

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Burt County
11

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

11 Burt

Residential Real Property - Current

Number of Sales	242	COD	22.35
Total Sales Price	13980658	PRD	106.34
Total Adj. Sales Price	13993658	COV	34.38
Total Assessed Value	13105963	STD	34.24
Avg. Adj. Sales Price	57825.03	Avg. Abs. Dev.	21.50
Avg. Assessed Value	54156.87	Min	31.01
Median	96.18	Max	398.33
Wgt. Mean	93.66	95% Median C.I.	93.17 to 98.24
Mean	99.59	95% Wgt. Mean C.I.	90.75 to 96.57
		95% Mean C.I.	95.28 to 103.90
% of Value of the Class of all Real Property Value in the County			22.26
% of Records Sold in the Study Period			7.56
% of Value Sold in the Study Period			8.83
Average Assessed Value of the Base			46,376

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	242	96.18	22.35	106.34
2005	198	92.21	22.25	103.36
2004	212	93.75	22.14	108.24
2003	224	95	17.12	104.95
2002	273	95	18.37	108.5
2001	324	95	20.14	107.33

2006 Commission Summary

11 Burt

Commercial Real Property - Current

Number of Sales	49	COD	29.25
Total Sales Price	2173590	PRD	117.72
Total Adj. Sales Price	2049590	COV	45.71
Total Assessed Value	1865820	STD	48.98
Avg. Adj. Sales Price	41828.37	Avg. Abs. Dev.	28.29
Avg. Assessed Value	38077.96	Min	33.25
Median	96.75	Max	280.00
Wgt. Mean	91.03	95% Median C.I.	94.76 to 99.76
Mean	107.17	95% Wgt. Mean C.I.	77.84 to 104.23
		95% Mean C.I.	93.45 to 120.88
% of Value of the Class of all Real Property Value in the County			4.06
% of Records Sold in the Study Period			10.56
% of Value Sold in the Study Period			6.88
Average Assessed Value of the Base			58,415

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	49	96.75	29.25	117.72
2005	47	96.00	29.35	113.22
2004	36	94.62	35.46	118.01
2003	45	94	30.76	110.08
2002	42	94	31.32	100.22
2001	44	94	24.72	95.09

2006 Commission Summary

11 Burt

Agricultural Land - Current

Number of Sales	102	COD	19.24
Total Sales Price	20821809	PRD	104.80
Total Adj. Sales Price	20771809	COV	25.45
Total Assessed Value	15483415	STD	19.88
Avg. Adj. Sales Price	203645.19	Avg. Abs. Dev.	14.57
Avg. Assessed Value	151798.19	Min	35.39
Median	75.69	Max	170.69
Wgt. Mean	74.54	95% Median C.I.	71.14 to 78.54
Mean	78.12	95% Wgt. Mean C.I.	70.82 to 78.26
		95% Mean C.I.	74.26 to 81.98
% of Value of the Class of all Real Property Value in the County			73.68
% of Records Sold in the Study Period			3.3
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			158,941

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	102	75.69	19.24	104.80
2005	86	75.26	17.71	102.17
2004	87	73.74	18.31	98.90
2003	79	76	17.9	101.72
2002	76	75	18.13	103.99
2001	67	77	17.96	102.2

2006 Opinions of the Property Tax Administrator for Burt County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Burt County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Burt 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 Burt County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Burt 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 Burt County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Burt County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Burt County

Recommendations

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

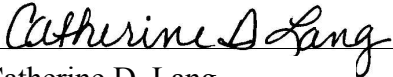
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

2006 Correlation Section for Burt County

Residential Real Property

I. Correlation

Burt: RESIDENTIAL: The qualified residential statistics support the actions taken by Burt County. The three measures of central tendency are supportive of each other and for direct equalization purposes all three are within the acceptable range. The coefficient of dispersion and the price-related differential are outside of the acceptable parameters. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Burt County has achieved an acceptable level of value.

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	422	324	76.78
2002	405	273	67.41
2003	389	224	57.58
2004	373	212	56.84
2005	337	198	58.75
2006	369	242	65.58

Burt: RESIDENTIAL: The Percent of Sales Used table represents a reasonable percentage of qualified sales used. The qualified number of sales is slightly more than the previous years, the measurement of the residential class was done as fairly and consistently as possible utilizing all available sales.

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 Burt 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	91	4.74	95.31	95
2002	95	1.28	96.22	95
2003	94	0.07	94.07	95
2004	90.57	2.32	92.67	93.75
2005	90.43	-0.81	89.7	92.21
2006	93.87	3.2	96.88	96.18

Burt: RESIDENTIAL: The Trended Preliminary Ratio is relatively close to the R & O Ratio. There is no information available to suggest that the median is not the best representation of the level of value

**2006 Correlation Section
for Burt County**

for the residential class.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
1.85	2001	4.74
1.06	2002	1.28
0	2003	0
1.94	2004	2.32
4.72	2005	-0.81
6.33	2006	3.2

Burt: RESIDENTIAL: The change in the Total Assessed Value in the Sales File and the Change in Assessed value is supportive of each other with minimal difference and is reflective of the assessment actions taken in the residential class.

2006 Correlation Section for Burt 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 Burt County**

	Median	Wgt. Mean	Mean
R&O Statistics	96.18	93.66	99.59

Burt: RESIDENTIAL: The three measures of central tendency relatively grouped the median, mean and the weighted mean within the acceptable range. The median is supported by the Trended Preliminary Ratio and for direct equalization purposes will most likely be used in determining the level of value for Burt County.

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. 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	22.35	106.34
Difference	7.35	3.34

Burt: RESIDENTIAL: The primary measures of quality of assessment, the coefficient of dispersion and

**2006 Correlation Section
for Burt County**

the price related differential, are both outside the acceptable parameters.

