08

Brown: AGRICULTURAL UNIMPROVED: Since no valuation changes were made to address the unimproved agricultural land for assessment year 2006 (other than i.e. change of use etc.), the trended

**2006 Correlation Section
for Brown County**

ratio would not significantly differ from either of the two medians.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
1.92	2001	9.95
0.11	2002	0.02
10.91	2003	15.68
12.74	2004	4.41
5.21	2005	3.78
0.16	2006	-0.06

Brown: AGRICULTURAL UNIMPROVED: There is little statistical difference between the percent change in the sales file versus the percent change in the assessed base, since no significant valuations changes were implemented for assessment year 2006.

2006 Correlation Section for Brown County

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 Brown County**

	Median	Wgt. Mean	Mean
R&O Statistics	77.08	75.00	75.61

Brown: AGRICULTURAL UNIMPROVED: For direct equalization purposes, the median level of value supported by the trended preliminary ratio will be used to describe the level of value for the agricultural unimproved class of property.

VI. Analysis of R&O COD and PRD

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

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

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

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

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

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

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

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

	COD	PRD
R&O Statistics	15.75	100.82
Difference	0	0

Brown: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price-related differential are both within their respective parameters. These measures indicate that unimproved

**2006 Correlation Section
for Brown County**

agricultural properties are being valued uniformly and proportionately.

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	27	27	0
Median	77.08	77.08	0
Wgt. Mean	74.97	75.00	0.03
Mean	75.56	75.61	0.05
COD	15.68	15.75	0.07
PRD	100.78	100.82	0.04
Min Sales Ratio	34.26	34.26	0
Max Sales Ratio	103.47	103.47	0

Brown: AGRICULTURAL UNIMPROVED: As reported in the “2006 Assessment Actions Report”, Part II of the Survey, the assessor took no action to address the unimproved agricultural land class. The agricultural improvements that were reappraised for 2006 do not reflect in this table. The minor change in the statistics from the issuance of the preliminary statistics to the R&O statistics was an error discovered and corrected by the assessor. The table confirms that no significant changes were made to the unimproved agricultural land valuations for assessment year 2006.

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

09 Brown

	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	49,891,026	50,802,170	911,144	1.83	529,013	0.77
2. Recreational	1,615,194	1,863,507	248,313	15.37	242,337	0.37
3. Ag-Homesite Land, Ag-Res Dwellings	14,252,776	19,854,188	5,601,412	39.3	*-----	39.3
4. Total Residential (sum lines 1-3)	65,758,996	72,519,865	6,760,869	10.28	771,350	9.11
5. Commercial	19,335,348	20,314,555	979,207	5.06	1,063,307	-0.43
6. Industrial	276,900	276,900	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	10,528,979	9,976,342	-552,637	-5.25	1,398,158	-18.53
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	30,141,227	30,567,797	426,570	1.42	1,063,307	-2.11
10. Total Non-Agland Real Property	95,900,223	103,087,662	7,187,439	7.49	3,232,815	4.12
11. Irrigated	40,652,709	40,482,556	-170,153	-0.42		
12. Dryland	1,370,300	1,356,938	-13,362	-0.98		
13. Grassland	131,613,769	131,686,408	72,639	0.06		
14. Wasteland	665,887	665,665	-222	-0.03		
15. Other Agland	58,703	59,560	857	1.46		
16. Total Agricultural Land	174,361,368	174,251,127	-110,241	-0.06		
17. Total Value of All Real Property (Locally Assessed)	270,261,591	277,338,789	7,077,198	2.62	3,232,815	1.42

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

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	91	MEDIAN:	98	COV:	22.70	95% Median C.I.:	97.38 to 98.82
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	22.64	95% Wgt. Mean C.I.:	93.94 to 98.47
TOTAL Adj.Sales Price:	4,113,651	MEAN:	100	AVG.ABS.DEV:	7.17	95% Mean C.I.:	95.08 to 104.38
TOTAL Assessed Value:	3,957,562						
AVG. Adj. Sales Price:	45,204	COD:	7.29	MAX Sales Ratio:	256.75		
AVG. Assessed Value:	43,489	PRD:	103.66	MIN Sales Ratio:	35.10		

Printed: 03/29/2006 20:04:00

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	11	98.02	100.21	98.09	4.63	102.16	91.50	129.47	93.46 to 100.10	37,527	36,811	
10/01/03 TO 12/31/03	7	99.42	99.48	98.42	0.81	101.07	97.31	101.09	97.31 to 101.09	69,785	68,681	
01/01/04 TO 03/31/04	9	98.38	97.87	98.33	1.23	99.54	94.60	100.30	96.22 to 99.06	19,694	19,364	
04/01/04 TO 06/30/04	16	97.21	106.83	97.23	11.34	109.87	89.62	256.75	96.80 to 98.27	44,375	43,146	
07/01/04 TO 09/30/04	13	99.15	101.78	99.72	16.39	102.07	35.10	212.36	91.62 to 101.56	30,853	30,766	
10/01/04 TO 12/31/04	9	93.75	94.70	94.02	4.31	100.72	84.61	99.86	90.60 to 99.83	42,755	40,199	
01/01/05 TO 03/31/05	14	99.06	98.32	97.92	1.67	100.41	91.48	101.75	97.12 to 100.19	64,964	63,613	
04/01/05 TO 06/30/05	12	96.42	94.58	88.12	10.28	107.33	69.15	127.25	83.74 to 100.31	52,475	46,240	
<u>Study Years</u>												
07/01/03 TO 06/30/04	43	98.04	102.06	97.86	5.99	104.29	89.62	256.75	97.27 to 98.73	41,594	40,705	
07/01/04 TO 06/30/05	48	98.75	97.64	94.93	8.40	102.86	35.10	212.36	95.23 to 99.36	48,439	45,984	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	47	97.92	101.39	97.21	9.67	104.31	35.10	256.75	96.80 to 98.54	35,598	34,604	
<u>ALL</u>												
	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
AINSWORTH	57	98.73	97.35	95.66	3.39	101.76	69.15	127.25	98.02 to 99.15	43,693	41,797	
JOHNSTOWN	4	99.82	137.53	99.94	41.46	137.61	93.75	256.75	N/A	19,800	19,788	
LONG PINE	13	98.51	98.71	98.66	1.90	100.05	93.46	105.00	97.12 to 100.19	18,384	18,138	
RURAL RES	17	96.62	99.61	96.57	15.71	103.15	35.10	212.36	90.60 to 97.91	76,758	74,125	
<u>ALL</u>												
	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489	

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	74	98.67	99.76	96.04	5.22	103.88	69.15	256.75	98.04 to 99.12	37,956	36,451	
2	5	91.50	111.81	108.27	47.24	103.27	35.10	212.36	N/A	25,000	27,066	
3	12	96.77	94.53	95.33	3.16	99.16	84.61	98.80	91.62 to 97.61	98,325	93,732	
<u>ALL</u>												
	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489	

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	83	98.46	98.53	96.17	4.54	102.46	69.15	212.36	97.63 to 98.82	49,065	47,183	
2	8	94.52	112.18	100.11	36.45	112.06	35.10	256.75	35.10 to 256.75	5,156	5,161	
<u>ALL</u>												
	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489	

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:	91	MEDIAN:	98	COV:	22.70	95% Median C.I.:	97.38 to 98.82
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	22.64	95% Wgt. Mean C.I.:	93.94 to 98.47
TOTAL Adj.Sales Price:	4,113,651	MEAN:	100	AVG.ABS.DEV:	7.17	95% Mean C.I.:	95.08 to 104.38
TOTAL Assessed Value:	3,957,562						
AVG. Adj. Sales Price:	45,204	COD:	7.29	MAX Sales Ratio:	256.75		
AVG. Assessed Value:	43,489	PRD:	103.66	MIN Sales Ratio:	35.10		

Printed: 03/29/2006 20:04:00

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	89	98.46	100.48	96.25	6.72	104.40	69.15	256.75	97.38 to 98.96	45,232	43,534
06	2	66.50	66.50	94.34	47.22	70.49	35.10	97.91	N/A	44,000	41,509
07											
ALL	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0003	1	97.91	97.91	97.91			97.91	97.91	N/A	83,000	81,263
09-0007	1	97.31	97.31	97.31			97.31	97.31	N/A	260,000	253,018
09-0010	88	98.49	99.85	96.20	7.46	103.80	35.10	256.75	97.61 to 98.96	41,200	39,633
09-0017	1	93.45	93.45	93.45			93.45	93.45	N/A	145,000	135,498
16-0004											
16-0006											
16-0101											
52-0056											
52-0100											
75-0074											
75-0100											
NonValid School											
ALL	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489

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:	91	MEDIAN:	98	COV:	22.70	95% Median C.I.:	97.38 to 98.82
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	22.64	95% Wgt. Mean C.I.:	93.94 to 98.47
TOTAL Adj.Sales Price:	4,113,651	MEAN:	100	AVG.ABS.DEV:	7.17	95% Mean C.I.:	95.08 to 104.38
TOTAL Assessed Value:	3,957,562						
AVG. Adj. Sales Price:	45,204	COD:	7.29	MAX Sales Ratio:	256.75		
AVG. Assessed Value:	43,489	PRD:	103.66	MIN Sales Ratio:	35.10		

Printed: 03/29/2006 20:04:00

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	12	94.52	106.41	98.44	25.30	108.10	35.10	256.75	90.60 to 105.00	6,295	6,197
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	23	98.51	96.97	95.87	2.75	101.14	83.74	101.75	96.80 to 99.67	21,610	20,718
1920 TO 1939	14	98.34	99.55	97.51	3.78	102.09	91.50	127.25	94.60 to 99.36	26,832	26,164
1940 TO 1949	3	97.85	135.65	119.33	39.38	113.68	96.75	212.36	N/A	26,333	31,422
1950 TO 1959	5	100.10	99.66	99.14	1.10	100.52	97.38	101.56	N/A	38,500	38,168
1960 TO 1969	8	98.92	98.26	98.13	1.02	100.13	95.23	99.58	95.23 to 99.58	55,625	54,583
1970 TO 1979	13	98.70	94.87	92.88	5.33	102.13	69.15	103.00	91.62 to 99.86	70,992	65,941
1980 TO 1989	6	98.16	97.32	96.73	2.09	100.60	91.48	99.69	91.48 to 99.69	129,000	124,784
1990 TO 1994	5	96.62	93.84	94.15	4.50	99.67	81.97	100.23	N/A	127,800	120,326
1995 TO 1999	2	98.54	98.54	98.24	0.64	100.30	97.91	99.17	N/A	56,500	55,506
2000 TO Present											
ALL	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	98.42	117.52	102.38	22.66	114.79	93.46	256.75	93.46 to 256.75	1,912	1,958
5000 TO 9999	9	98.51	90.35	91.83	9.69	98.39	35.10	101.75	90.60 to 100.00	6,061	5,566
Total \$											
1 TO 9999	17	98.46	103.14	94.14	15.80	109.56	35.10	256.75	93.46 to 100.00	4,108	3,868
10000 TO 29999	30	98.71	103.31	102.77	7.90	100.53	84.78	212.36	97.12 to 99.67	17,446	17,929
30000 TO 59999	18	98.63	97.06	96.82	2.34	100.25	83.74	100.50	97.27 to 99.17	45,133	43,697
60000 TO 99999	16	98.15	97.02	96.89	2.96	100.13	84.61	103.00	95.23 to 99.77	76,562	74,179
100000 TO 149999	7	93.45	89.88	89.75	7.72	100.14	69.15	99.01	69.15 to 99.01	127,000	113,982
150000 TO 249999	2	98.61	98.61	98.68	1.64	99.92	96.99	100.23	N/A	167,000	164,803
250000 TO 499999	1	97.31	97.31	97.31			97.31	97.31	N/A	260,000	253,018
ALL	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	91	MEDIAN:	98	COV:	22.70	95% Median C.I.:	97.38 to 98.82
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	22.64	95% Wgt. Mean C.I.:	93.94 to 98.47
TOTAL Adj.Sales Price:	4,113,651	MEAN:	100	AVG.ABS.DEV:	7.17	95% Mean C.I.:	95.08 to 104.38
TOTAL Assessed Value:	3,957,562						
AVG. Adj. Sales Price:	45,204	COD:	7.29	MAX Sales Ratio:	256.75		
AVG. Assessed Value:	43,489	PRD:	103.66	MIN Sales Ratio:	35.10		

(!: AVTot=0)

(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	11	95.29	105.30	87.69	24.07	120.08	35.10	256.75	90.60 to 105.00	2,754	2,415
5000 TO 9999	8	98.62	98.07	97.63	2.04	100.45	91.59	101.75	91.59 to 101.75	7,443	7,267
Total \$ _____											
1 TO 9999	19	98.38	102.26	94.28	14.54	108.46	35.10	256.75	93.46 to 99.83	4,729	4,458
10000 TO 29999	30	98.71	99.73	99.48	3.89	100.24	84.78	129.47	97.27 to 99.36	19,280	19,180
30000 TO 59999	16	98.75	104.06	99.00	9.66	105.10	83.74	212.36	93.71 to 99.58	46,087	45,628
60000 TO 99999	18	98.15	95.58	94.61	4.32	101.03	69.15	103.00	95.23 to 99.61	80,666	76,316
100000 TO 149999	5	93.45	92.20	92.30	4.42	99.89	81.97	97.16	N/A	132,400	122,211
150000 TO 249999	2	98.61	98.61	98.68	1.64	99.92	96.99	100.23	N/A	167,000	164,803
250000 TO 499999	1	97.31	97.31	97.31			97.31	97.31	N/A	260,000	253,018
ALL _____											
	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	94.52	106.41	98.44	25.30	108.10	35.10	256.75	90.60 to 105.00	6,295	6,197
10	16	98.42	96.78	95.68	2.45	101.14	84.78	100.31	94.60 to 98.82	22,950	21,959
20	39	99.06	101.06	96.07	6.23	105.19	69.15	212.36	98.02 to 99.58	37,715	36,234
30	19	97.38	96.63	96.65	2.36	99.98	83.74	100.30	96.62 to 99.01	85,052	82,203
40	5	96.93	94.57	95.35	4.90	99.19	84.61	100.23	N/A	116,800	111,365
ALL _____											
	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	94.52	106.41	98.44	25.30	108.10	35.10	256.75	90.60 to 105.00	6,295	6,197
100	7	96.93	95.15	94.51	3.45	100.68	84.61	99.61	84.61 to 99.61	68,928	65,143
101	53	98.70	99.76	96.17	5.38	103.73	69.15	212.36	97.91 to 99.15	50,879	48,930
102	1	97.27	97.27	97.27			97.27	97.27	N/A	30,000	29,180
104	14	98.10	96.61	96.36	2.97	100.26	83.74	101.75	93.71 to 99.67	45,857	44,187
106	1	96.65	96.65	96.65			96.65	96.65	N/A	17,000	16,431
111	2	99.98	99.98	99.92	0.21	100.06	99.77	100.19	N/A	70,000	69,944
304	1	99.17	99.17	99.17			99.17	99.17	N/A	30,000	29,750
ALL _____											
	91	98.38	99.73	96.21	7.29	103.66	35.10	256.75	97.38 to 98.82	45,204	43,489