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	242	242	0
Median	93.87	96.18	2.31
Wgt. Mean	88.92	93.66	4.74
Mean	95.28	99.59	4.31
COD	25.66	22.35	-3.31
PRD	107.15	106.34	-0.81
Min Sales Ratio	22.23	31.01	8.78
Max Sales Ratio	398.33	398.33	0

Burt: RESIDENTIAL: The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support the actions taken by the county within the residential class of property.

**2006 Correlation Section
for Burt County**

Commerical Real Property

I. Correlation

Burt: COMMERCIAL: The qualified commercial statistics support the actions taken by Burt County. For direct equalization purposes the median is the only measure within the acceptable range. The coefficient of dispersion and the price-related differential are also outside of the acceptable ranges for the commercial property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Burt County has achieved an acceptable level of value.

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	85	44	51.76
2002	78	42	53.85
2003	77	45	58.44
2004	70	36	51.43
2005	75	47	62.67
2006	79	49	62.03

Burt: COMMERCIAL: The table will indicate a stable number of qualified sales. The county is consistent in the measurement of the commercial properties, and has not excessively trimmed the sample.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio,

2006 Correlation Section for Burt 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	94	0.3	94.28	94
2002	94	-1.9	92.21	94
2003	91	-0.18	90.84	94
2004	87.58	3.89	90.99	94.62
2005	96.49	6.83	103.08	96.00
2006	96.59	-0.15	96.45	96.75

Burt: COMMERCIAL: The Trended Preliminary Ratio is relatively close to the R & O Ratio. There is no information available to suggest that the median is not the best representation of the level of value

**2006 Correlation Section
for Burt County**

for the commercial class.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	0.3
0	2002	-1.9
0	2003	0
3.04	2004	3.89
-1.87	2005	6.83
0	2006	-0.15

Burt: COMMERCIAL: The change in the Total Assessed Value in the Sales File and the Change in Assessed value is supportive of each other with minimal difference and is reflective of the assessment actions taken in the commercial class.

2006 Correlation Section for Burt 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 Burt County**

	Median	Wgt. Mean	Mean
R&O Statistics	96.75	91.03	107.17

Burt: COMMERCIAL: The only measure of central tendency within the range is the median. The mean and weighted mean are outside the acceptable range. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

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	29.25	117.72
Difference	9.25	14.72

Burt: COMMERCIAL: The coefficient of dispersion and the price related differential are both outside the acceptable range.

**2006 Correlation Section
for Burt County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	50	49	-1
Median	96.59	96.75	0.16
Wgt. Mean	90.48	91.03	0.55
Mean	106.36	107.17	0.81
COD	29.33	29.25	-0.08
PRD	117.56	117.72	0.16
Min Sales Ratio	33.25	33.25	0
Max Sales Ratio	280.00	280.00	0

Burt: COMMERCIAL: The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that minimal action was taken to the commercial class of property.

2006 Correlation Section for Burt County

Agricultural Land

I. Correlation

Burt: AGRICULTURAL UNIMPROVED: The qualified unimproved agricultural statistics support the actions taken by Burt County. All three measures of central tendency are within the acceptable level of value. The coefficient of dispersion and the price-related differential are indicative of uniform and proportionate assessment of the unimproved agricultural property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Burt County has achieved an acceptable level of value.

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	206	101	49.03
2002	143	76	53
2003	150	79	52.67
2004	168	87	51.79
2005	151	86	56.95
2006	151	102	67.55

Burt: AGRICULTURAL UNIMPROVED: The table will indicate a substantial increase in the number of qualified sales. The county is consistent in the measurement of the agricultural properties, and has not excessively trimmed the sample.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio,

2006 Correlation Section for Burt 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	71	7.12	76.06	77
2002	75	-0.6	74.55	75
2003	75	0.9	75.68	76
2004	71.32	7.76	76.85	73.74
2005	71.35	4.42	74.5	75.26
2006	67.62	9.54	74.07	75.69

Burt: AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio is relatively close to the R & O Ratio. There is no information available to suggest that the median is not the best representation

**2006 Correlation Section
for Burt County**

of the level of value for the agricultural class.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
8.37	2001	7.12
0	2002	0.6
0	2003	1
3.38	2004	7.76
4.16	2005	4.42
10.93	2006	9.54

Burt: AGRICULTURAL UNIMPROVED: The change in the Total Assessed Value in the Sales File and the Change in Assessed value is supportive of each other with minimal difference and is reflective of the assessment actions taken in the agricultural class.

2006 Correlation Section for Burt 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 Burt County**

	Median	Wgt. Mean	Mean
R&O Statistics	75.69	74.54	78.12

Burt: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related differential are both within the acceptable range. These measures appear to indicate the agricultural properties are being valued uniformly and proportionately.

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	19.24	104.80
Difference	0	1.8

Burt: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related differential are both within the acceptable range. These measures appear to indicate the agricultural

**2006 Correlation Section
for Burt County**

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	102	102	0
Median	67.62	75.69	8.07
Wgt. Mean	67.10	74.54	7.44
Mean	71.02	78.12	7.1
COD	19.73	19.24	-0.49
PRD	105.85	104.80	-1.05
Min Sales Ratio	35.29	35.39	0.1
Max Sales Ratio	147.31	170.69	23.38

Burt: AGRICULTURAL UNIMPROVED: A review of the agricultural unimproved statistics will reflect the actions of the county in addressing the agricultural market. After studying the existing and possible market areas for 2006, boundaries were redrawn for the two market areas in Burt County and values were set accordingly.

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

11 Burt

	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	136,229,539	143,321,838	7,092,299	5.21	1,926,957	3.79
2. Recreational	5,703,530	5,081,918	-621,612	-10.9	0	-10.9
3. Ag-Homesite Land, Ag-Res Dwellings	50,741,730	51,796,870	1,055,140	2.08	*-----	2.08
4. Total Residential (sum lines 1-3)	192,674,799	200,200,626	7,525,827	3.91	1,926,957	2.91
5. Commercial	26,182,688	26,142,445	-40,243	-0.15	0	-0.15
6. Industrial	962,235	962,235	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	23,475,912	27,198,199	3,722,287	15.86	1,197,198	10.76
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	50,620,835	54,302,879	3,682,044	7.27	565,788	6.16
10. Total Non-Agland Real Property	243,295,634	254,503,505	11,207,871	4.61	3,124,155	3.32
11. Irrigated	79,476,750	87,364,205	7,887,455	9.92		
12. Dryland	269,233,845	295,759,210	26,525,365	9.85		
13. Grassland	23,713,775	24,859,580	1,145,805	4.83		
14. Wasteland	174,465	182,250	7,785	4.46		
15. Other Agland	3,773,765	4,126,090	352,325	9.34		
16. Total Agricultural Land	376,372,600	412,291,335	35,918,735	9.54		
17. Total Value of All Real Property (Locally Assessed)	619,668,234	666,794,840	47,126,606	7.61	3,124,155	7.1

*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:	242	MEDIAN:	96	COV:	34.38	95% Median C.I.:	93.17 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	94	STD:	34.24	95% Wgt. Mean C.I.:	90.75 to 96.57
TOTAL Adj.Sales Price:	13,993,658	MEAN:	100	AVG.ABS.DEV:	21.50	95% Mean C.I.:	95.28 to 103.90
TOTAL Assessed Value:	13,105,963						
AVG. Adj. Sales Price:	57,825	COD:	22.35	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	54,156	PRD:	106.34	MIN Sales Ratio:	31.01		

Printed: 03/29/2006 20:04:45

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	33	98.78	103.64	103.83	19.09	99.82	52.10	157.10	94.65 to 118.20	52,553	54,564
10/01/03 TO 12/31/03	26	97.92	100.05	96.92	13.62	103.24	57.87	141.83	92.39 to 103.71	72,406	70,173
01/01/04 TO 03/31/04	18	96.28	88.56	91.84	21.92	96.43	47.33	148.70	68.75 to 104.65	66,008	60,620
04/01/04 TO 06/30/04	29	93.32	96.33	91.55	15.22	105.22	65.83	169.00	83.96 to 99.42	60,217	55,130
07/01/04 TO 09/30/04	33	107.43	111.65	100.59	18.43	110.99	57.15	183.23	97.32 to 124.88	38,509	38,735
10/01/04 TO 12/31/04	22	92.47	115.75	90.63	41.32	127.72	44.30	398.33	83.06 to 114.49	56,927	51,593
01/01/05 TO 03/31/05	31	87.41	94.78	90.35	22.01	104.91	55.27	155.53	79.92 to 97.19	64,800	58,544
04/01/05 TO 06/30/05	50	90.13	90.46	88.05	26.66	102.73	31.01	187.00	78.75 to 101.90	58,206	51,253
<u>Study Years</u>											
07/01/03 TO 06/30/04	106	96.42	98.20	96.39	17.51	101.87	47.33	169.00	93.75 to 99.42	61,804	59,576
07/01/04 TO 06/30/05	136	94.43	100.68	91.25	26.56	110.33	31.01	398.33	90.02 to 99.60	54,723	49,933
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	102	96.99	104.10	93.51	23.82	111.33	44.30	398.33	92.64 to 100.16	53,506	50,032
<u>ALL</u>											
	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

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:	242	MEDIAN:	96	COV:	34.38	95% Median C.I.:	93.17 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	94	STD:	34.24	95% Wgt. Mean C.I.:	90.75 to 96.57
TOTAL Adj.Sales Price:	13,993,658	MEAN:	100	AVG.ABS.DEV:	21.50	95% Mean C.I.:	95.28 to 103.90
TOTAL Assessed Value:	13,105,963						
AVG. Adj. Sales Price:	57,825	COD:	22.35	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	54,156	PRD:	106.34	MIN Sales Ratio:	31.01		