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:	91	MEDIAN:	98	COV:	22.70	95% Median C.I.:	97.38 to 98.82
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	22.64	95% Wgt. Mean C.I.:	93.94 to 98.47
TOTAL Adj.Sales Price:	4,113,651	MEAN:	100	AVG.ABS.DEV:	7.17	95% Mean C.I.:	95.08 to 104.38
TOTAL Assessed Value:	3,957,562						
AVG. Adj. Sales Price:	45,204	COD:	7.29	MAX Sales Ratio:	256.75		
AVG. Assessed Value:	43,489	PRD:	103.66	MIN Sales Ratio:	35.10		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	94.52	106.41	98.44	25.30	108.10	35.10	256.75	90.60 to 105.00	6,295	6,197
10	3	98.46	98.63	98.62	0.23	100.01	98.38	99.06	N/A	3,583	3,534
20	20	98.93	105.87	104.20	8.34	101.60	96.22	212.36	97.92 to 100.00	19,072	19,873
30	45	98.54	96.89	96.76	2.86	100.13	83.74	103.00	97.16 to 99.15	53,753	52,011
40	9	97.31	92.72	92.12	5.78	100.65	69.15	99.77	81.97 to 98.27	113,111	104,198
50	2	95.55	95.55	94.17	4.26	101.47	91.48	99.61	N/A	104,500	98,402
<u>ALL</u>	<u>91</u>	<u>98.38</u>	<u>99.73</u>	<u>96.21</u>	<u>7.29</u>	<u>103.66</u>	<u>35.10</u>	<u>256.75</u>	<u>97.38 to 98.82</u>	<u>45,204</u>	<u>43,489</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:	15	MEDIAN:	97	COV:	2.51	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	402,200	WGT. MEAN:	97	STD:	2.44	95% Wgt. Mean C.I.:	96.16 to 98.25
TOTAL Adj.Sales Price:	421,200	MEAN:	97	AVG.ABS.DEV:	2.05	95% Mean C.I.:	96.02 to 98.72
TOTAL Assessed Value:	409,430						
AVG. Adj. Sales Price:	28,080	COD:	2.11	MAX Sales Ratio:	100.83		
AVG. Assessed Value:	27,295	PRD:	100.17	MIN Sales Ratio:	92.80		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	1	97.57	97.57	97.57			97.57	97.57	N/A	90,000	87,810
01/01/03 TO 03/31/03	2	96.40	96.40	95.68	3.73	100.75	92.80	100.00	N/A	12,500	11,960
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	2	96.99	96.99	96.64	2.36	100.36	94.71	99.28	N/A	14,750	14,255
10/01/03 TO 12/31/03	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
01/01/04 TO 03/31/04	6	98.29	98.17	97.73	1.64	100.46	96.05	100.00	96.05 to 100.00	32,916	32,168
04/01/04 TO 06/30/04	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
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	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
____Study Years____											
07/01/02 TO 06/30/03	3	97.57	96.79	97.16	2.46	99.62	92.80	100.00	N/A	38,333	37,243
07/01/03 TO 06/30/04	10	96.82	97.47	97.39	1.76	100.08	94.71	100.00	95.38 to 100.00	26,020	25,340
07/01/04 TO 06/30/05	2	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
____Calendar Yrs____											
01/01/03 TO 12/31/03	5	96.27	96.61	96.22	2.45	100.40	92.80	100.00	N/A	15,700	15,107
01/01/04 TO 12/31/04	7	97.22	97.77	97.62	1.69	100.16	95.38	100.00	95.38 to 100.00	29,528	28,826
____ALL____											
	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AINSWORTH	10	96.82	97.34	97.06	2.35	100.28	92.80	100.83	94.71 to 100.00	25,770	25,013
LONG PINE	2	97.03	97.03	97.22	2.40	99.81	94.71	99.36	N/A	18,500	17,986
RURAL	3	97.57	97.71	97.49	1.03	100.22	96.27	99.28	N/A	42,166	41,108
____ALL____											
	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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	12	96.82	97.29	97.08	2.36	100.21	92.80	100.83	94.71 to 100.00	24,558	23,842
2	2	98.42	98.42	97.78	0.87	100.66	97.57	99.28	N/A	51,250	50,110
3	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
____ALL____											
	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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:	15	MEDIAN:	97	COV:	2.51	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	402,200	WGT. MEAN:	97	STD:	2.44	95% Wgt. Mean C.I.:	96.16 to 98.25
TOTAL Adj.Sales Price:	421,200	MEAN:	97	AVG.ABS.DEV:	2.05	95% Mean C.I.:	96.02 to 98.72
TOTAL Assessed Value:	409,430						
AVG. Adj. Sales Price:	28,080	COD:	2.11	MAX Sales Ratio:	100.83		
AVG. Assessed Value:	27,295	PRD:	100.17	MIN Sales Ratio:	92.80		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295
____ALL____	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0003											
09-0007											
09-0010	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295
09-0017											
16-0004											
16-0006											
16-0101											
52-0056											
52-0100											
75-0074											
75-0100											
NonValid School											
____ALL____	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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:	15	MEDIAN:	97	COV:	2.51	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	402,200	WGT. MEAN:	97	STD:	2.44	95% Wgt. Mean C.I.:	96.16 to 98.25
TOTAL Adj.Sales Price:	421,200	MEAN:	97	AVG.ABS.DEV:	2.05	95% Mean C.I.:	96.02 to 98.72
TOTAL Assessed Value:	409,430						
AVG. Adj. Sales Price:	28,080	COD:	2.11	MAX Sales Ratio:	100.83		
AVG. Assessed Value:	27,295	PRD:	100.17	MIN Sales Ratio:	92.80		

Printed: 03/29/2006 20:04:02

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	97.33	97.33	97.63	2.00	99.70	95.38	99.28	N/A	10,850	10,592
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	96.41	97.43	97.30	1.92	100.14	94.71	100.00	N/A	37,100	36,097
1920 TO 1939	1	97.22	97.22	97.22			97.22	97.22	N/A	9,000	8,750
1940 TO 1949	1	100.83	100.83	100.83			100.83	100.83	N/A	12,000	12,100
1950 TO 1959	2	96.40	96.40	95.68	3.73	100.75	92.80	100.00	N/A	12,500	11,960
1960 TO 1969	3	96.27	96.18	96.70	0.99	99.46	94.71	97.57	N/A	49,333	47,705
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
2000 TO Present											
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
Total \$											
1 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
10000 TO 29999	8	99.32	97.91	97.77	2.16	100.13	92.80	100.83	92.80 to 100.83	16,812	16,438
30000 TO 59999	3	96.05	96.92	96.87	1.84	100.05	94.71	100.00	N/A	36,166	35,033
60000 TO 99999	2	96.99	96.99	97.06	0.60	99.93	96.41	97.57	N/A	80,000	77,649
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
Total \$											
1 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
10000 TO 29999	8	99.32	97.91	97.77	2.16	100.13	92.80	100.83	92.80 to 100.83	16,812	16,438
30000 TO 59999	3	96.05	96.92	96.87	1.84	100.05	94.71	100.00	N/A	36,166	35,033
60000 TO 99999	2	96.99	96.99	97.06	0.60	99.93	96.41	97.57	N/A	80,000	77,649
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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:	15	MEDIAN:	97	COV:	2.51	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	402,200	WGT. MEAN:	97	STD:	2.44	95% Wgt. Mean C.I.:	96.16 to 98.25
TOTAL Adj.Sales Price:	421,200	MEAN:	97	AVG.ABS.DEV:	2.05	95% Mean C.I.:	96.02 to 98.72
TOTAL Assessed Value:	409,430						
AVG. Adj. Sales Price:	28,080	COD:	2.11	MAX Sales Ratio:	100.83		
AVG. Assessed Value:	27,295	PRD:	100.17	MIN Sales Ratio:	92.80		

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COST RANK											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
10	8	98.42	97.70	97.34	2.37	100.37	92.80	100.83	92.80 to 100.83	31,312	30,478
15	1	94.71	94.71	94.71			94.71	94.71	N/A	34,000	32,200
20	4	98.29	98.16	98.09	1.55	100.07	96.05	100.00	N/A	25,875	25,380
30	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

OCCUPANCY CODE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
350	1	94.71	94.71	94.71			94.71	94.71	N/A	34,000	32,200
353	7	97.22	97.89	97.50	2.01	100.40	94.71	100.83	94.71 to 100.83	29,500	28,762
384	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
406	4	98.42	97.41	97.36	2.26	100.05	92.80	100.00	N/A	31,875	31,035
554	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295
04											
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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:	27	MEDIAN:	77	COV:	21.15	95% Median C.I.:	66.76 to 82.22	(! : Derived)
(AgLand) TOTAL Sales Price:	3,569,068	WGT. MEAN:	75	STD:	16.00	95% Wgt. Mean C.I.:	67.88 to 82.11	
(AgLand) TOTAL Adj.Sales Price:	3,441,268	MEAN:	76	AVG.ABS.DEV:	12.14	95% Mean C.I.:	69.28 to 81.94	
(AgLand) TOTAL Assessed Value:	2,580,791							
AVG. Adj. Sales Price:	127,454	COD:	15.75	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	95,584	PRD:	100.82	MIN Sales Ratio:	34.26			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	89.77	89.77	89.77			89.77	89.77	N/A	34,000	30,521
10/01/02 TO 12/31/02	1	79.20	79.20	79.20			79.20	79.20	N/A	82,000	64,947
01/01/03 TO 03/31/03	4	81.13	84.11	83.51	8.07	100.72	75.09	99.09	N/A	185,718	155,099
04/01/03 TO 06/30/03	1	72.93	72.93	72.93			72.93	72.93	N/A	68,792	50,171
07/01/03 TO 09/30/03	2	64.34	64.34	65.60	3.90	98.08	61.83	66.85	N/A	60,402	39,626
10/01/03 TO 12/31/03	4	78.91	81.37	81.58	10.57	99.75	67.91	99.76	N/A	201,616	164,474
01/01/04 TO 03/31/04	3	81.53	73.04	55.19	17.66	132.35	47.21	90.40	N/A	138,311	76,334
04/01/04 TO 06/30/04	4	65.07	62.02	68.18	20.27	90.97	34.26	83.67	N/A	113,387	77,306
07/01/04 TO 09/30/04	2	62.56	62.56	63.03	2.35	99.26	61.09	64.04	N/A	88,000	55,469
10/01/04 TO 12/31/04	1	103.47	103.47	103.47			103.47	103.47	N/A	104,000	107,608
01/01/05 TO 03/31/05	4	75.10	78.31	73.27	13.07	106.87	63.86	99.17	N/A	109,462	80,207
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	7	80.04	82.62	82.58	7.83	100.05	72.93	99.09	72.93 to 99.09	132,523	109,433
07/01/03 TO 06/30/04	13	67.91	70.88	71.02	19.58	99.79	34.26	99.76	61.83 to 83.67	138,134	98,106
07/01/04 TO 06/30/05	7	73.12	77.40	75.14	17.73	103.02	61.09	103.47	61.09 to 103.47	102,550	77,053
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	11	78.16	78.50	80.95	11.18	96.97	61.83	99.76	66.85 to 99.09	158,085	127,974
01/01/04 TO 12/31/04	10	65.40	69.58	65.89	23.83	105.60	34.26	103.47	47.21 to 90.40	114,848	75,677
<u>ALL</u>											
	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584

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:	27	MEDIAN:	77	COV:	21.15	95% Median C.I.:	66.76 to 82.22	(! : Derived)
(AgLand) TOTAL Sales Price:	3,569,068	WGT. MEAN:	75	STD:	16.00	95% Wgt. Mean C.I.:	67.88 to 82.11	
(AgLand) TOTAL Adj.Sales Price:	3,441,268	MEAN:	76	AVG.ABS.DEV:	12.14	95% Mean C.I.:	69.28 to 81.94	
(AgLand) TOTAL Assessed Value:	2,580,791							
AVG. Adj. Sales Price:	127,454	COD:	15.75	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	95,584	PRD:	100.82	MIN Sales Ratio:	34.26			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0497	1	63.86	63.86	63.86			63.86	63.86	N/A	170,000	108,563	
0499	1	80.04	80.04	80.04			80.04	80.04	N/A	43,000	34,419	
0639	3	78.16	75.86	78.05	5.81	97.21	67.91	81.53	N/A	139,805	109,111	
0641	3	89.77	84.11	79.99	13.29	105.15	63.39	99.17	N/A	58,908	47,120	
0643	3	79.20	81.50	88.47	17.52	92.12	61.83	103.47	N/A	72,000	63,701	
0759	1	47.21	47.21	47.21			47.21	47.21	N/A	321,000	151,535	
0767	2	50.51	50.51	60.38	32.16	83.66	34.26	66.76	N/A	113,475	68,515	
0907	4	77.58	78.10	78.89	10.58	99.00	66.85	90.40	N/A	146,630	115,677	
1033	1	75.09	75.09	75.09			75.09	75.09	N/A	154,950	116,348	
1041	1	64.04	64.04	64.04			64.04	64.04	N/A	116,000	74,284	
1179	1	83.67	83.67	83.67			83.67	83.67	N/A	140,800	117,808	
1181	2	89.71	89.71	84.72	11.20	105.90	79.66	99.76	N/A	235,490	199,495	
1183	1	61.09	61.09	61.09			61.09	61.09	N/A	60,000	36,655	
1309	2	75.10	75.10	73.87	2.63	101.66	73.12	77.08	N/A	105,462	77,907	
1311	1	99.09	99.09	99.09			99.09	99.09	N/A	128,000	126,833	
ALL	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584	
ALL	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584	

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	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584	
ALL	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584	

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:	27	MEDIAN:	77	COV:	21.15	95% Median C.I.:	66.76 to 82.22	(! : Derived)
(AgLand) TOTAL Sales Price:	3,569,068	WGT. MEAN:	75	STD:	16.00	95% Wgt. Mean C.I.:	67.88 to 82.11	
(AgLand) TOTAL Adj.Sales Price:	3,441,268	MEAN:	76	AVG.ABS.DEV:	12.14	95% Mean C.I.:	69.28 to 81.94	
(AgLand) TOTAL Assessed Value:	2,580,791							
AVG. Adj. Sales Price:	127,454	COD:	15.75	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	95,584	PRD:	100.82	MIN Sales Ratio:	34.26			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0003	11	79.66	80.53	81.32	11.88	99.04	61.09	99.76	66.85 to 99.09	145,202	118,073
09-0007	1	80.04	80.04	80.04			80.04	80.04	N/A	43,000	34,419
09-0010	13	67.91	71.89	68.92	21.26	104.32	34.26	103.47	63.39 to 89.77	129,926	89,543
09-0017	2	70.52	70.52	74.55	12.32	94.59	61.83	79.20	N/A	56,000	41,748
16-0004											
16-0006											
16-0101											
52-0056											
52-0100											
75-0074											
75-0100											
NonValid School											
____ALL____	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
50.01 TO 100.00	7	67.91	70.79	71.68	22.86	98.75	34.26	99.17	34.26 to 99.17	52,222	37,435
100.01 TO 180.00	6	78.56	77.84	77.16	13.37	100.89	61.09	103.47	61.09 to 103.47	83,488	64,417
180.01 TO 330.00	4	69.89	66.29	63.71	13.25	104.04	47.21	78.16	N/A	195,949	124,848
330.01 TO 650.00	7	75.09	80.22	79.11	14.95	101.41	64.04	99.76	64.04 to 99.76	144,496	114,304
650.01 +	2	80.94	80.94	81.05	1.58	99.87	79.66	82.22	N/A	384,752	311,838
____ALL____	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584

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
GRASS	18	74.10	74.21	77.32	14.86	95.98	34.26	99.76	66.76 to 82.22	122,245	94,520
IRRGTD	3	79.20	77.45	74.26	11.10	104.30	63.39	89.77	N/A	67,266	49,952
IRRGTD-N/A	6	79.84	78.90	70.21	19.82	112.37	47.21	103.47	47.21 to 103.47	173,176	121,594
____ALL____	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584

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:	27	MEDIAN:	77	COV:	21.15	95% Median C.I.:	66.76 to 82.22	(! : Derived)
(AgLand) TOTAL Sales Price:	3,569,068	WGT. MEAN:	75	STD:	16.00	95% Wgt. Mean C.I.:	67.88 to 82.11	
(AgLand) TOTAL Adj.Sales Price:	3,441,268	MEAN:	76	AVG.ABS.DEV:	12.14	95% Mean C.I.:	69.28 to 81.94	
(AgLand) TOTAL Assessed Value:	2,580,791							
AVG. Adj. Sales Price:	127,454	COD:	15.75	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	95,584	PRD:	100.82	MIN Sales Ratio:	34.26			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	18	74.10	74.21	77.32	14.86	95.98	34.26	99.76	66.76 to 82.22	122,245	94,520
IRRGTD	7	79.20	80.05	71.17	18.69	112.47	47.21	103.47	47.21 to 103.47	140,989	100,348
IRRGTD-N/A	2	72.69	72.69	69.70	12.15	104.30	63.86	81.53	N/A	126,966	88,495
ALL	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584

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
GRASS	18	74.10	74.21	77.32	14.86	95.98	34.26	99.76	66.76 to 82.22	122,245	94,520
IRRGTD	9	79.20	78.42	70.87	17.02	110.65	47.21	103.47	63.39 to 99.17	137,873	97,714
ALL	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584

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	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
30000 TO 59999	7	77.08	72.87	74.07	19.46	98.37	34.26	99.17	34.26 to 99.17	40,108	29,708
60000 TO 99999	6	69.89	70.83	71.14	10.09	99.57	61.09	81.53	61.09 to 81.53	78,554	55,882
100000 TO 149999	5	99.09	90.00	89.70	11.21	100.34	64.04	103.47	N/A	121,440	108,928
150000 TO 249999	4	69.94	69.71	69.54	6.29	100.24	63.86	75.09	N/A	169,568	117,914
250000 TO 499999	4	78.91	71.81	72.63	11.57	98.88	47.21	82.22	N/A	348,426	253,048
ALL	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
5000 TO 9999	1	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
1 TO 9999	1	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
10000 TO 29999	3	61.83	54.67	52.17	18.14	104.78	34.26	67.91	N/A	35,611	18,579
30000 TO 59999	7	77.08	77.64	75.53	13.26	102.80	61.09	99.17	61.09 to 99.17	55,502	41,919
60000 TO 99999	4	73.03	72.90	72.00	10.22	101.26	64.04	81.53	N/A	93,184	67,090
100000 TO 149999	8	79.38	83.10	80.55	16.87	103.17	63.86	103.47	63.86 to 103.47	146,184	117,752
150000 TO 249999	2	62.68	62.68	62.24	24.69	100.71	47.21	78.16	N/A	312,100	194,259
250000 TO 499999	2	80.94	80.94	81.05	1.58	99.87	79.66	82.22	N/A	384,752	311,838
ALL	27	77.08	75.61	75.00	15.75	100.82	34.26	103.47	66.76 to 82.22	127,454	95,584

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:	91	MEDIAN:	98	COV:	27.16	95% Median C.I.:	96.99 to 99.01
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	27.31	95% Wgt. Mean C.I.:	93.53 to 98.38
TOTAL Adj.Sales Price:	4,113,651	MEAN:	101	AVG.ABS.DEV:	11.21	95% Mean C.I.:	94.94 to 106.17
TOTAL Assessed Value:	3,947,240						
AVG. Adj. Sales Price:	45,204	COD:	11.41	MAX Sales Ratio:	259.76		
AVG. Assessed Value:	43,376	PRD:	104.79	MIN Sales Ratio:	35.10		

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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	11	98.02	106.98	96.01	13.88	111.43	82.48	185.62	91.50 to 129.47	37,527	36,028	
10/01/03 TO 12/31/03	7	99.36	98.63	98.18	1.18	100.46	95.16	100.50	95.16 to 100.50	69,785	68,512	
01/01/04 TO 03/31/04	9	98.78	98.98	99.62	2.30	99.36	94.60	106.74	96.22 to 100.30	19,694	19,618	
04/01/04 TO 06/30/04	16	97.07	100.44	96.31	8.29	104.29	80.85	178.50	95.29 to 98.46	44,375	42,738	
07/01/04 TO 09/30/04	13	96.62	98.79	98.19	26.04	100.61	35.10	212.36	62.36 to 109.92	30,853	30,295	
10/01/04 TO 12/31/04	9	93.45	91.71	93.97	7.48	97.60	66.88	99.86	84.61 to 99.83	42,755	40,175	
01/01/05 TO 03/31/05	14	99.14	110.06	99.03	13.23	111.14	91.48	259.76	97.91 to 101.35	64,964	64,332	
04/01/05 TO 06/30/05	12	96.42	94.58	88.12	10.28	107.33	69.15	127.25	83.74 to 100.31	52,475	46,240	
<u>Study Years</u>												
07/01/03 TO 06/30/04	43	98.04	101.51	97.08	7.46	104.57	80.85	185.62	96.97 to 99.06	41,594	40,378	
07/01/04 TO 06/30/05	48	98.75	99.70	95.09	14.85	104.85	35.10	259.76	93.45 to 99.17	48,439	46,061	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	47	97.16	98.03	96.57	11.98	101.51	35.10	212.36	96.22 to 98.73	35,598	34,378	
<u>ALL</u>												
	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
AINSWORTH	57	98.78	97.37	95.64	3.39	101.80	69.15	127.25	98.02 to 99.15	43,693	41,790	
JOHNSTOWN	4	88.82	105.75	86.01	34.99	122.95	66.88	178.50	N/A	19,800	17,030	
LONG PINE	13	101.40	114.18	99.13	31.62	115.18	56.72	259.76	80.85 to 135.45	18,384	18,225	
RURAL RES	17	96.62	99.61	96.57	15.71	103.15	35.10	212.36	90.60 to 97.91	76,758	74,125	
<u>ALL</u>												
	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376	

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	74	98.80	100.77	95.67	10.22	105.33	56.72	259.76	98.02 to 99.17	37,956	36,312	
2	5	91.50	111.81	108.27	47.24	103.27	35.10	212.36	N/A	25,000	27,066	
3	12	96.77	94.53	95.33	3.16	99.16	84.61	98.80	91.62 to 97.61	98,325	93,732	
<u>ALL</u>												
	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376	

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	83	98.46	100.64	95.92	9.60	104.92	56.72	259.76	97.31 to 99.01	49,065	47,065	
2	8	93.87	99.65	98.97	30.51	100.69	35.10	178.50	35.10 to 178.50	5,156	5,103	
<u>ALL</u>												
	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376	

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	91	MEDIAN:	98	COV:	27.16	95% Median C.I.:	96.99 to 99.01
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	27.31	95% Wgt. Mean C.I.:	93.53 to 98.38
TOTAL Adj.Sales Price:	4,113,651	MEAN:	101	AVG.ABS.DEV:	11.21	95% Mean C.I.:	94.94 to 106.17
TOTAL Assessed Value:	3,947,240						
AVG. Adj. Sales Price:	45,204	COD:	11.41	MAX Sales Ratio:	259.76		
AVG. Assessed Value:	43,376	PRD:	104.79	MIN Sales Ratio:	35.10		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	89	98.46	101.32	95.99	10.91	105.55	56.72	259.76	96.99 to 99.03	45,232	43,418
06	2	66.50	66.50	94.34	47.22	70.49	35.10	97.91	N/A	44,000	41,509
07											
ALL	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0003	1	97.91	97.91	97.91			97.91	97.91	N/A	83,000	81,263
09-0007	1	97.31	97.31	97.31			97.31	97.31	N/A	260,000	253,018
09-0010	88	98.55	100.70	95.91	11.69	104.99	35.10	259.76	96.99 to 99.03	41,200	39,516
09-0017	1	93.45	93.45	93.45			93.45	93.45	N/A	145,000	135,498
16-0004											
16-0006											
16-0101											
52-0056											
52-0100											
75-0074											
75-0100											
NonValid School											
ALL	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	91	MEDIAN:	98	COV:	27.16	95% Median C.I.:	96.99 to 99.01
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	27.31	95% Wgt. Mean C.I.:	93.53 to 98.38
TOTAL Adj.Sales Price:	4,113,651	MEAN:	101	AVG.ABS.DEV:	11.21	95% Mean C.I.:	94.94 to 106.17
TOTAL Assessed Value:	3,947,240						
AVG. Adj. Sales Price:	45,204	COD:	11.41	MAX Sales Ratio:	259.76		
AVG. Assessed Value:	43,376	PRD:	104.79	MIN Sales Ratio:	35.10		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	96.03	105.74	99.40	28.55	106.37	35.10	185.62	89.62 to 129.47	6,295	6,258
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	23	98.27	102.26	95.71	15.40	106.83	62.36	259.76	91.59 to 100.00	21,610	20,684
1920 TO 1939	14	98.34	96.76	94.75	7.06	102.12	56.72	127.25	93.71 to 100.50	26,832	25,424
1940 TO 1949	3	97.85	135.65	119.33	39.38	113.68	96.75	212.36	N/A	26,333	31,422
1950 TO 1959	5	100.10	99.66	99.14	1.10	100.52	97.38	101.56	N/A	38,500	38,168
1960 TO 1969	8	98.92	98.26	98.13	1.02	100.13	95.23	99.58	95.23 to 99.58	55,625	54,583
1970 TO 1979	13	98.70	94.90	92.89	5.37	102.16	69.15	103.00	91.62 to 99.86	70,992	65,947
1980 TO 1989	6	98.16	97.32	96.73	2.09	100.60	91.48	99.69	91.48 to 99.69	129,000	124,784
1990 TO 1994	5	96.62	93.84	94.15	4.50	99.67	81.97	100.23	N/A	127,800	120,326
1995 TO 1999	2	98.54	98.54	98.24	0.64	100.30	97.91	99.17	N/A	56,500	55,506
2000 TO Present											
ALL	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376

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	8	99.59	116.73	107.60	26.92	108.48	66.88	185.62	66.88 to 185.62	1,912	2,057
5000 TO 9999	9	96.22	103.90	102.46	32.08	101.40	35.10	259.76	62.36 to 100.00	6,061	6,210
Total \$											
1 TO 9999	17	98.73	109.94	103.59	29.52	106.13	35.10	259.76	90.60 to 109.92	4,108	4,256
10000 TO 29999	30	98.80	103.02	102.24	11.36	100.77	56.72	212.36	96.75 to 100.10	17,446	17,837
30000 TO 59999	18	98.37	95.32	95.14	4.24	100.19	80.85	101.35	93.12 to 99.17	45,133	42,937
60000 TO 99999	16	98.15	96.97	96.85	2.91	100.13	84.61	103.00	95.23 to 99.77	76,562	74,148
100000 TO 149999	7	93.45	89.88	89.75	7.72	100.14	69.15	99.01	69.15 to 99.01	127,000	113,982
150000 TO 249999	2	98.61	98.61	98.68	1.64	99.92	96.99	100.23	N/A	167,000	164,803
250000 TO 499999	1	97.31	97.31	97.31			97.31	97.31	N/A	260,000	253,018
ALL	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	91	MEDIAN:	98	COV:	27.16	95% Median C.I.:	96.99 to 99.01
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	27.31	95% Wgt. Mean C.I.:	93.53 to 98.38
TOTAL Adj.Sales Price:	4,113,651	MEAN:	101	AVG.ABS.DEV:	11.21	95% Mean C.I.:	94.94 to 106.17
TOTAL Assessed Value:	3,947,240						
AVG. Adj. Sales Price:	45,204	COD:	11.41	MAX Sales Ratio:	259.76		
AVG. Assessed Value:	43,376	PRD:	104.79	MIN Sales Ratio:	35.10		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	12	96.88	101.20	84.49	28.30	119.77	35.10	185.62	66.88 to 109.92	3,191	2,696
5000 TO 9999	5	98.73	97.28	96.72	2.44	100.57	91.59	100.00	N/A	7,210	6,973
Total \$											
1 TO 9999	17	98.46	100.04	90.42	20.39	110.64	35.10	185.62	90.60 to 100.13	4,373	3,954
10000 TO 29999	32	98.80	103.89	99.65	12.52	104.26	56.72	259.76	96.75 to 100.10	18,559	18,494
30000 TO 59999	16	98.75	103.13	97.82	10.75	105.43	82.48	212.36	93.12 to 99.58	46,087	45,082
60000 TO 99999	18	98.15	95.54	94.57	4.28	101.02	69.15	103.00	95.23 to 99.42	80,666	76,288
100000 TO 149999	5	93.45	92.20	92.30	4.42	99.89	81.97	97.16	N/A	132,400	122,211
150000 TO 249999	2	98.61	98.61	98.68	1.64	99.92	96.99	100.23	N/A	167,000	164,803
250000 TO 499999	1	97.31	97.31	97.31			97.31	97.31	N/A	260,000	253,018
ALL	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	96.03	105.74	99.40	28.55	106.37	35.10	185.62	89.62 to 129.47	6,295	6,258
10	16	98.25	93.84	92.47	6.01	101.48	62.36	101.40	91.59 to 100.10	22,950	21,222
20	39	99.06	104.80	96.45	12.93	108.66	56.72	259.76	97.85 to 99.69	37,715	36,377
30	19	97.38	95.83	96.38	3.31	99.43	80.85	101.35	95.23 to 99.01	85,052	81,974
40	5	96.93	94.43	95.26	4.75	99.13	84.61	100.23	N/A	116,800	111,267
ALL	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	96.03	105.74	99.40	28.55	106.37	35.10	185.62	89.62 to 129.47	6,295	6,258
100	7	96.93	95.05	94.41	3.35	100.68	84.61	99.06	84.61 to 99.06	68,928	65,073
101	53	98.73	99.47	96.00	7.14	103.61	62.36	212.36	97.38 to 99.33	50,879	48,842
102	1	80.85	80.85	80.85			80.85	80.85	N/A	30,000	24,254
104	14	97.11	104.78	96.12	19.33	109.01	56.72	259.76	85.84 to 101.40	45,857	44,078
106	1	96.65	96.65	96.65			96.65	96.65	N/A	17,000	16,431
111	2	100.56	100.56	100.33	0.78	100.22	99.77	101.35	N/A	70,000	70,233
304	1	99.17	99.17	99.17			99.17	99.17	N/A	30,000	29,750
ALL	91	98.27	100.56	95.95	11.41	104.79	35.10	259.76	96.99 to 99.01	45,204	43,376

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:	91	MEDIAN:	98	COV:	27.16	95% Median C.I.:	96.99 to 99.01
TOTAL Sales Price:	4,090,651	WGT. MEAN:	96	STD:	27.31	95% Wgt. Mean C.I.:	93.53 to 98.38
TOTAL Adj.Sales Price:	4,113,651	MEAN:	101	AVG.ABS.DEV:	11.21	95% Mean C.I.:	94.94 to 106.17
TOTAL Assessed Value:	3,947,240						
AVG. Adj. Sales Price:	45,204	COD:	11.41	MAX Sales Ratio:	259.76		
AVG. Assessed Value:	43,376	PRD:	104.79	MIN Sales Ratio:	35.10		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	96.03	105.74	99.40	28.55	106.37	35.10	185.62	89.62 to 129.47	6,295	6,258
10	3	99.06	99.21	99.27	0.56	99.94	98.46	100.13	N/A	3,583	3,557
20	20	98.93	107.83	98.85	22.53	109.08	56.72	259.76	96.22 to 100.31	19,072	18,853
30	45	98.73	97.84	97.16	3.98	100.69	83.74	135.45	96.99 to 99.17	53,753	52,228
40	9	97.31	92.72	92.12	5.78	100.65	69.15	99.77	81.97 to 98.27	113,111	104,198
50	2	95.19	95.19	93.93	3.90	101.34	91.48	98.90	N/A	104,500	98,157
<u>ALL</u>	<u>91</u>	<u>98.27</u>	<u>100.56</u>	<u>95.95</u>	<u>11.41</u>	<u>104.79</u>	<u>35.10</u>	<u>259.76</u>	<u>96.99 to 99.01</u>	<u>45,204</u>	<u>43,376</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:	15	MEDIAN:	97	COV:	2.51	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	402,200	WGT. MEAN:	97	STD:	2.44	95% Wgt. Mean C.I.:	96.16 to 98.25
TOTAL Adj.Sales Price:	421,200	MEAN:	97	AVG.ABS.DEV:	2.05	95% Mean C.I.:	96.02 to 98.72
TOTAL Assessed Value:	409,430						
AVG. Adj. Sales Price:	28,080	COD:	2.11	MAX Sales Ratio:	100.83		
AVG. Assessed Value:	27,295	PRD:	100.17	MIN Sales Ratio:	92.80		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	1	97.57	97.57	97.57			97.57	97.57	N/A	90,000	87,810
01/01/03 TO 03/31/03	2	96.40	96.40	95.68	3.73	100.75	92.80	100.00	N/A	12,500	11,960
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	2	96.99	96.99	96.64	2.36	100.36	94.71	99.28	N/A	14,750	14,255
10/01/03 TO 12/31/03	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
01/01/04 TO 03/31/04	6	98.29	98.17	97.73	1.64	100.46	96.05	100.00	96.05 to 100.00	32,916	32,168
04/01/04 TO 06/30/04	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
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	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
____Study Years____											
07/01/02 TO 06/30/03	3	97.57	96.79	97.16	2.46	99.62	92.80	100.00	N/A	38,333	37,243
07/01/03 TO 06/30/04	10	96.82	97.47	97.39	1.76	100.08	94.71	100.00	95.38 to 100.00	26,020	25,340
07/01/04 TO 06/30/05	2	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
____Calendar Yrs____											
01/01/03 TO 12/31/03	5	96.27	96.61	96.22	2.45	100.40	92.80	100.00	N/A	15,700	15,107
01/01/04 TO 12/31/04	7	97.22	97.77	97.62	1.69	100.16	95.38	100.00	95.38 to 100.00	29,528	28,826
____ALL____											
	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AINSWORTH	10	96.82	97.34	97.06	2.35	100.28	92.80	100.83	94.71 to 100.00	25,770	25,013
LONG PINE	2	97.03	97.03	97.22	2.40	99.81	94.71	99.36	N/A	18,500	17,986
RURAL	3	97.57	97.71	97.49	1.03	100.22	96.27	99.28	N/A	42,166	41,108
____ALL____											
	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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	12	96.82	97.29	97.08	2.36	100.21	92.80	100.83	94.71 to 100.00	24,558	23,842
2	2	98.42	98.42	97.78	0.87	100.66	97.57	99.28	N/A	51,250	50,110
3	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
____ALL____											
	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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:	15	MEDIAN:	97	COV:	2.51	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	402,200	WGT. MEAN:	97	STD:	2.44	95% Wgt. Mean C.I.:	96.16 to 98.25
TOTAL Adj.Sales Price:	421,200	MEAN:	97	AVG.ABS.DEV:	2.05	95% Mean C.I.:	96.02 to 98.72
TOTAL Assessed Value:	409,430						
AVG. Adj. Sales Price:	28,080	COD:	2.11	MAX Sales Ratio:	100.83		
AVG. Assessed Value:	27,295	PRD:	100.17	MIN Sales Ratio:	92.80		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295
____ALL____	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0003											
09-0007											
09-0010	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295
09-0017											
16-0004											
16-0006											
16-0101											
52-0056											
52-0100											
75-0074											
75-0100											
NonValid School											
____ALL____	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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:	15	MEDIAN:	97	COV:	2.51	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	402,200	WGT. MEAN:	97	STD:	2.44	95% Wgt. Mean C.I.:	96.16 to 98.25
TOTAL Adj.Sales Price:	421,200	MEAN:	97	AVG.ABS.DEV:	2.05	95% Mean C.I.:	96.02 to 98.72
TOTAL Assessed Value:	409,430						
AVG. Adj. Sales Price:	28,080	COD:	2.11	MAX Sales Ratio:	100.83		
AVG. Assessed Value:	27,295	PRD:	100.17	MIN Sales Ratio:	92.80		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	97.33	97.33	97.63	2.00	99.70	95.38	99.28	N/A	10,850	10,592
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	96.41	97.43	97.30	1.92	100.14	94.71	100.00	N/A	37,100	36,097
1920 TO 1939	1	97.22	97.22	97.22			97.22	97.22	N/A	9,000	8,750
1940 TO 1949	1	100.83	100.83	100.83			100.83	100.83	N/A	12,000	12,100
1950 TO 1959	2	96.40	96.40	95.68	3.73	100.75	92.80	100.00	N/A	12,500	11,960
1960 TO 1969	3	96.27	96.18	96.70	0.99	99.46	94.71	97.57	N/A	49,333	47,705
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
2000 TO Present											
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
Total \$											
1 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
10000 TO 29999	8	99.32	97.91	97.77	2.16	100.13	92.80	100.83	92.80 to 100.83	16,812	16,438
30000 TO 59999	3	96.05	96.92	96.87	1.84	100.05	94.71	100.00	N/A	36,166	35,033
60000 TO 99999	2	96.99	96.99	97.06	0.60	99.93	96.41	97.57	N/A	80,000	77,649
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
Total \$											
1 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
10000 TO 29999	8	99.32	97.91	97.77	2.16	100.13	92.80	100.83	92.80 to 100.83	16,812	16,438
30000 TO 59999	3	96.05	96.92	96.87	1.84	100.05	94.71	100.00	N/A	36,166	35,033
60000 TO 99999	2	96.99	96.99	97.06	0.60	99.93	96.41	97.57	N/A	80,000	77,649
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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:	15	MEDIAN:	97	COV:	2.51	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	402,200	WGT. MEAN:	97	STD:	2.44	95% Wgt. Mean C.I.:	96.16 to 98.25
TOTAL Adj.Sales Price:	421,200	MEAN:	97	AVG.ABS.DEV:	2.05	95% Mean C.I.:	96.02 to 98.72
TOTAL Assessed Value:	409,430						
AVG. Adj. Sales Price:	28,080	COD:	2.11	MAX Sales Ratio:	100.83		
AVG. Assessed Value:	27,295	PRD:	100.17	MIN Sales Ratio:	92.80		