Printed: 03/29/2006 20:04:45

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1519	1	153.72	153.72	153.72			153.72	153.72	N/A	35,500	54,570
1531	2	108.53	108.53	100.46	14.88	108.04	92.39	124.68	N/A	50,000	50,230
1533	4	109.84	103.18	89.79	25.73	114.92	60.60	132.43	N/A	72,518	65,111
1535	2	100.09	100.09	100.11	0.07	99.98	100.02	100.16	N/A	73,000	73,080
1799	7	97.19	95.15	95.79	5.65	99.33	78.06	103.71	78.06 to 103.71	123,928	118,717
1801	2	79.37	79.37	84.50	11.57	93.93	70.19	88.55	N/A	170,000	143,647
1803	5	98.75	99.64	105.34	11.74	94.60	77.00	129.30	N/A	64,600	68,047
1813	4	93.17	86.25	87.57	14.49	98.49	55.27	103.40	N/A	68,825	60,272
1815	5	82.38	87.66	88.08	30.46	99.53	40.93	147.38	N/A	96,843	85,295
1817	3	97.67	95.66	97.00	4.95	98.62	87.41	101.90	N/A	103,000	99,910
1819	1	97.66	97.66	97.66			97.66	97.66	N/A	37,000	36,135
2083	3	72.64	77.53	80.62	12.11	96.17	66.79	93.17	N/A	125,500	101,178
2085	1	90.60	90.60	90.60			90.60	90.60	N/A	135,000	122,315
CRAIG	6	76.49	74.81	64.46	38.30	116.06	31.01	127.92	31.01 to 127.92	44,525	28,700
DECATUR	17	97.32	113.28	96.05	38.33	117.94	52.53	236.31	69.91 to 148.70	36,582	35,137
DECATUR V	3	96.00	99.47	62.96	29.72	158.00	58.42	144.00	N/A	15,333	9,653
HARBOR 671	6	111.35	104.45	81.94	36.05	127.46	37.46	173.08	37.46 to 173.08	40,300	33,023
LYONS	33	99.70	100.77	96.28	18.00	104.66	57.15	183.23	86.11 to 108.29	40,837	39,317
LYONS V	6	119.66	117.00	97.77	21.38	119.66	66.04	169.00	66.04 to 169.00	4,562	4,460
OAKLAND	40	97.72	96.90	92.66	18.25	104.57	56.97	136.06	84.54 to 104.65	75,790	70,230
OAKLAND V	6	49.72	57.37	55.26	26.48	103.83	39.32	98.24	39.32 to 98.24	10,208	5,640
ROBERTS LANDING	7	79.92	79.71	79.16	9.31	100.70	68.09	98.18	68.09 to 98.18	22,928	18,150
TEKAMAH	70	97.65	107.37	98.02	20.24	109.54	60.86	398.33	94.65 to 103.58	62,867	61,620
TEKAMAH V	8	85.51	85.27	75.88	18.23	112.38	55.20	123.20	55.20 to 123.20	8,581	6,511
____ALL____											
	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

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	183	97.35	102.10	95.68	22.74	106.71	31.01	398.33	93.64 to 100.94	50,049	47,887
2	7	77.48	73.07	79.35	17.86	92.10	52.53	95.23	52.53 to 95.23	123,750	98,190
3	52	93.54	94.32	92.11	20.04	102.40	37.46	173.08	88.55 to 98.18	76,315	70,292
____ALL____											
	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

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:	242	MEDIAN:	96	COV:	34.38	95% Median C.I.:	93.17 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	94	STD:	34.24	95% Wgt. Mean C.I.:	90.75 to 96.57
TOTAL Adj.Sales Price:	13,993,658	MEAN:	100	AVG.ABS.DEV:	21.50	95% Mean C.I.:	95.28 to 103.90
TOTAL Assessed Value:	13,105,963						
AVG. Adj. Sales Price:	57,825	COD:	22.35	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	54,156	PRD:	106.34	MIN Sales Ratio:	31.01		

Printed: 03/29/2006 20:04:45

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	212	97.25	101.18	94.25	20.96	107.35	31.01	398.33	93.64 to 99.42	64,336	60,636
2	30	85.51	88.37	70.85	32.52	124.73	39.32	173.08	66.04 to 98.18	11,809	8,366
ALL											
	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	222	96.18	99.15	93.67	21.22	105.85	31.01	398.33	93.17 to 98.52	60,386	56,564
06	12	80.99	86.90	76.62	28.69	113.42	37.46	173.08	68.09 to 103.84	31,358	24,026
07	8	127.66	131.00	123.13	26.96	106.39	65.93	236.31	65.93 to 236.31	26,437	32,553
ALL											
	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	110	94.93	100.08	93.86	21.13	106.62	37.46	398.33	91.16 to 98.18	61,137	57,384
11-0014	61	92.64	91.19	91.47	22.03	99.69	31.01	147.38	83.06 to 98.97	70,360	64,356
11-0020	69	99.60	106.21	96.06	24.87	110.57	52.53	236.31	92.79 to 108.29	40,702	39,097
11-0031											
20-0020	1	100.02	100.02	100.02			100.02	100.02	N/A	52,000	52,010
27-0594	1	101.90	101.90	101.90			101.90	101.90	N/A	116,000	118,205
NonValid School											
ALL											
	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

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:	242	MEDIAN:	96	COV:	34.38	95% Median C.I.:	93.17 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	94	STD:	34.24	95% Wgt. Mean C.I.:	90.75 to 96.57
TOTAL Adj.Sales Price:	13,993,658	MEAN:	100	AVG.ABS.DEV:	21.50	95% Mean C.I.:	95.28 to 103.90
TOTAL Assessed Value:	13,105,963						
AVG. Adj. Sales Price:	57,825	COD:	22.35	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	54,156	PRD:	106.34	MIN Sales Ratio:	31.01		

Printed: 03/29/2006 20:04:45

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	31	87.07	89.35	72.74	32.08	122.84	39.32	173.08	66.04 to 98.24	11,896	8,652
Prior TO 1860											
1860 TO 1899	5	90.43	95.53	89.69	10.60	106.51	81.72	126.53	N/A	54,500	48,881
1900 TO 1919	65	100.02	108.98	95.48	29.22	114.14	31.01	398.33	96.11 to 113.67	50,965	48,660
1920 TO 1939	49	93.33	95.67	92.15	14.96	103.82	56.97	187.00	88.53 to 98.24	66,041	60,857
1940 TO 1949	10	99.30	94.67	93.22	14.81	101.56	55.27	119.93	76.47 to 110.34	61,880	57,683
1950 TO 1959	20	99.54	102.36	96.39	13.27	106.19	57.87	153.72	95.41 to 107.79	64,940	62,595
1960 TO 1969	19	94.05	93.39	89.38	19.04	104.49	37.46	134.81	80.97 to 107.81	59,394	53,084
1970 TO 1979	21	97.59	109.05	101.74	22.68	107.19	65.93	236.31	89.28 to 124.88	65,955	67,102
1980 TO 1989	10	89.41	93.77	96.84	18.04	96.83	68.75	148.70	70.19 to 126.11	79,170	76,665
1990 TO 1994	5	95.22	98.22	92.98	10.38	105.64	80.06	120.50	N/A	159,640	148,434
1995 TO 1999	4	93.38	92.02	91.06	12.58	101.05	77.48	103.84	N/A	156,125	142,175
2000 TO Present	3	69.91	75.70	78.70	24.85	96.18	52.53	104.65	N/A	52,666	41,450
ALL	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

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	11	123.20	116.44	114.22	26.56	101.95	61.29	187.00	62.59 to 169.00	2,538	2,899
5000 TO 9999	14	125.11	148.57	148.47	48.85	100.06	47.33	398.33	87.07 to 205.89	7,207	10,700
Total \$											
1 TO 9999	25	123.20	134.43	141.04	39.46	95.31	47.33	398.33	95.27 to 144.00	5,153	7,268
10000 TO 29999	50	98.81	99.41	99.54	24.82	99.87	39.32	155.53	84.83 to 117.78	19,040	18,953
30000 TO 59999	72	96.73	95.68	94.05	18.58	101.74	31.01	157.10	88.02 to 99.70	44,420	41,775
60000 TO 99999	59	96.11	96.04	95.73	15.70	100.33	37.46	147.38	90.43 to 100.94	76,164	72,909
100000 TO 149999	25	91.16	88.26	87.93	13.05	100.37	60.60	129.30	81.17 to 96.13	118,986	104,627
150000 TO 249999	9	93.17	91.84	91.63	16.13	100.23	57.87	126.11	78.06 to 103.71	191,355	175,340
250000 TO 499999	2	90.35	90.35	90.33	2.00	100.02	88.55	92.16	N/A	262,000	236,675
ALL	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

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:	242	MEDIAN:	96	COV:	34.38	95% Median C.I.:	93.17 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	94	STD:	34.24	95% Wgt. Mean C.I.:	90.75 to 96.57
TOTAL Adj.Sales Price:	13,993,658	MEAN:	100	AVG.ABS.DEV:	21.50	95% Mean C.I.:	95.28 to 103.90
TOTAL Assessed Value:	13,105,963						
AVG. Adj. Sales Price:	57,825	COD:	22.35	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	54,156	PRD:	106.34	MIN Sales Ratio:	31.01		

Printed: 03/29/2006 20:04:45

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	102.00	103.74	91.08	31.26	113.90	47.33	169.00	61.29 to 144.00	2,720	2,477
5000 TO 9999	14	89.93	86.61	75.23	29.52	115.14	39.32	187.00	52.10 to 108.29	9,525	7,165
Total \$											
1 TO 9999	25	93.75	94.15	78.13	31.45	120.50	39.32	187.00	66.04 to 108.29	6,531	5,102
10000 TO 29999	57	98.18	107.08	87.94	36.69	121.77	31.01	398.33	82.05 to 117.78	22,478	19,767
30000 TO 59999	75	96.66	96.69	92.09	17.40	105.00	44.30	153.72	88.53 to 99.70	47,644	43,874
60000 TO 99999	60	97.25	98.85	94.61	14.92	104.48	57.87	157.10	92.39 to 102.16	85,006	80,422
100000 TO 149999	16	95.68	99.34	97.59	11.48	101.80	78.06	129.30	90.60 to 108.73	121,540	118,608
150000 TO 249999	9	93.17	96.81	95.20	10.79	101.70	80.06	126.11	83.06 to 103.71	214,522	204,216
ALL	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	85.51	88.74	72.54	32.27	122.34	39.32	173.08	66.04 to 98.24	12,399	8,994
10	18	104.22	119.31	95.63	38.38	124.76	52.53	236.31	82.38 to 136.06	26,587	25,424
20	87	96.24	100.86	93.72	23.00	107.62	31.01	398.33	90.23 to 101.90	49,428	46,326
25	2	94.33	94.33	92.73	5.35	101.73	89.28	99.38	N/A	37,950	35,190
30	91	96.66	98.47	93.73	16.41	105.06	44.30	157.10	93.17 to 98.78	74,663	69,980
40	11	92.16	98.86	96.44	14.86	102.50	77.48	129.30	82.04 to 126.11	156,181	150,624
45	1	102.15	102.15	102.15			102.15	102.15	N/A	229,700	234,650
ALL	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	85.51	88.37	70.85	32.52	124.73	39.32	173.08	66.04 to 98.18	11,809	8,366
100	17	90.23	100.82	88.29	34.89	114.19	37.46	236.31	70.19 to 134.81	44,117	38,950
101	92	98.67	106.82	96.83	21.15	110.32	57.15	398.33	95.22 to 103.58	64,753	62,700
102	30	97.39	99.64	93.57	20.10	106.49	44.30	157.10	90.43 to 108.73	87,282	81,668
103	2	92.94	92.94	93.06	7.27	99.87	86.18	99.70	N/A	99,750	92,825
104	66	95.94	96.01	92.89	17.65	103.36	31.01	155.53	88.02 to 100.16	59,796	55,542
106	4	69.33	77.51	66.88	24.34	115.90	52.53	118.86	N/A	28,625	19,145
111	1	87.33	87.33	87.33			87.33	87.33	N/A	53,000	46,285
ALL	242	96.18	99.59	93.66	22.35	106.34	31.01	398.33	93.17 to 98.24	57,825	54,156

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:	242	MEDIAN:	96	COV:	34.38	95% Median C.I.:	93.17 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	94	STD:	34.24	95% Wgt. Mean C.I.:	90.75 to 96.57
TOTAL Adj.Sales Price:	13,993,658	MEAN:	100	AVG.ABS.DEV:	21.50	95% Mean C.I.:	95.28 to 103.90
TOTAL Assessed Value:	13,105,963						
AVG. Adj. Sales Price:	57,825	COD:	22.35	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	54,156	PRD:	106.34	MIN Sales Ratio:	31.01		