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COST RANK											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
10	8	98.42	97.70	97.34	2.37	100.37	92.80	100.83	92.80 to 100.83	31,312	30,478
15	1	94.71	94.71	94.71			94.71	94.71	N/A	34,000	32,200
20	4	98.29	98.16	98.09	1.55	100.07	96.05	100.00	N/A	25,875	25,380
30	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

OCCUPANCY CODE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
350	1	94.71	94.71	94.71			94.71	94.71	N/A	34,000	32,200
353	7	97.22	97.89	97.50	2.01	100.40	94.71	100.83	94.71 to 100.83	29,500	28,762
384	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
406	4	98.42	97.41	97.36	2.26	100.05	92.80	100.00	N/A	31,875	31,035
554	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295
04											
ALL	15	97.22	97.37	97.21	2.11	100.17	92.80	100.83	95.38 to 100.00	28,080	27,295

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:	27	MEDIAN:	77	COV:	21.06	95% Median C.I.:	66.76 to 82.22	(! : Derived)
(AgLand) TOTAL Sales Price:	3,569,068	WGT. MEAN:	75	STD:	15.91	95% Wgt. Mean C.I.:	67.86 to 82.08	
(AgLand) TOTAL Adj.Sales Price:	3,441,268	MEAN:	76	AVG.ABS.DEV:	12.08	95% Mean C.I.:	69.26 to 81.85	
(AgLand) TOTAL Assessed Value:	2,579,922							
AVG. Adj. Sales Price:	127,454	COD:	15.68	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	95,552	PRD:	100.78	MIN Sales Ratio:	34.26			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	89.77	89.77	89.77			89.77	89.77	N/A	34,000	30,521
10/01/02 TO 12/31/02	1	79.20	79.20	79.20			79.20	79.20	N/A	82,000	64,947
01/01/03 TO 03/31/03	4	81.13	84.11	83.51	8.07	100.72	75.09	99.09	N/A	185,718	155,099
04/01/03 TO 06/30/03	1	72.93	72.93	72.93			72.93	72.93	N/A	68,792	50,171
07/01/03 TO 09/30/03	2	64.34	64.34	65.60	3.90	98.08	61.83	66.85	N/A	60,402	39,626
10/01/03 TO 12/31/03	4	78.91	81.37	81.58	10.57	99.75	67.91	99.76	N/A	201,616	164,474
01/01/04 TO 03/31/04	3	81.53	73.04	55.19	17.66	132.35	47.21	90.40	N/A	138,311	76,334
04/01/04 TO 06/30/04	4	65.07	62.02	68.18	20.27	90.97	34.26	83.67	N/A	113,387	77,306
07/01/04 TO 09/30/04	2	62.56	62.56	63.03	2.35	99.26	61.09	64.04	N/A	88,000	55,469
10/01/04 TO 12/31/04	1	103.47	103.47	103.47			103.47	103.47	N/A	104,000	107,608
01/01/05 TO 03/31/05	4	75.10	77.93	73.08	12.56	106.64	63.86	97.64	N/A	109,462	79,990
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	7	80.04	82.62	82.58	7.83	100.05	72.93	99.09	72.93 to 99.09	132,523	109,433
07/01/03 TO 06/30/04	13	67.91	70.88	71.02	19.58	99.79	34.26	99.76	61.83 to 83.67	138,134	98,106
07/01/04 TO 06/30/05	7	73.12	77.19	75.02	17.43	102.89	61.09	103.47	61.09 to 103.47	102,550	76,929
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	11	78.16	78.50	80.95	11.18	96.97	61.83	99.76	66.85 to 99.09	158,085	127,974
01/01/04 TO 12/31/04	10	65.40	69.58	65.89	23.83	105.60	34.26	103.47	47.21 to 90.40	114,848	75,677
<u>ALL</u>											
	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552

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:	27	MEDIAN:	77	COV:	21.06	95% Median C.I.:	66.76 to 82.22	(! : Derived)
(AgLand) TOTAL Sales Price:	3,569,068	WGT. MEAN:	75	STD:	15.91	95% Wgt. Mean C.I.:	67.86 to 82.08	
(AgLand) TOTAL Adj.Sales Price:	3,441,268	MEAN:	76	AVG.ABS.DEV:	12.08	95% Mean C.I.:	69.26 to 81.85	
(AgLand) TOTAL Assessed Value:	2,579,922							
AVG. Adj. Sales Price:	127,454	COD:	15.68	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	95,552	PRD:	100.78	MIN Sales Ratio:	34.26			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0497	1	63.86	63.86	63.86			63.86	63.86	N/A	170,000	108,563	
0499	1	80.04	80.04	80.04			80.04	80.04	N/A	43,000	34,419	
0639	3	78.16	75.86	78.05	5.81	97.21	67.91	81.53	N/A	139,805	109,111	
0641	3	89.77	83.60	79.50	12.72	105.16	63.39	97.64	N/A	58,908	46,831	
0643	3	79.20	81.50	88.47	17.52	92.12	61.83	103.47	N/A	72,000	63,701	
0759	1	47.21	47.21	47.21			47.21	47.21	N/A	321,000	151,535	
0767	2	50.51	50.51	60.38	32.16	83.66	34.26	66.76	N/A	113,475	68,515	
0907	4	77.58	78.10	78.89	10.58	99.00	66.85	90.40	N/A	146,630	115,677	
1033	1	75.09	75.09	75.09			75.09	75.09	N/A	154,950	116,348	
1041	1	64.04	64.04	64.04			64.04	64.04	N/A	116,000	74,284	
1179	1	83.67	83.67	83.67			83.67	83.67	N/A	140,800	117,808	
1181	2	89.71	89.71	84.72	11.20	105.90	79.66	99.76	N/A	235,490	199,495	
1183	1	61.09	61.09	61.09			61.09	61.09	N/A	60,000	36,655	
1309	2	75.10	75.10	73.87	2.63	101.66	73.12	77.08	N/A	105,462	77,907	
1311	1	99.09	99.09	99.09			99.09	99.09	N/A	128,000	126,833	
ALL	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552	
ALL	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552	

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	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552	
ALL	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552	

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:	27	MEDIAN:	77	COV:	21.06	95% Median C.I.:	66.76 to 82.22	(! : Derived)
(AgLand) TOTAL Sales Price:	3,569,068	WGT. MEAN:	75	STD:	15.91	95% Wgt. Mean C.I.:	67.86 to 82.08	
(AgLand) TOTAL Adj.Sales Price:	3,441,268	MEAN:	76	AVG.ABS.DEV:	12.08	95% Mean C.I.:	69.26 to 81.85	
(AgLand) TOTAL Assessed Value:	2,579,922							
AVG. Adj. Sales Price:	127,454	COD:	15.68	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	95,552	PRD:	100.78	MIN Sales Ratio:	34.26			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
05-0071												
09-0003	11	79.66	80.53	81.32	11.88	99.04	61.09	99.76	66.85 to 99.09	145,202	118,073	
09-0007	1	80.04	80.04	80.04			80.04	80.04	N/A	43,000	34,419	
09-0010	13	67.91	71.78	68.87	21.08	104.22	34.26	103.47	63.39 to 89.77	129,926	89,476	
09-0017	2	70.52	70.52	74.55	12.32	94.59	61.83	79.20	N/A	56,000	41,748	
16-0004												
16-0006												
16-0101												
52-0056												
52-0100												
75-0074												
75-0100												
NonValid School												
____ALL____	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
30.01 TO 50.00	1	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040	
50.01 TO 100.00	7	67.91	70.57	71.45	22.54	98.78	34.26	97.64	34.26 to 97.64	52,222	37,311	
100.01 TO 180.00	6	78.56	77.84	77.16	13.37	100.89	61.09	103.47	61.09 to 103.47	83,488	64,417	
180.01 TO 330.00	4	69.89	66.29	63.71	13.25	104.04	47.21	78.16	N/A	195,949	124,848	
330.01 TO 650.00	7	75.09	80.22	79.11	14.95	101.41	64.04	99.76	64.04 to 99.76	144,496	114,304	
650.01 +	2	80.94	80.94	81.05	1.58	99.87	79.66	82.22	N/A	384,752	311,838	
____ALL____	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	18	74.10	74.21	77.32	14.86	95.98	34.26	99.76	66.76 to 82.22	122,245	94,520	
IRRGTD	3	79.20	77.45	74.26	11.10	104.30	63.39	89.77	N/A	67,266	49,952	
IRRGTD-N/A	6	79.84	78.64	70.13	19.50	112.14	47.21	103.47	47.21 to 103.47	173,176	121,450	
____ALL____	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552	

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:	27	MEDIAN:	77	COV:	21.06	95% Median C.I.:	66.76 to 82.22	(! : Derived)
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(AgLand) TOTAL Assessed Value:	2,579,922							
AVG. Adj. Sales Price:	127,454	COD:	15.68	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	95,552	PRD:	100.78	MIN Sales Ratio:	34.26			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	18	74.10	74.21	77.32	14.86	95.98	34.26	99.76	66.76 to 82.22	122,245	94,520
IRRGTD	7	79.20	79.83	71.09	18.42	112.31	47.21	103.47	47.21 to 103.47	140,989	100,223
IRRGTD-N/A	2	72.69	72.69	69.70	12.15	104.30	63.86	81.53	N/A	126,966	88,495
ALL	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552

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
GRASS	18	74.10	74.21	77.32	14.86	95.98	34.26	99.76	66.76 to 82.22	122,245	94,520
IRRGTD	9	79.20	78.25	70.80	16.80	110.52	47.21	103.47	63.39 to 97.64	137,873	97,617
ALL	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552

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	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
30000 TO 59999	7	77.08	72.65	73.76	19.17	98.49	34.26	97.64	34.26 to 97.64	40,108	29,584
60000 TO 99999	6	69.89	70.83	71.14	10.09	99.57	61.09	81.53	61.09 to 81.53	78,554	55,882
100000 TO 149999	5	99.09	90.00	89.70	11.21	100.34	64.04	103.47	N/A	121,440	108,928
150000 TO 249999	4	69.94	69.71	69.54	6.29	100.24	63.86	75.09	N/A	169,568	117,914
250000 TO 499999	4	78.91	71.81	72.63	11.57	98.88	47.21	82.22	N/A	348,426	253,048
ALL	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
5000 TO 9999	1	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
1 TO 9999	1	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
10000 TO 29999	3	61.83	54.67	52.17	18.14	104.78	34.26	67.91	N/A	35,611	18,579
30000 TO 59999	7	77.08	77.42	75.30	12.98	102.81	61.09	97.64	61.09 to 97.64	55,502	41,795
60000 TO 99999	4	73.03	72.90	72.00	10.22	101.26	64.04	81.53	N/A	93,184	67,090
100000 TO 149999	8	79.38	83.10	80.55	16.87	103.17	63.86	103.47	63.86 to 103.47	146,184	117,752
150000 TO 249999	2	62.68	62.68	62.24	24.69	100.71	47.21	78.16	N/A	312,100	194,259
250000 TO 499999	2	80.94	80.94	81.05	1.58	99.87	79.66	82.22	N/A	384,752	311,838
ALL	27	77.08	75.56	74.97	15.68	100.78	34.26	103.47	66.76 to 82.22	127,454	95,552

2006 Assessment Survey for Brown County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: 0
2. Appraiser(s) on staff: 0
3. Other full-time employees: 2
4. Other part-time employees: 0
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$71,468
 - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$11,985
8. Adopted budget, or granted budget if different from above: Same
 - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: \$0.00
10. Amount of the total budget set aside for education/workshops: \$2,350
11. Appraisal/Reappraisal budget, if not part of the total budget: \$69,350 (appraisal budget has a levy within the county levy.)
12. Other miscellaneous funds: \$69,118
13. Total budget: \$152,803 (includes lines 6, 7 and 11)
 - a. Was any of last year's budget not used? Yes, there was a balance in the appraisal fund.

B. Residential Appraisal Information

1. Data collection done by: Assessor and staff

2. Valuation done by: Assessor

3. Date of last appraisal: ¹ (see endnotes) 1987 – Countywide reappraisal; however extensive updates have been conducted within classes and sub-classes of property since that date.

4. Date of last “update”: ² 2006 – Villages of Long Pine and Johnstown and rural farm residential (rural farm residential assisted by Stanard Appraisal), 2005 – City of Ainsworth, 2004 – Suburban areas and all residential acreages in the county.

5. Pickup work done by: ³ Assessor and staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	25	5	35	65

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? June 2003 (All residential, including agricultural residential.)

7. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2006 – Farm residential, 2005 – Ainsworth City, Long Pine Village and Johnstown Village, 2004 – Rural acreages

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 There is not a model built per say for Brown County; however there is a model in the TerraScan System that will default to comparable properties for the market comparison approach and the assessor frequently references this program.

9. Number of market areas/neighborhoods for this property class: 0

10. How are these defined? The statistical analysis defines the Assessor’s Locations as Ainsworth City, Long Pine City, Johnstown Village and Rural Residential. The Assessor’s Locations are not necessarily the only determining factor for adjustments. The assessor also analyzes sales with similar property characteristics to assist her in determining market value and if properties require valuation adjustments.

C. Commercial/Industrial Appraisal Information

1. Data collection done by: Assessor and staff, specialty properties are completed by Stanard Appraisal.

2. Valuation done by: Assessor and appraiser

3. **Date of last appraisal:** ¹ 2005 – with assistance from Great Plains Appraisal Company.
4. **Date of last “update”:** ² Same as appraisal
5. **Pickup work done by whom:** ³ Assessor and staff, specialty properties may be done by Stanard Appraisal.

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	6	1	7	14

6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2003
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 2005 when applicable
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 2005 if available
10. **Number of market areas/neighborhoods for this property class?** 1
11. **How are these defined?** Similar characteristics; on the statistical analysis they are listed by Assessor’s Location Ainsworth City, Long Pine City, Johnstown and Rural

D. Agricultural Appraisal Information

1. **Data collection done by:** Assessor and staff
2. **Valuation done by:** Assessor
3. **Date of last appraisal:** ¹ 2006 – Agricultural buildings (assisted by Stanard Appraisal.)
4. **Date of last “update”:** ² Same as appraisal for agricultural buildings, 2005 – Agricultural land

5. **Pickup work done by whom:** ³ Assessor, staff and appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	13	15	15	43

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

7. **When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** ⁴ The market or sales comparison approach is not used on agricultural buildings. Agricultural land is analyzed annually and values adjusted (if applicable) to arrive at 74 to 80 percent of market value. An Excel spreadsheet is developed with sales in the current study period and with similar land classification groups, which assist the assessor in establishing values for the current assessment year.

8. **What is the date of the soil survey currently used?** 1992

9. **What date was the last countywide land use study completed?** 1991 with continual annual updates.

a. **By what method? (Physical inspection, FSA maps, etc.)** Physical inspections, self-reporting, FSA maps, well registrations etc.

b. **By whom?** Assessor's Office

c. **What proportion is complete / implemented at this time?** Annual updating is completed to keep land use current.

10. **Number of market areas/neighborhoods for this property class:** 1

11. **How are these defined?** Topography, similar characteristics and Land Classification Groups.

12. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** No

E. Computer, Automation Information and GIS

1. **Administrative software:** TerraScan

2. **CAMA software:** TerraScan

3. **Cadastral maps or GIS software:** Cadastral Maps 1991

a. Who maintains the Cadastral Maps? Assessor and Olsson & Associates

b. Who maintains the GIS software and maps? N/A

4. Personal Property software: TerraScan

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? Ainsworth City and Long Pine City.

c. When was zoning implemented? 1993

G. Contracted Services

1. Appraisal Services: Stanard Appraisal

2. Other Services: Olsson & Associates/Updating Cadastral Maps, Department of Property Assessment and Taxation/PTAS and CAMA Services

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

II. Assessment Actions

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

- 1. Residential-**Land and improvements in Long Pine City and the Village of Johnstown were physically inspected and revalued based on the market analysis. Agricultural residential, including the one-acre home-site, was physically inspected and revalued. Appraisal maintenance was also completed during the physical review of properties.
- 2. Commercial-**There was appraisal maintenance and continued sales review to monitor the market after the appraisal in 2005. There were no significant changes to this property class for 2006.
- 3. Agricultural-**Farm buildings were physically inspected and revalued as well as appraisal maintenance completed. A market analysis on agricultural land was completed and the decision by the assessor was to not change agricultural land values for the 2006 assessment year.

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 9 - Brown

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,895	Value 277,338,789	Total Growth 3,232,815 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	186	480,845	41	324,771	18	296,438	245	1,102,054	
2. Res Improv Land	1,130	3,974,798	98	891,406	88	1,415,885	1,316	6,282,089	
3. Res Improvements	1,148	33,908,744	102	4,373,415	105	5,135,868	1,355	43,418,027	
4. Res Total	1,334	38,364,387	143	5,589,592	123	6,848,191	1,600	50,802,170	529,013
% of Total	83.37	75.51	8.93	11.00	7.68	13.48	32.68	18.31	16.36
5. Rec UnImp Land	0	0	37	73,297	3	17,512	40	90,809	
6. Rec Improv Land	0	0	58	129,626	5	70,150	63	199,776	
7. Rec Improvements	0	0	58	1,317,299	24	255,623	82	1,572,922	
8. Rec Total	0	0	95	1,520,222	27	343,285	122	1,863,507	242,337
% of Total	0.00	0.00	77.86	81.57	22.13	18.42	2.49	0.67	7.49
Res+Rec Total	1,334	38,364,387	238	7,109,814	150	7,191,476	1,722	52,665,677	771,350
% of Total	77.46	72.84	13.82	13.49	8.71	13.65	35.17	18.98	23.86

County 9 Brown

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,895	Value 277,338,789	Total Growth 3,232,815 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	35	156,955	1	1,740	1	6,700	37	165,395	
10. Comm Improv Land	186	1,535,508	20	199,069	19	162,227	225	1,896,804	
11. Comm Improvements	197	12,292,892	24	3,836,128	25	2,123,336	246	18,252,356	
12. Comm Total	232	13,985,355	25	4,036,937	26	2,292,263	283	20,314,555	1,063,307
% of Total	81.97	68.84	8.83	19.87	9.18	11.28	5.78	7.32	32.89
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	1	6,080	0	0	1	6,080	
15. Ind Improvements	0	0	1	270,820	0	0	1	270,820	
16. Ind Total	0	0	1	276,900	0	0	1	276,900	0
% of Total	0.00	0.00	***	***	0.00	0.00	0.02	0.09	0.00
Comm+Ind Total	232	13,985,355	26	4,313,837	26	2,292,263	1	276,900	0
% of Total	81.69	67.91	9.15	20.94	9.15	11.13	5.80	7.42	32.89
17. Taxable Total	1,566	52,349,742	264	11,423,651	176	9,483,739	2,006	73,257,132	1,834,657
% of Total	78.06	71.46	13.16	9.70	8.77	9.81	40.98	26.41	56

County 9 - Brown

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	102	42	391	535

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	33	1,381,872	2,320	136,941,952	2,353	138,323,824
28. Ag-Improved Land	0	0	50	3,105,456	473	36,066,381	523	39,171,837
29. Ag-Improvements	0	0	50	4,462,927	486	22,123,069	536	26,585,996
30. Ag-Total Taxable							2,889	204,081,657

County 9 - Brown

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	1.000	5,000	
32. HomeSite Improv Land	0	0.000	0	42	43.000	215,000	
33. HomeSite Improvements	0		0	42		2,723,752	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	1	1.240	1,240	
36. FarmSite Impr Land	0	0.000	0	31	213.030	150,970	
37. FarmSite Improv	0		0	45		1,739,175	
38. FarmSite Total							
39. Road & Ditches		0.000			164.290		
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	8	7.760	38,800	9	8.760	43,800	
32. HomeSite Improv Land	343	363.270	1,817,138	385	406.270	2,032,138	
33. HomeSite Improvements	357		15,054,498	399		17,778,250	1,398,158
34. HomeSite Total				408	415.030	19,854,188	
35. FarmSite UnImp Land	29	121.080	239,876	30	122.320	241,116	
36. FarmSite Impr Land	326	906.010	776,510	357	1,119.040	927,480	
37. FarmSite Improv	447		7,068,571	492		8,807,746	0
38. FarmSite Total				522	1,241.360	9,976,342	
39. Road & Ditches		3,766.270			3,930.560		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				930	5,586.950	29,830,530	1,398,158

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	15	3,941.810	688,707	15	3,941.810	688,707

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	10	3,236.990	620,657	10	3,236.990	620,657
44. Recapture Val			620,657			620,657

County 9 - Brown

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	795.650	692,218	14,702.990	12,791,628	15,498.640	13,483,846
47. 2A1	0.000	0	952.760	828,905	10,051.310	8,744,663	11,004.070	9,573,568
48. 2A	0.000	0	566.880	481,854	6,848.110	5,820,993	7,414.990	6,302,847
49. 3A1	0.000	0	208.200	143,659	2,532.950	1,747,743	2,741.150	1,891,402
50. 3A	0.000	0	341.380	235,554	3,921.640	2,705,947	4,263.020	2,941,501
51. 4A1	0.000	0	710.300	376,460	8,504.730	4,507,538	9,215.030	4,883,998
52. 4A	0.000	0	153.630	79,892	2,549.050	1,325,502	2,702.680	1,405,394
53. Total	0.000	0	3,728.800	2,838,542	49,110.780	37,644,014	52,839.580	40,482,556
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	46.070	15,894	519.670	179,286	565.740	195,180
56. 2D1	0.000	0	78.600	27,118	792.360	273,368	870.960	300,486
57. 2D	0.000	0	22.980	7,240	765.690	241,195	788.670	248,435
58. 3D1	0.000	0	20.640	5,986	96.320	27,936	116.960	33,922
59. 3D	0.000	0	33.050	8,265	798.810	199,733	831.860	207,998
60. 4D1	0.000	0	104.990	24,148	1,185.910	272,761	1,290.900	296,909
61. 4D	0.000	0	0.050	12	321.700	73,996	321.750	74,008
62. Total	0.000	0	306.380	88,663	4,480.460	1,268,275	4,786.840	1,356,938
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	194.320	57,571	2,080.040	577,374	2,274.360	634,945
65. 2G1	0.000	0	364.180	107,941	3,673.340	1,011,725	4,037.520	1,119,666
66. 2G	0.000	0	639.340	169,876	6,813.320	1,731,411	7,452.660	1,901,287
67. 3G1	0.000	0	216.910	49,890	4,211.520	978,827	4,428.430	1,028,717
68. 3G	0.000	0	674.440	145,486	22,202.420	4,757,719	22,876.860	4,903,205
69. 4G1	0.000	0	1,259.160	257,675	182,549.610	37,006,065	183,808.770	37,263,740
70. 4G	0.000	0	2,083.850	397,375	455,451.630	84,437,473	457,535.480	84,834,848
71. Total	0.000	0	5,432.200	1,185,814	676,981.880	130,500,594	682,414.080	131,686,408
72. Waste	0.000	0	69.880	2,099	22,114.950	663,566	22,184.830	665,665
73. Other	0.000	0	0.000	0	1,984.910	59,560	1,984.910	59,560
74. Exempt	0.000		528.470		9,529.770		10,058.240	
75. Total	0.000	0	9,537.260	4,115,118	754,672.980	170,136,009	764,210.240	174,251,127

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	3,728.800	2,838,542	49,110.780	37,644,014	52,839.580	40,482,556
77.Dry Land	0.000	0	306.380	88,663	4,480.460	1,268,275	4,786.840	1,356,938
78.Grass	0.000	0	5,432.200	1,185,814	676,981.880	130,500,594	682,414.080	131,686,408
79.Waste	0.000	0	69.880	2,099	22,114.950	663,566	22,184.830	665,665
80.Other	0.000	0	0.000	0	1,984.910	59,560	1,984.910	59,560
81.Exempt	0.000	0	528.470	0	9,529.770	0	10,058.240	0
82.Total	0.000	0	9,537.260	4,115,118	754,672.980	170,136,009	764,210.240	174,251,127

2006 Agricultural Land Detail

County 9 - Brown

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	15,498.640	29.33%	13,483,846	33.31%	870.001
2A1	11,004.070	20.83%	9,573,568	23.65%	870.002
2A	7,414.990	14.03%	6,302,847	15.57%	850.014
3A1	2,741.150	5.19%	1,891,402	4.67%	690.003
3A	4,263.020	8.07%	2,941,501	7.27%	690.004
4A1	9,215.030	17.44%	4,883,998	12.06%	530.003
4A	2,702.680	5.11%	1,405,394	3.47%	520.000
Irrigated Total	52,839.580	100.00%	40,482,556	100.00%	766.140

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	565.740	11.82%	195,180	14.38%	344.999
2D1	870.960	18.19%	300,486	22.14%	345.005
2D	788.670	16.48%	248,435	18.31%	315.005
3D1	116.960	2.44%	33,922	2.50%	290.030
3D	831.860	17.38%	207,998	15.33%	250.039
4D1	1,290.900	26.97%	296,909	21.88%	230.001
4D	321.750	6.72%	74,008	5.45%	230.017
Dry Total	4,786.840	100.00%	1,356,938	100.00%	283.472

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	2,274.360	0.33%	634,945	0.48%	279.175
2G1	4,037.520	0.59%	1,119,666	0.85%	277.315
2G	7,452.660	1.09%	1,901,287	1.44%	255.115
3G1	4,428.430	0.65%	1,028,717	0.78%	232.298
3G	22,876.860	3.35%	4,903,205	3.72%	214.330
4G1	183,808.770	26.94%	37,263,740	28.30%	202.731
4G	457,535.480	67.05%	84,834,848	64.42%	185.416
Grass Total	682,414.080	100.00%	131,686,408	100.00%	192.971

Irrigated Total	52,839.580	6.91%	40,482,556	23.23%	766.140
Dry Total	4,786.840	0.63%	1,356,938	0.78%	283.472
Grass Total	682,414.080	89.30%	131,686,408	75.57%	192.971
Waste	22,184.830	2.90%	665,665	0.38%	30.005
Other	1,984.910	0.26%	59,560	0.03%	30.006
Exempt	10,058.240	1.32%			
Market Area Total	764,210.240	100.00%	174,251,127	100.00%	228.014

As Related to the County as a Whole

Irrigated Total	52,839.580	100.00%	40,482,556	100.00%	
Dry Total	4,786.840	100.00%	1,356,938	100.00%	
Grass Total	682,414.080	100.00%	131,686,408	100.00%	
Waste	22,184.830	100.00%	665,665	100.00%	
Other	1,984.910	100.00%	59,560	100.00%	
Exempt	10,058.240	100.00%			
Market Area Total	764,210.240	100.00%	174,251,127	100.00%	

2006 Agricultural Land Detail

County 9 - Brown

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	3,728.800	2,838,542	49,110.780	37,644,014
Dry	0.000	0	306.380	88,663	4,480.460	1,268,275
Grass	0.000	0	5,432.200	1,185,814	676,981.880	130,500,594
Waste	0.000	0	69.880	2,099	22,114.950	663,566
Other	0.000	0	0.000	0	1,984.910	59,560
Exempt	0.000	0	528.470	0	9,529.770	0
Total	0.000	0	9,537.260	4,115,118	754,672.980	170,136,009

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	52,839.580	40,482,556	52,839.580	6.91%	40,482,556	23.23%	766.140
Dry	4,786.840	1,356,938	4,786.840	0.63%	1,356,938	0.78%	283.472
Grass	682,414.080	131,686,408	682,414.080	89.30%	131,686,408	75.57%	192.971
Waste	22,184.830	665,665	22,184.830	2.90%	665,665	0.38%	30.005
Other	1,984.910	59,560	1,984.910	0.26%	59,560	0.03%	30.006
Exempt	10,058.240	0	10,058.240	1.32%	0	0.00%	0.000
Total	764,210.240	174,251,127	764,210.240	100.00%	174,251,127	100.00%	228.014

* Department of Property Assessment & Taxation Calculates



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Assessor's Office
BROWN COUNTY

148 West 4th
Ainsworth, Nebraska 69210

2005-YR. PLAN OF ASSESSMENT
FOR BROWN COUNTY

PREPARED BY
CHARLENE K FOX, BROWN COUNTY ASSESSOR

JUNE 15, 2005

INTRODUCTION:

Pursuant to Neb. Laws 2005, LB263, 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 shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade." Neb.Rev.Stat. 77-112 (reissue 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 land 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 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

GENERAL DESCRIPTION OF REAL PROPERTY IN BROWN COUNTY:

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

	Parcel/Acres Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential/Rec	1728	36%	49,862,717	20%	8,286,947	41,575,740
Commercial/Ind	270	5%	15,124,281	6%	1,835,403	13,288,878
Agricultural	2843/ 773,786.54	59%	190,662,308	74%	169,663,837	20,998,471
Total	4841	100%	255,649,306	100%	179,786,217	75,863,089

Brown County is predominantly an agricultural county with 74% of its area being agricultural. Of the 74% agricultural area, 89% of that is grassland and 7% is irrigated crop.

New Property: For assessment year 2005, an estimated 129 building permits and/or information statements were valued for new property construction/additions in the county.

CURRENT RESOURCES:

A. BUDGET, STAFFING & TRAINING:

Proposed Budget

2004 Assessor Budget = \$71,468

2004 Co. Appraisal Budget = \$89,250 (Inc. Cadastral Maps)

2004 Computer Hardware/Software Budget = \$10,505 (1/2 Shared Budget w/Treasurer)

Additional monies is requested to staff the office with 2 full-time clerks in the assessor's office rather than the 1 ½ clerks. Many projects are necessary to accomplish the uniform & proportionate valuations across the county to keep pace with all the requirements of the office.