Printed: 03/29/2006 20:04:45

CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	85.51	88.74	72.54	32.27	122.34	39.32	173.08	66.04 to 98.24	12,399	8,994
10	2	134.25	134.25	133.57	1.35	100.51	132.43	136.06	N/A	12,787	17,080
20	49	98.24	106.41	94.66	31.66	112.41	31.01	236.31	87.41 to 111.41	41,642	39,417
25	23	97.59	95.54	90.76	16.39	105.27	57.87	140.23	85.10 to 103.58	57,152	51,870
30	128	96.92	100.33	94.84	18.04	105.79	44.30	398.33	93.32 to 99.70	70,428	66,793
35	2	96.60	96.60	91.91	8.33	105.10	88.55	104.65	N/A	167,500	153,955
40	6	90.03	90.93	92.56	6.78	98.24	82.04	103.71	82.04 to 103.71	144,416	133,669
<u>ALL</u>	<u>242</u>	<u>96.18</u>	<u>99.59</u>	<u>93.66</u>	<u>22.35</u>	<u>106.34</u>	<u>31.01</u>	<u>398.33</u>	<u>93.17 to 98.24</u>	<u>57,825</u>	<u>54,156</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

(!: AVTot=0)

NUMBER of Sales:	49	MEDIAN:	97	COV:	45.71	95% Median C.I.:	94.76 to 99.76
TOTAL Sales Price:	2,173,590	WGT. MEAN:	91	STD:	48.98	95% Wgt. Mean C.I.:	77.84 to 104.23
TOTAL Adj.Sales Price:	2,049,590	MEAN:	107	AVG.ABS.DEV:	28.29	95% Mean C.I.:	93.45 to 120.88
TOTAL Assessed Value:	1,865,820						
AVG. Adj. Sales Price:	41,828	COD:	29.25	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	38,077	PRD:	117.72	MIN Sales Ratio:	33.25		

Printed: 03/29/2006 20:04:48

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	9	98.40	99.70	83.24	30.05	119.78	53.20	189.50	63.53 to 125.10	25,722	21,410
10/01/02 TO 12/31/02	2	128.30	128.30	141.90	25.95	90.41	95.00	161.60	N/A	3,550	5,037
01/01/03 TO 03/31/03	1	86.21	86.21	86.21			86.21	86.21	N/A	45,000	38,795
04/01/03 TO 06/30/03	1	108.54	108.54	108.54			108.54	108.54	N/A	170,000	184,520
07/01/03 TO 09/30/03	7	96.44	95.65	95.70	12.37	99.94	72.21	123.75	72.21 to 123.75	38,971	37,297
10/01/03 TO 12/31/03	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975
01/01/04 TO 03/31/04	9	104.97	118.65	99.23	21.21	119.57	94.75	210.67	94.76 to 159.60	35,928	35,652
04/01/04 TO 06/30/04	1	69.80	69.80	69.80			69.80	69.80	N/A	10,000	6,980
07/01/04 TO 09/30/04	5	81.04	70.97	59.46	24.42	119.37	41.73	96.01	N/A	78,926	46,926
10/01/04 TO 12/31/04	3	96.75	94.23	95.76	4.66	98.41	86.21	99.74	N/A	76,000	72,775
01/01/05 TO 03/31/05	1	136.30	136.30	136.30			136.30	136.30	N/A	45,000	61,335
04/01/05 TO 06/30/05	9	99.76	143.13	111.75	51.19	128.08	82.88	280.00	87.47 to 280.00	32,466	36,282
<u>Study Years</u>											
07/01/02 TO 06/30/03	13	98.40	103.74	93.93	27.76	110.44	53.20	189.50	66.50 to 125.10	34,892	32,775
07/01/03 TO 06/30/04	18	96.71	102.25	94.14	22.02	108.61	33.25	210.67	94.75 to 105.17	35,342	33,272
07/01/04 TO 06/30/05	18	96.59	114.56	87.60	37.18	130.77	41.73	280.00	86.21 to 112.69	53,323	46,712
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	10	96.44	89.75	95.48	17.53	94.01	33.25	123.75	72.21 to 108.54	51,780	49,437
01/01/04 TO 12/31/04	18	95.40	98.62	81.68	21.95	120.75	41.73	210.67	86.21 to 104.97	53,110	43,378
<u>ALL</u>	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CRAIG	1	66.50	66.50	66.50			66.50	66.50	N/A	3,000	1,995
DECATUR	3	112.69	99.09	119.46	34.92	82.95	33.25	151.32	N/A	44,333	52,961
LYONS	11	99.38	100.46	91.04	20.82	110.34	63.53	161.60	69.80 to 125.10	30,772	28,015
LYONS V	2	280.00	280.00	280.00	0.00	100.00	280.00	280.00	N/A	500	1,400
OAKLAND	12	102.36	113.67	74.37	24.86	152.83	41.73	210.67	96.44 to 136.30	38,325	28,503
OAKLAND V	1	95.00	95.00	95.00			95.00	95.00	N/A	2,100	1,995
RURAL	1	45.71	45.71	45.71			45.71	45.71	N/A	15,750	7,200
RURAL V	1	189.50	189.50	189.50			189.50	189.50	N/A	2,000	3,790
TEKAMAH	16	94.75	90.33	95.07	9.39	95.01	53.20	108.54	86.21 to 97.66	67,646	64,312
TEKAMAH V	1	82.88	82.88	82.88			82.88	82.88	N/A	12,000	9,945
<u>ALL</u>	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	49	MEDIAN:	97	COV:	45.71	95% Median C.I.:	94.76 to 99.76
TOTAL Sales Price:	2,173,590	WGT. MEAN:	91	STD:	48.98	95% Wgt. Mean C.I.:	77.84 to 104.23
TOTAL Adj.Sales Price:	2,049,590	MEAN:	107	AVG.ABS.DEV:	28.29	95% Mean C.I.:	93.45 to 120.88
TOTAL Assessed Value:	1,865,820						
AVG. Adj. Sales Price:	41,828	COD:	29.25	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	38,077	PRD:	117.72	MIN Sales Ratio:	33.25		