Proposed Staff

1 County Assessor

2 Full-time Clerks (35 Hrs. Per Week)

Training

The assessor attends monthly District Meetings, Spring & Fall Assessor Workshops, and takes various educational courses to keep updated on assessment & appraisal knowledge and to obtain the required 60 hour requirement of certified education for maintaining the assessor's certificate. The assessor strives to keep updated on legislation that affects her office. Knowledge is then passed on to the staff for additional expertise in the process of the assessment responsibility. It would be a positive thing to be able to send the staff for additional educational courses. At this point, most of the training for them has been "hands on" from the assessor herself.

B. Cadastral Maps:

Brown County's cadastral maps have a photo base that was taken in 1989. They are in good condition and kept updated on an annual basis with changes of ownership lines done by the engineering company that created the maps for the county assessor and county clerk. The assessor has a software program for the updating of the ownership of the properties which they do for both the assessor's office and the county clerk's office. The assessor's office also has a set of vellum soil maps with both property and land use lines for count of acres of the different land uses. They are kept current on an annual basis along with the ownership line map. Aerial photos of the farm sites that were taken in 1986 are included in the property record file. Brown County is in need of current aerial photos of all rural farm sites and would like to be able to have those taken in the near future. A lot of changes have taken place in the last 19 years as far as buildings gone and new buildings put up.

C. Property Record Cards:

New property record files were created for Brown County's records in the 2000 year. All three classes of property had those new files made. Most of the files are up-to-date with current listings, photos and sketches for those properties that have structures in the urban and suburban areas. We are still working on getting photos in the program for the some of the rural properties. Electronic property record cards are in the Terra Scan software program.

D. Computer Software:

Brown County is contracted with Department of Property Assessment & Taxation for the Terra Scan software that is used for the assessment administration and the CAMA (appraisal) administration. At this time, the county is not using the GIS software but would hope that we could look at it in the near future as it definitely is becoming a popular means of location of properties as well as many additional uses.

E. World Wide Web:

Access to property record information is not available at this time in Brown County. A few counties do have their information on the web and perhaps this is something that can be looked at in the future.

CURRENT ASSESSMENT PROCEDURES FOR REAL PROPERTY:

A. Discover, List & Inventory Property:

Real estate transfer statements are brought to the assessor's office whenever. Ownerships are then changed on the hard copy property record cards as well as the electronic cards that are involved in the legal description that is on the transfer statements. The electronic ownerships are changed through the sale file. Sales review of each transfer is done through a sales verification process of sending a questionnaire out to the buyer and seller to determine if the transaction is an arms-length bona-fide sale.

Two towns in Brown County are required through city regulations to obtain building permits for new construction. They are then brought to the assessor's office. Brown County, itself, does not require building permits in the rural for farm buildings (which includes the farm house) but zoning permits are required for non-farm buildings. Those permits are filed in the clerk's office and brought to the assessor by the zoning administrator or the clerk's office. Information statements are filed with the assessor for some construction that takes place in the county but the assessor's office works very diligently to take notice of all things that

they might hear or know of to pick up for new assessments. Frequently, the assessor sends out information statements to the property owner to obtain that information or it would go undone as far as the filing process described in Statute 77-1318.01. All new construction is added to the tax roll on an annual basis as it is discovered.

B. Data Collection:

Brown County is working on a process of setting up a physical routine inspection of property every 5 year cycle to determine if revaluation of a class of property is required. When a revaluation is done, market analysis is done and income data obtained whether it be by a contracted appraisal company or the assessor's office.

C. Ratio Studies:

Ratio studies are performed on an annual basis on all classes of property to determine whether assessment actions are needed in a specific area or neighborhood or in the entire class of property throughout the county. The county works with the field liaison at all times.

D. Value Approaches:

1) Market Approach: The market approach is used on all classes of property to attempt to obtain market value on each parcel of property. Using sales comparisons is one way of determining market value on like properties.

2) Cost Approach: The cost approach is used primarily in the residential and commercial valuation process. Brown County currently is using a Marshall/Swift cost manual dated June 2003 to arrive at a Replacement Cost New (RCN) calculation to start with. A depreciation factor derived from market analysis in the county is then used to apply to that RCN to arrive at market value. A current depreciation study for a residential revaluation and commercial revaluation was done for the 2005 year market values.

3) Income Approach: The income approach is used primarily in the valuation of commercial properties. Brown County income & expense data collection/analysis from the market was collected for the 2005 year revaluation process by a contracted appraisal company.

4) Land Valuation Studies: These studies are done on an annual basis in Brown County. A three year study period of arms-length sales is used to determine current market values. Currently, Brown County consists of only 1 market area.

E. Reconciliation of Value:

The reconciliation of the 3 approaches (if used) to value property and documentation of that on the hard copy property record card is something that needs continued work. The electronic file has the capability of showing it if the approaches are used on that parcel.

F. Sales Ratio Review:

After new valuation procedures are finished, another sales ratio study is done to determine the statistics on that class of property. This is done to determine if the median and quality statistics are in line with the required statistics for the particular class or subclass of property.

G. Notices:

Notices of different valuations are sent out to the property owner as required by Statute 77-1315 on an annual basis. Generally a letter of explanation for a change in value is inserted by the assessor.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97.80%	6.00	101.48
Commercial	96.80%	2.04	100.78
Agricultural Land	76.71%	15.85	100.01

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures, see 2005 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2006:

Residential: Revalue Long Pine City & Johnstown Village parcels using current costing of June 2003 and current depreciation factors from the market to arrive at market value. Market analyses and ratio studies will be done prior to revaluation and after revaluation. Appraisal maintenance will include adding all new construction value for changes and additions to properties through building permits, information statements or other means of discovery. Also, sales review will be done on additional sales from 521 transfer statements to determine qualified and non-qualified transactions.

Commercial: Monitor new values that were placed on properties for the 2005 yr. to determine if any changes are taking place in the market. Appraisal maintenance will include adding all new construction value for changes and additions to properties through building permits, information statements or other means of discovery. Sales review will continue on any additional property transfers that take place in the county for determination of qualified or non-qualified.

Agricultural Land: Using the required 3-year study period, a market analysis of arms-length agricultural land sales will be conducted to determine any necessary changes in value. A ratio study will be done as well to determine what statistics currently are and what will be required, if anything, to make adjustments to those values.

Farm Homes & Farm Outbuildings: The assessor's office would like to contract with an appraisal company to begin a review and revaluation of farm homes and farm buildings. Resources will have an effect on completion of this project.

Assessment Actions Planned for Assessment Year 2007:

Residential: The County will continue to monitor & review the urban & suburban residential parcels in the county for changes in the market that would require a change in assessment for an area, subclass or neighborhood after the revaluation in 2004, 2005 & 2006. Statistical studies will be done to determine if ratio studies are showing values with appropriate uniform & proportionate assessments. Appraisal maintenance will continue with sales review and adding all new construction value.

Commercial: We will monitor the revaluation project of 2005 for determination of change in the market. Appraisal maintenance will be a part of annual assessments with sales review and addition of new value from permits and information statements.

Agricultural: A market analysis of agricultural sales by land classification group will be done to determine the annual ag land value changes, if any. Land use and classification of the water-waste needs to be reviewed. The assessor's office would like to be able to use a contract appraisal company for help in determination of actual land use on all parcels in the county to help with the determination of ag use or residential/recreational use. Appraisal maintenance will of course continue with sales review and land use changes reported to us.

Farm Home & Outbuilding: We would continue to work on the project of review and revalue of these structures if not done or completed for the previous year. This would mean all data entry into the cama system using current cost program. Current depreciation factors would be put into the computer system to obtain a market value for Brown Co. Farm Site aerial photos need to be updated with a new flight & photos since the current photos were taken in 1986 and many changes have occurred since then with new buildings or old buildings torn down.

Assessment Actions Planned for Assessment Year 2008:

Residential: Suburban and rural residential acreages will need to be monitored & reviewed after the revaluation for the 2004 year. Statistical measures will be used for quality of assessments to determine if changes need to be made to values. The Ainsworth City and Long Pine City as well as Johnstown Village urban properties will also be monitored for quality assessments. Sales review and new construction valuation added will be a part of the assessment actions on this class of property.

Commercial: These properties will be monitored against sales that continue to take place that might show a reflection of something other than market value on them. Sales review and new construction value will be added as usual for the year.

Agricultural: A market analysis of agricultural sales by land classification groups will be done to determine possible adjustments to comply with statistical measures. Sales will be plotted to determine if current one market area is supported by sales. Sales will be monitored to see if there are any other influences in the agricultural sector.

Other Functions Performed by Assessor's Office, but not limited to:

Assessor & Staff Responsibilities

The following reports and documents are mandated for the assessor's office throughout the calendar year to be filed timely to meet the requirements of legislative law:

Permissive Exemptions: Approximately 39 Tax Exempt Organization filed for property tax exemption for the 2005 year by December 30th. Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Homestead Exemptions: Approximately 234 Homestead Exemption Applications were filed in Brown Co. by June 30th for 2005. Administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

Homestead Exemption Tax Loss Report: Report filed by Nov. 30th in conjunction with the treasurer for tax loss in Brown County due to loss of tax dollars reimbursed by state to county.

Personal Property Schedules: Approximately 564 Personal Property Schedules were filed in Brown Co. by May 1st for 2005. Administer annual filings of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Form 45 County Abstract of Assessment for Real Property: All Real Estate values are accumulated by March 20th (estimated) after an enormous amount of detailed work in determining market value on all classes of property in Brown County.

Bd. Of Educational Land & Funds Report: Current valuations for properties owned by BOELF must be reported to them.

Sales Information: Send to PA&T rosters & annual Assessed Value Update w/abstract by March 20th.

Notice of Valuation Change: These forms are sent to all property owners whose value has either decreased or increased by June 1st based on Statute 77-1315.

Form 45 County Abstract of Assessment for Personal Property: All personal property values are accumulated after May 1st to meet the June 15th deadline on this report. This requires a lot of extra time spent making phone calls or written requests for necessary documents needed for this assessment.

Tax List Corrections: Prepare tax list correction documents for county board approval.

County Bd. Of Equalization: Attend all County Board of Equalization meetings for valuation protests - assemble and provide information on all protests (June 1st - July 25th)

TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization: Attend hearings if applicable to county, defend values and/or implement orders of the TERC.

Centralized Assessments: Data for 8 Centralized Assessment companies located in Brown County is reviewed as certified from the Dept. of Property Assessments & Taxation for public service entities, establish assessment records and tax billing for tax list. There are 2 gas companies and 6 telephone companies within the county.

Value Certifications: Real Estate, Personal Property & Centralized Company assessments are accumulated & certified to 11 political subdivisions and 5 school districts for levy setting purposes by August 20th.

School District Taxable Value Report: The values for the School Districts are accumulated together in this final report to be sent to the Property Tax Administrator by August 25th.

Annual Inventory Statement: This report designating personal property located in the Assessor's Office must be reported to County Board by August 25th.

Average Residential Value for Homestead Exemption: Assessor must determine this value and certify to Department of Revenue by September 1st.

Annual Plan of Assessment: Pursuant to LB 263 Section 9, the assessment plan is formed & written on or before June 15 each year and submitted to the County Bd. of Equalization on or before July 31 and to the Property Tax Administrator on or before October 31 of each year.

Ag-Land Trust Report: A list of all trust ownership of property in the county is accumulated for a report that is submitted by October 1st to the Secretary of State.

Tax Districts & Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information. Input/Review of tax rates used for tax billing process.

Tax List: The tax list is prepared and certified to the county treasurer for real property, personal property and centrally assessed property by November 22nd.

Government Owned Property Listing: For the 2004 Yr. and every 4th year after, the assessor must file a report by Dec. 1st with CBE & PA&T for taxable & exempt properties owned by the state or governmental subdivision of the state.

CTL (Certificate of Taxes Levied): This is the final report for the calendar year which is the total taxes collected in the county for tax year. It has a deadline date of December 1st and sent to the Property Tax Administrator.

Education: Assessor and/or Appraisal Education - attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Throughout the calendar tax year, the assessor's office continuously updates records with the transfer of ownership of property from the 521 Transfer Statements that are brought to them by the County Clerk's office. Many requests for information by real estate brokers, insurance companies, mortgage companies,

appraisers, bankers, etc. are attended to on a daily basis with the telephone or at the counter. Records are continually updated with new data such as address changes. Splits and combination of records are made as required daily. Information for those changes is sent on an annual basis to the engineering company of Olsson Associates for the updating of the cadastral maps for both the assessor and clerk offices. Many hours of time are spent reviewing that work to be sure that we have correct data at all times on our properties.

Contract Appraiser

Brown County does not hire a contract appraiser on an annual basis. The assessor and staff list & value the appraisal maintenance or "new construction work" annually from the approximate 125 building permits, information statements or other resource means of new construction. Contracted appraisal work will be required for future projects such as a rural farm residential revaluation and farm outbuilding revaluation. The three KBR counties (Keya Paha, Brown & Rock) have had discussion on the desire to hire a contract appraiser for the 3 counties combined. Nothing has developed from the need and desire.

CONCLUSION:

The Brown County Assessor & her staff make every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Brown County. Much needed improvement was made in the residential and commercial properties with the help of an contracted appraisal company for the 2005 year. It will be a must that a contracted appraisal firm be hired for assessment & valuation purposes within this 3 year time period to give expertise on continued needs of assessment. Land use review is of major concern for the assessor in the canyon, tree covered area of Brown County. Sales need to be monitored very closely in those areas for actual use of property. This type of sale may create a different way of valuing specific types of property depending on use & market of that property!

BUDGET CONSTRAINTS are of major concern in Brown County this year. Huge cuts are being made for all budgets. It is hoped that the appraisal budget can continue to grow for additional appraisal projects that must be continued to assure accurate assessments in the county.

MAIN PROJECTS TO BE COMPLETED

- Farm Site Residential Digital Photos
- Policy & Procedures Manual
- Land Use Review
- Water/Waste Land Use Review
- Farm Home Revaluation
- Farm Outbuilding Revaluation

SIGNATURE _____

DATE _____

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1-use the sale without adjustment
- 2-use the sale with an adjustment
- 3-substantially changed sale should not be used in study
- 4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

Calculations:

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

- 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:

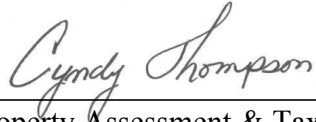
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

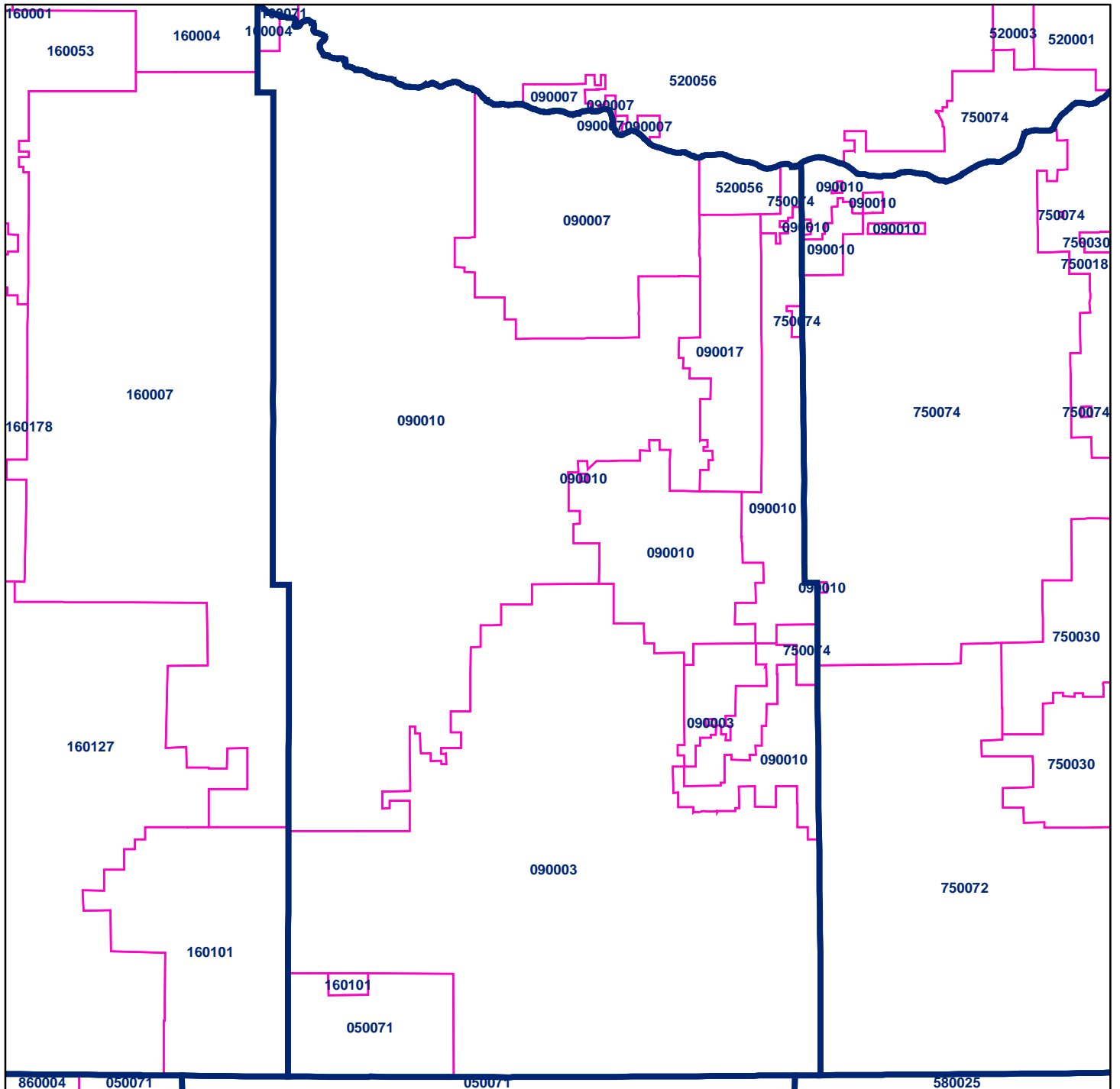
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Brown County County Assessor, by certified mail, return receipt requested, 7013 1160 0001 1212 8779.