Printed: 03/29/2006 20:04:49

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	47	96.75	106.72	91.29	27.33	116.91	33.25	280.00	94.76 to 99.76	43,230	39,464
3	2	117.61	117.61	61.92	61.13	189.95	45.71	189.50	N/A	8,875	5,495
ALL	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

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	41	96.44	96.78	91.15	18.81	106.18	33.25	161.60	90.36 to 99.76	49,132	44,783
2	8	144.44	160.39	84.45	55.15	189.92	45.71	280.00	45.71 to 280.00	4,393	3,710
ALL	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	17	94.75	89.89	94.94	9.58	94.69	53.20	108.54	82.88 to 97.66	64,372	61,114
11-0014	14	99.08	108.96	74.42	24.76	146.43	41.73	210.67	95.00 to 136.30	33,214	24,716
11-0020	18	103.07	122.08	98.08	46.53	124.47	33.25	280.00	76.16 to 151.32	27,236	26,713
11-0031											
20-0020											
27-0594											
NonValid School											
ALL	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	49	MEDIAN:	97	COV:	45.71	95% Median C.I.:	94.76 to 99.76
TOTAL Sales Price:	2,173,590	WGT. MEAN:	91	STD:	48.98	95% Wgt. Mean C.I.:	77.84 to 104.23
TOTAL Adj.Sales Price:	2,049,590	MEAN:	107	AVG.ABS.DEV:	28.29	95% Mean C.I.:	93.45 to 120.88
TOTAL Assessed Value:	1,865,820						
AVG. Adj. Sales Price:	41,828	COD:	29.25	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	38,077	PRD:	117.72	MIN Sales Ratio:	33.25		

Printed: 03/29/2006 20:04:49

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	11	99.38	141.61	91.64	62.88	154.53	45.71	280.00	63.53 to 280.00	6,650	6,094
Prior TO 1860											
1860 TO 1899	1	53.20	53.20	53.20			53.20	53.20	N/A	30,000	15,960
1900 TO 1919	10	98.71	109.02	97.07	17.39	112.31	72.21	161.60	96.01 to 159.60	28,317	27,488
1920 TO 1939	3	94.78	75.93	70.78	23.39	107.27	33.25	99.75	N/A	25,363	17,953
1940 TO 1949	1	83.12	83.12	83.12			83.12	83.12	N/A	156,000	129,665
1950 TO 1959	11	96.44	95.75	86.74	24.41	110.39	41.73	151.32	66.50 to 136.30	65,402	56,727
1960 TO 1969	3	118.17	113.23	101.42	8.09	111.65	96.43	125.10	N/A	28,833	29,241
1970 TO 1979	4	88.29	92.83	99.26	7.50	93.52	86.21	108.54	N/A	76,312	75,750
1980 TO 1989	5	94.76	94.97	96.78	9.09	98.13	81.04	106.39	N/A	64,000	61,938
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

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	144.63	165.10	128.65	51.82	128.34	66.50	280.00	66.50 to 280.00	1,800	2,315
5000 TO 9999	6	120.96	121.07	115.86	22.53	104.50	63.53	161.60	63.53 to 161.60	6,616	7,665
Total \$											
1 TO 9999	14	120.96	146.23	119.26	45.06	122.61	63.53	280.00	95.00 to 210.67	3,864	4,608
10000 TO 29999	10	97.42	91.71	91.03	17.98	100.75	45.71	125.10	69.80 to 112.69	16,252	14,794
30000 TO 59999	13	90.36	86.97	89.74	18.39	96.92	33.25	136.30	72.21 to 97.66	41,426	37,174
60000 TO 99999	6	96.43	104.36	106.50	11.90	97.99	87.47	151.32	87.47 to 151.32	70,500	75,079
100000 TO 149999	3	96.75	98.89	99.09	3.59	99.80	94.75	105.17	N/A	103,333	102,395
150000 TO 249999	3	83.12	77.80	73.46	26.79	105.90	41.73	108.54	N/A	187,143	137,476
ALL	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	49	MEDIAN:	97	COV:	45.71	95% Median C.I.:	94.76 to 99.76
TOTAL Sales Price:	2,173,590	WGT. MEAN:	91	STD:	48.98	95% Wgt. Mean C.I.:	77.84 to 104.23
TOTAL Adj.Sales Price:	2,049,590	MEAN:	107	AVG.ABS.DEV:	28.29	95% Mean C.I.:	93.45 to 120.88
TOTAL Assessed Value:	1,865,820						
AVG. Adj. Sales Price:	41,828	COD:	29.25	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	38,077	PRD:	117.72	MIN Sales Ratio:	33.25		