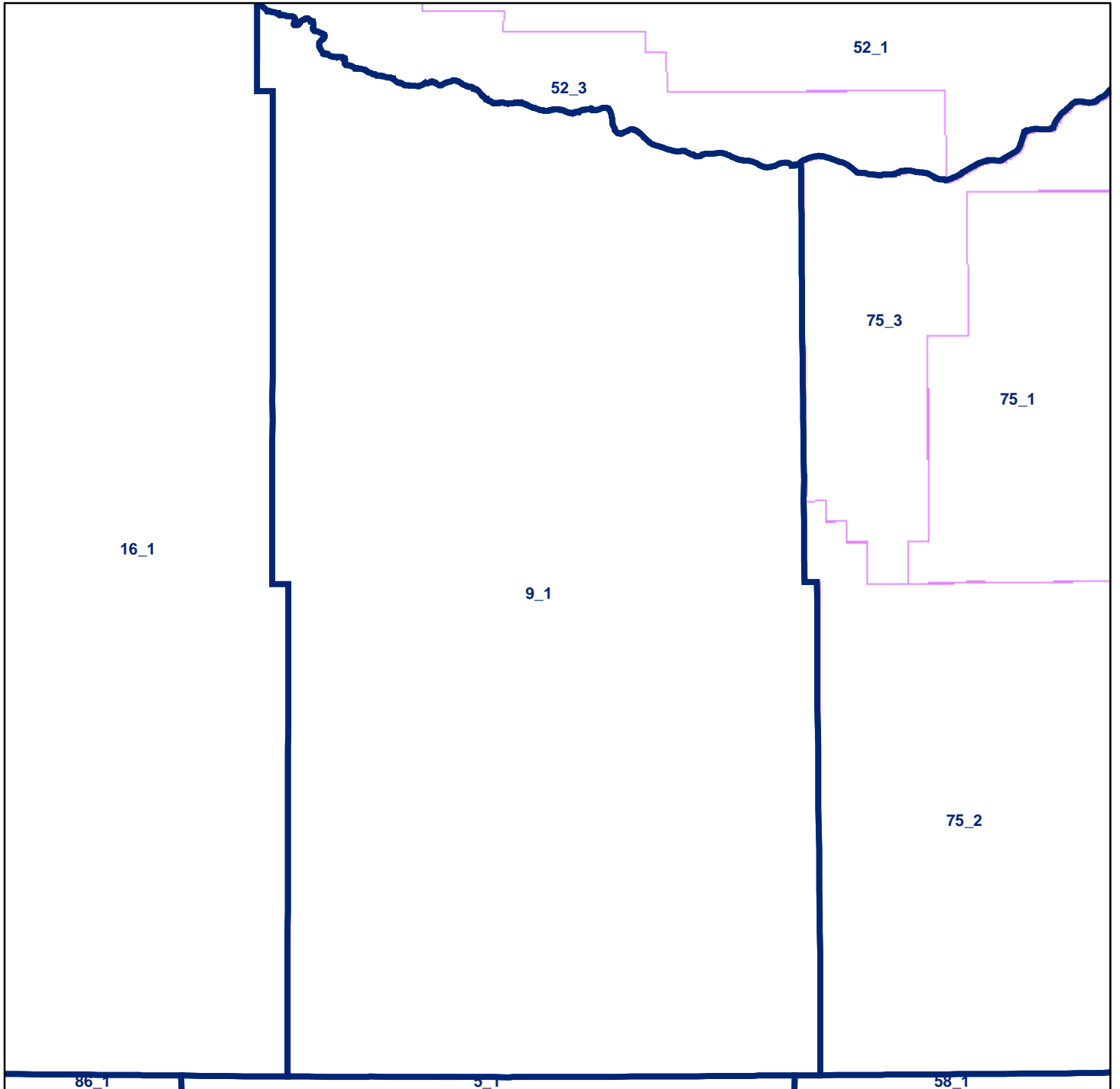
Dated this 10th day of April, 2006.



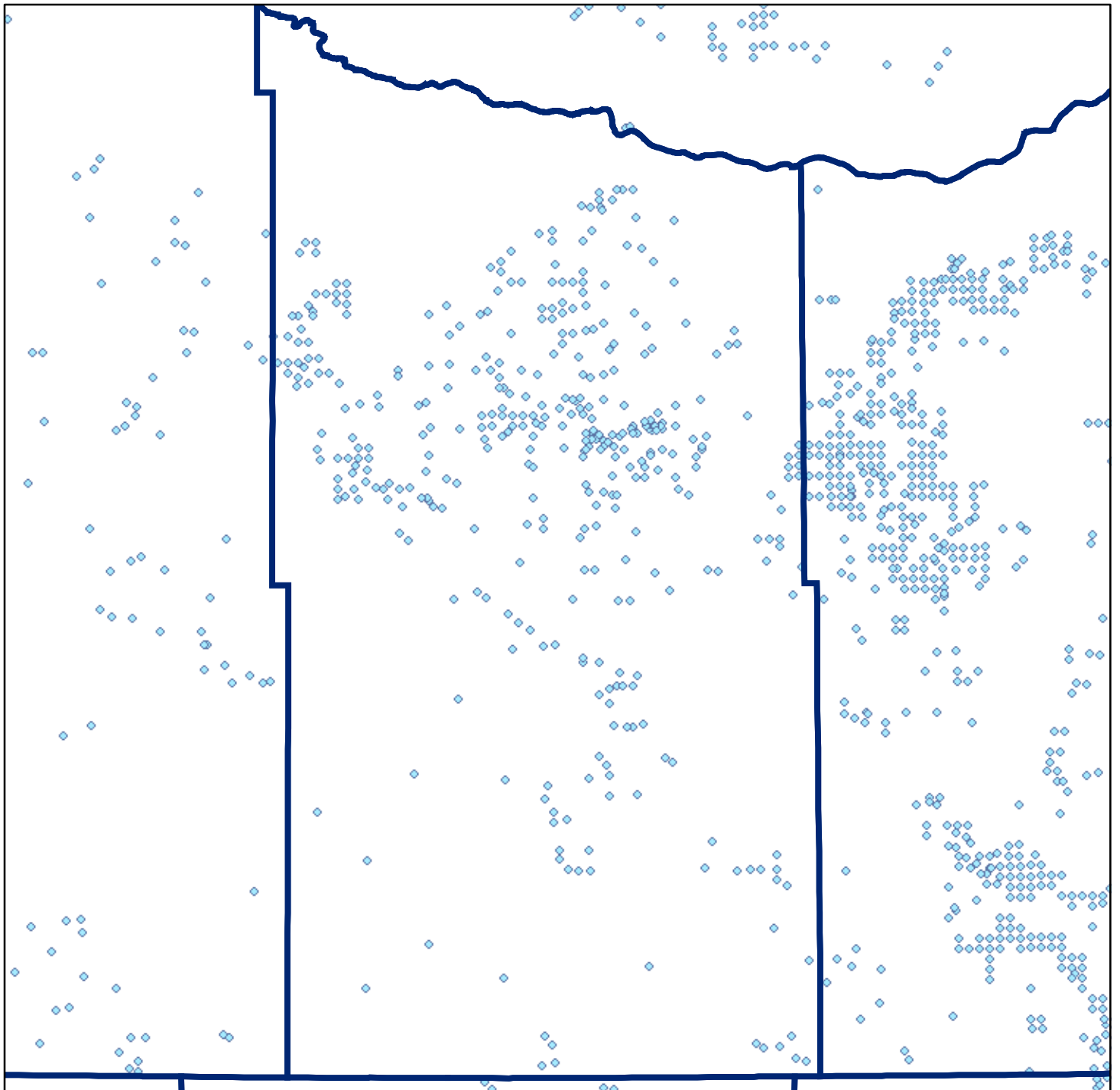
Property Assessment & Taxation



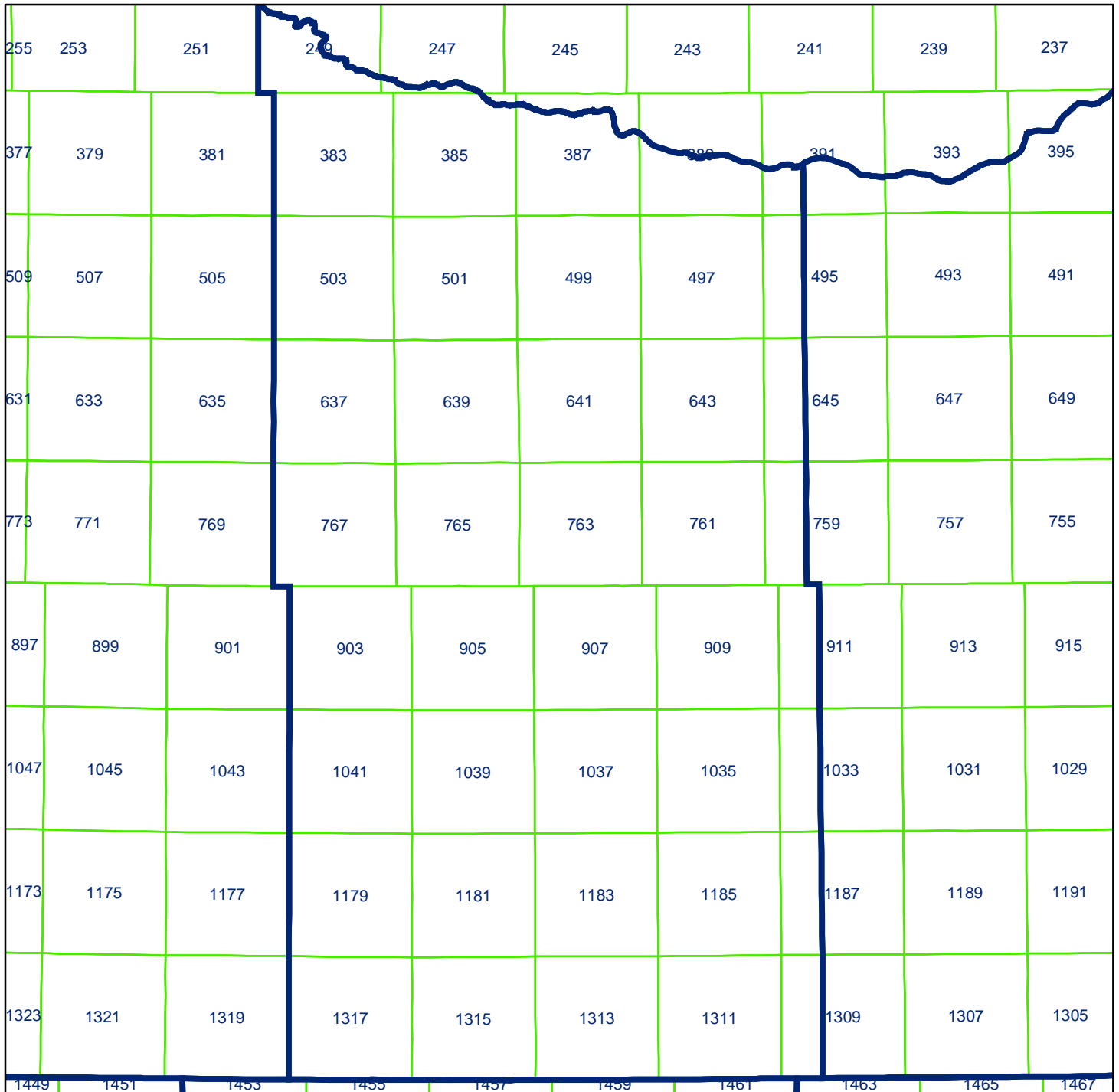
 School Districts



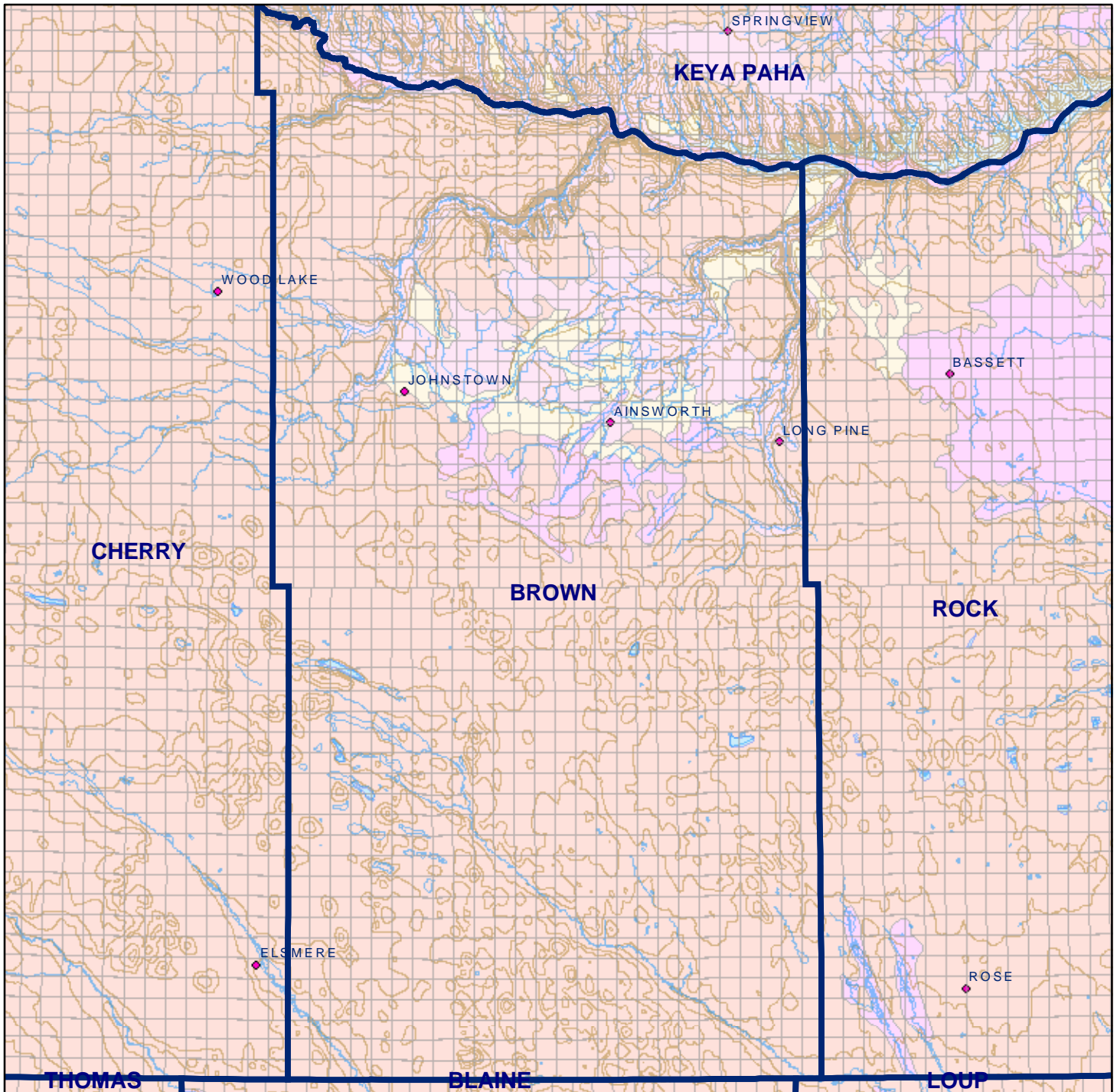
 Market Areas



● 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

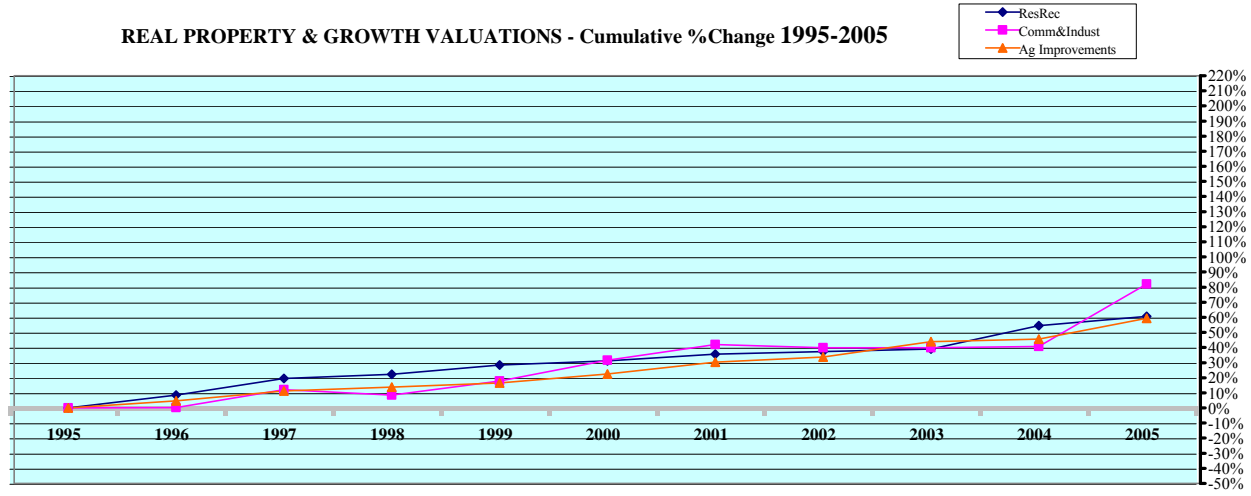
8 - Moderately well drained silty soils with clayey subsoils on uplands

Exhibit 09A - page 5

Brown 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	28,240,631	not avail.	--	--	--	--	10,152,237	not avail.	--	--	--	--
1993	29,167,548	not avail.	--	--	--	--	10,193,722	not avail.	--	--	--	--
1994	31,929,623	not avail.	--	--	--	--	10,550,954	not avail.	--	--	--	--
1995	32,412,053	670,570	2.07%	31,741,483	--	--	10,705,631	135,273	1.26%	10,570,358	--	--
1996	35,004,576	539,116	1.54%	34,465,460	6.34%	8.58%	10,620,111	31,844	0.30%	10,588,267	-1.10%	0.17%
1997	38,439,699	476,244	1.24%	37,963,455	8.45%	19.60%	12,005,632	148,978	1.24%	11,856,654	11.64%	12.17%
1998	39,499,593	684,622	1.73%	38,814,971	0.98%	22.28%	11,757,462	293,234	2.49%	11,464,228	-4.51%	8.46%
1999	41,393,097	602,189	1.45%	40,790,908	3.27%	28.51%	13,574,931	1,126,744	8.30%	12,448,187	5.87%	17.77%
2000	42,369,389	713,850	1.68%	41,655,539	0.63%	31.23%	15,323,965	1,423,236	9.29%	13,900,729	2.40%	31.51%
2001	43,705,054	672,968	1.54%	43,032,086	1.56%	35.57%	15,233,280	233,330	1.53%	14,999,950	-2.11%	41.91%
2002	44,297,613	707,936	1.60%	43,589,677	-0.26%	37.33%	14,991,493	213,055	1.42%	14,778,438	-2.99%	39.81%
2003	44,610,878	464,172	1.04%	44,146,706	-0.34%	39.08%	14,879,096	88,318	0.59%	14,790,778	-1.34%	39.93%
2004	49,567,732	535,885	1.08%	49,031,847	9.91%	54.47%	15,108,616	237,599	1.57%	14,871,017	-0.05%	40.69%
2005	51,506,220	511,648	0.99%	50,994,572	2.88%	60.66%	19,612,248	375,678	1.92%	19,236,570	27.32%	81.99%

1995-2005 Rate Annual %chg w/o growth >

Resid & Rec. **4.86%**

Comm & Indust **6.17%**

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	14,977,437					
1993	not avail	not avail	14,975,374					
1994	not avail	not avail	15,058,058					
1995	8,422,010	7,546,438	15,968,448	726,928	4.55%	15,241,520	--	--
1996	8,734,002	7,645,001	16,379,003	417,622	2.55%	15,961,381	-0.04%	4.72%
1997	10,012,888	7,282,967	17,295,855	351,546	2.03%	16,944,309	3.45%	11.17%
1998	10,177,733	7,663,418	17,841,151	499,430	2.80%	17,341,721	0.27%	13.78%
1999	10,331,736	7,755,552	18,087,288	335,012	1.85%	17,752,276	-0.50%	16.47%
2000	11,725,986	7,848,199	19,574,185	895,698	4.58%	18,678,487	3.27%	22.55%
2001	12,178,023	8,153,033	20,331,056	455,534	2.24%	19,875,522	1.54%	30.40%
2002	13,307,674	8,484,764	21,792,438	1,397,531	6.41%	20,394,907	0.31%	33.81%
2003	13,925,077	8,569,771	22,494,848	553,507	2.46%	21,941,341	0.68%	43.96%
2004	14,117,092	8,634,213	22,751,305	571,680	2.51%	22,179,625	-1.40%	45.52%
2005	14,252,776	10,528,979	24,781,755	498,611	2.01%	24,283,144	6.73%	59.32%

1995-2005 Rate Annual %chg w/o growth >

Ag Imprvmts **4.77%**

(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# **9**
County **BROWN**

FL area **2**

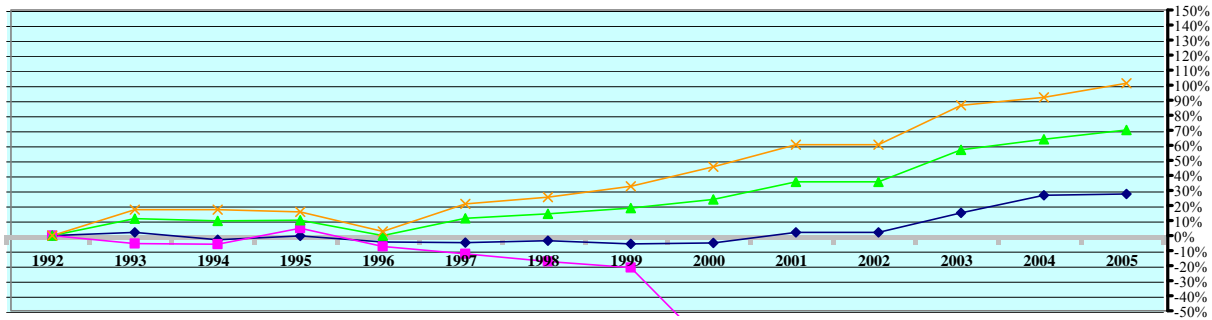
CHART 2

EXHIBIT

9B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992	31,844,175	--	--	--	5,067,478	--	--	--	65,395,555	--	--	--
1993	32,512,278	668,103	2.10%	2.10%	4,792,810	-274,668	-5.42%	-5.42%	76,610,858	11,215,303	17.15%	17.15%
1994	30,931,392	-1,580,886	-4.86%	-2.87%	4,779,502	-13,308	-0.28%	-5.68%	76,632,350	21,492	0.03%	17.18%
1995	31,789,324	857,932	2.77%	-0.17%	5,314,782	535,280	11.20%	4.88%	75,760,027	-872,323	-1.14%	15.85%
1996	30,474,751	-1,314,573	-4.14%	-4.30%	4,705,150	-609,632	-11.47%	-7.15%	67,197,911	-8,562,116	-11.30%	2.76%
1997	30,338,250	-136,501	-0.45%	-4.73%	4,451,435	-253,715	-5.39%	-12.16%	79,189,240	11,991,329	17.84%	21.09%
1998	30,751,626	413,376	1.36%	-3.43%	4,192,782	-258,653	-5.81%	-17.26%	82,027,724	2,838,484	3.58%	25.43%
1999	30,100,649	-650,977	-2.12%	-5.48%	3,987,248	-205,534	-4.90%	-21.32%	86,873,634	4,845,910	5.91%	32.84%
2000	30,263,538	162,889	0.54%	-4.96%	1,180,576	-2,806,672	-70.39%	-76.70%	95,377,970	8,504,336	9.79%	45.85%
2001	32,519,193	2,255,655	7.45%	2.12%	1,304,693	124,117	10.51%	-74.25%	104,955,751	9,577,781	10.04%	60.49%
2002	32,542,086	22,893	0.07%	2.19%	1,361,608	56,915	4.36%	-73.13%	104,908,627	-47,124	-0.04%	60.42%
2003	36,621,489	4,079,403	12.54%	15.00%	1,416,848	55,240	4.06%	-72.04%	122,044,754	17,136,127	16.33%	86.63%
2004	40,403,521	3,782,032	10.33%	26.88%	1,422,044	5,196	0.37%	-71.94%	125,461,363	3,416,609	2.80%	91.85%
2005	40,652,709	249,188	0.62%	27.66%	1,370,300	-51,744	-3.64%	-72.96%	131,613,769	6,152,406	4.90%	101.26%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992	--	--	--	--	90,215	--	--	--	102,397,423	--	--	--
1993	--	--	--	--	90,348	133	0.15%	0.15%	114,006,294	11,608,871	11.34%	11.34%
1994	--	--	--	--	91,990	--	0.00%	1.97%	112,435,234	-1,571,060	-1.38%	9.80%
1995	--	--	--	--	93,257	1,267	1.38%	3.37%	112,957,390	522,156	0.46%	10.31%
1996	--	--	--	--	112,270	19,013	20.39%	24.45%	102,490,082	-10,467,308	-9.27%	0.09%
1997	--	--	--	--	136,344	24,074	21.44%	51.13%	114,115,269	11,625,187	11.34%	11.44%
1998	--	--	--	--	171,309	34,965	25.64%	89.89%	117,143,441	3,028,172	2.65%	14.40%
1999	--	--	--	--	194,418	23,109	13.49%	115.51%	121,155,949	4,012,508	3.43%	18.32%
2000	--	--	--	--	194,685	267	0.14%	115.80%	127,016,769	5,860,820	4.84%	24.04%
2001	--	--	--	--	245,113	50,428	25.90%	171.70%	139,024,750	12,007,981	9.45%	35.77%
2002	--	--	--	--	245,153	40	0.02%	171.74%	139,057,474	32,724	0.02%	35.80%
2003	677,167	n/a	n/a	n/a	58,688	n/a	n/a	n/a	160,818,946	21,761,472	15.65%	57.05%
2004	666,490	-10,677	-1.58%	-1.58%	58,153	-535	-0.91%	-0.91%	168,011,571	7,192,625	4.47%	64.08%
2005	665,887	-603	-0.09%	-1.67%	58,703	550	0.95%	0.03%	174,361,368	6,349,797	3.78%	70.28%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 9B 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	31,867,363	55,178	578	--	--	5,067,478	21,370	237	--	--	65,366,674	634,431	103	--	--
1993	32,516,839	53,817	604	4.50%	4.50%	4,800,104	22,468	214	-9.70%	-9.70%	76,624,056	634,888	121	17.48%	17.48%
1994	30,931,936	53,498	578	-4.30%	0.00%	4,787,791	22,502	213	-0.47%	-10.13%	76,629,357	635,003	121	0.00%	17.48%
1995	31,775,769	53,230	597	3.29%	3.29%	5,315,774	22,247	239	12.21%	0.84%	75,760,777	635,360	119	-1.65%	15.53%
1996	30,751,711	53,045	580	-2.85%	0.35%	4,746,726	22,244	213	-10.88%	-10.13%	67,273,383	635,646	106	-10.92%	2.91%
1997	30,425,507	52,467	580	0.00%	0.35%	4,462,692	21,218	210	-1.41%	-11.39%	79,325,276	634,153	125	17.92%	21.36%
1998	30,864,391	51,944	594	2.41%	2.77%	4,193,664	19,875	211	0.48%	-10.97%	82,437,005	634,125	130	4.00%	26.21%
1999	30,201,315	51,959	581	-2.19%	0.52%	4,023,443	19,017	212	0.47%	-10.55%	87,202,002	630,755	138	6.15%	33.98%
2000	30,297,238	52,208	580	-0.17%	0.35%	1,180,576	4,278	276	30.19%	16.46%	95,372,904	644,022	148	7.25%	43.69%
2001	32,927,064	55,282	596	2.76%	3.11%	1,366,180	4,851	282	2.17%	18.99%	105,122,089	683,552	154	4.05%	49.51%
2002	32,542,085	54,644	596	0.00%	3.11%	1,361,608	4,902	278	-1.42%	17.30%	104,898,428	682,548	154	0.00%	49.51%
2003	36,700,445	54,645	672	12.75%	16.26%	1,408,592	5,057	279	0.36%	17.72%	122,018,060	682,529	179	16.23%	73.79%
2004	40,403,342	54,054	747	11.23%	29.32%	1,422,046	5,053	281	0.86%	18.73%	125,358,564	680,459	184	2.92%	78.86%
2005	40,682,287	53,207	765	2.29%	32.29%	1,370,300	4,833	284	0.76%	19.64%	131,587,128	682,027	193	4.73%	87.32%

1992-2005 Rate Ann.%chg AvgVal/Acre: 2.18%

1.39%

4.95%

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	80,555	11,205	7	--	--	9,666	1,933	5	--	--	102,391,736	724,116	141	--	--
1993	80,633	11,210	7	0.00%		9,666	1,933	5	0.00%		114,031,298	724,316	157	11.35%	11.35%
1994	81,791	11,315	7	0.00%		9,666	1,933	5	0.00%		112,440,541	724,251	155	-1.27%	9.93%
1995	83,568	11,468	7	0.00%		9,666	1,933	5	0.00%		112,945,554	724,237	156	0.65%	10.64%
1996	83,690	11,494	7	0.00%		9,666	1,933	5	0.00%		102,865,176	724,362	142	-8.97%	0.71%
1997						124,169	16,410	8	--		114,337,644	724,248	158	11.27%	12.06%
1998						140,481	18,159	8	0.00%		117,635,541	724,103	162	2.53%	14.89%
1999						171,605	21,277	8	0.00%		121,598,365	723,008	168	3.70%	19.15%
2000						194,686	23,616	8	0.00%		127,045,404	724,124	175	4.17%	24.11%
2001						245,191	24,525	10	25.00%		139,660,524	768,211	182	4.00%	29.08%
2002						245,233	24,512	10	0.00%		139,047,354	766,606	181	-0.55%	28.37%
2003	676,631	22,550	30	n/a	n/a	58,928	1,964	30	n/a	n/a	160,862,656	766,744	210	16.02%	48.94%
2004	666,491	22,212	30	0.02%	n/a	58,980	1,966	30	0.02%	n/a	167,909,423	763,744	220	4.69%	55.92%
2005	665,662	22,185	30	0.00%	n/a	59,009	1,967	30	0.00%	n/a	174,364,386	764,217	228	3.78%	61.82%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.77%

9
BROWN

FL area 2

(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
3,525	BROWN	17,755,182	1,263,314	263,090	49,891,026	19,335,348	276,900	1,615,194	174,361,368	14,252,776	10,528,979	0	289,543,177
<i>cnty sector value % of total value:</i>		6.13%	0.44%	0.09%	17.23%	6.68%	0.10%	0.56%	60.22%	4.92%	3.64%		100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
1,862	AINSWORTH	4,145,766	565,715	137,185	32,655,926	14,476,342	0	0	0	0	0	0	51,980,934
53	JOHNSTOWN	33,532	0	0	564,120	114,074	0	0	0	0	0	0	711,726
341	LONG PINE	332,968	32,437	1,261	4,460,947	1,080,048	0	0	0	0	0	0	5,907,661
Total of All City Values:		4,512,266	598,152	138,446	37,680,993	15,670,464	0	0	0	0	0	0	58,600,321
<i>% total citysect of cnty sector</i>		25.41%	47.35%	52.62%	75.53%	81.05%							20.24%

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
52.82%	AINSWORTH	23.35%	44.78%	52.14%	65.45%	74.87%							17.95%
1.50%	JOHNSTOWN	0.19%			1.13%	0.59%							0.25%
9.67%	LONG PINE	1.88%	2.57%	0.48%	8.94%	5.59%							2.04%

Cnty#
 County

FL area