Printed: 03/29/2006 20:04:49

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	99.75	153.81	106.35	70.82	144.63	63.53	280.00	66.50 to 280.00	2,433	2,587
5000 TO 9999	9	99.76	99.39	75.37	36.92	131.87	33.25	161.60	45.71 to 159.60	11,105	8,370
Total \$											
1 TO 9999	18	99.75	126.60	80.94	53.87	156.42	33.25	280.00	69.80 to 161.60	6,769	5,478
10000 TO 29999	9	98.40	93.79	87.05	16.91	107.75	53.20	125.10	72.21 to 112.69	20,974	18,258
30000 TO 59999	12	94.77	92.86	92.90	5.47	99.96	81.04	106.39	86.21 to 96.97	48,711	45,251
60000 TO 99999	6	96.59	94.28	79.15	17.23	119.12	41.73	136.30	41.73 to 136.30	105,571	83,560
100000 TO 149999	3	105.17	113.20	106.55	21.62	106.25	83.12	151.32	N/A	117,000	124,660
150000 TO 249999	1	108.54	108.54	108.54			108.54	108.54	N/A	170,000	184,520
ALL	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.38	141.61	91.64	62.88	154.53	45.71	280.00	63.53 to 280.00	6,650	6,094
10	3	76.16	89.25	87.99	25.64	101.44	66.50	125.10	N/A	13,666	12,025
20	34	96.44	96.30	88.31	17.04	109.05	33.25	161.60	90.36 to 99.76	54,424	48,061
30	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625
ALL	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	49	MEDIAN:	97	COV:	45.71	95% Median C.I.:	94.76 to 99.76
TOTAL Sales Price:	2,173,590	WGT. MEAN:	91	STD:	48.98	95% Wgt. Mean C.I.:	77.84 to 104.23
TOTAL Adj.Sales Price:	2,049,590	MEAN:	107	AVG.ABS.DEV:	28.29	95% Mean C.I.:	93.45 to 120.88
TOTAL Assessed Value:	1,865,820						
AVG. Adj. Sales Price:	41,828	COD:	29.25	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	38,077	PRD:	117.72	MIN Sales Ratio:	33.25		

Printed: 03/29/2006 20:04:49

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.38	141.61	91.64	62.88	154.53	45.71	280.00	63.53 to 280.00	6,650	6,094
108	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625
300	1	104.97	104.97	104.97			104.97	104.97	N/A	15,200	15,955
306	1	97.66	97.66	97.66			97.66	97.66	N/A	43,000	41,995
325	4	96.59	106.48	104.12	10.40	102.27	96.43	136.30	N/A	59,375	61,820
326	1	66.50	66.50	66.50			66.50	66.50	N/A	3,000	1,995
340	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975
342	1	96.43	96.43	96.43			96.43	96.43	N/A	60,000	57,855
343	1	94.75	94.75	94.75			94.75	94.75	N/A	100,000	94,750
344	3	99.76	92.38	97.52	11.02	94.73	72.21	105.17	N/A	50,733	49,473
352	1	96.01	96.01	96.01			96.01	96.01	N/A	58,200	55,880
353	6	95.88	89.56	90.03	13.79	99.48	53.20	106.39	53.20 to 106.39	35,276	31,758
406	11	94.76	107.69	93.23	23.96	115.51	69.80	161.60	86.21 to 159.60	27,522	25,659
408	1	99.74	99.74	99.74			99.74	99.74	N/A	83,000	82,785
410	1	108.54	108.54	108.54			108.54	108.54	N/A	170,000	184,520
419	2	62.42	62.42	58.22	33.15	107.21	41.73	83.12	N/A	195,715	113,955
437	2	97.17	97.17	83.69	21.61	116.11	76.16	118.17	N/A	16,750	14,017
ALL	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

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	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077
04											
ALL	49	96.75	107.17	91.03	29.25	117.72	33.25	280.00	94.76 to 99.76	41,828	38,077

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:	102	MEDIAN:	76	COV:	25.45	95% Median C.I.:	71.14 to 78.54	(!: Derived)
(AgLand) TOTAL Sales Price:	20,821,809	WGT. MEAN:	75	STD:	19.88	95% Wgt. Mean C.I.:	70.82 to 78.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,771,809	MEAN:	78	AVG.ABS.DEV:	14.57	95% Mean C.I.:	74.26 to 81.98	
(AgLand) TOTAL Assessed Value:	15,483,415							
AVG. Adj. Sales Price:	203,645	COD:	19.24	MAX Sales Ratio:	170.69			
AVG. Assessed Value:	151,798	PRD:	104.80	MIN Sales Ratio:	35.39			

Printed: 03/29/2006 20:04:56

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	5	63.39	66.10	63.79	28.35	103.63	35.39	92.92	N/A	76,914	49,061
10/01/02 TO 12/31/02	5	85.93	91.92	95.13	10.93	96.63	78.06	114.75	N/A	293,952	279,626
01/01/03 TO 03/31/03	17	82.86	83.83	81.69	12.57	102.62	60.94	113.39	74.67 to 96.17	145,061	118,503
04/01/03 TO 06/30/03	4	94.35	92.32	90.89	3.98	101.57	83.11	97.46	N/A	94,638	86,017
07/01/03 TO 09/30/03	7	75.19	83.42	85.83	31.54	97.20	45.15	126.91	45.15 to 126.91	147,942	126,972
10/01/03 TO 12/31/03	6	74.23	76.52	73.82	14.91	103.67	62.86	95.40	62.86 to 95.40	118,525	87,490
01/01/04 TO 03/31/04	15	75.38	77.18	74.24	17.33	103.96	46.59	119.76	66.72 to 87.88	272,677	202,442
04/01/04 TO 06/30/04	10	83.02	82.91	80.57	17.78	102.91	59.20	102.56	61.92 to 102.34	140,240	112,989
07/01/04 TO 09/30/04	2	62.17	62.17	60.71	15.05	102.40	52.81	71.52	N/A	443,885	269,482
10/01/04 TO 12/31/04	8	67.55	65.40	63.42	7.32	103.12	45.78	76.26	45.78 to 76.26	264,868	167,987
01/01/05 TO 03/31/05	17	71.14	72.20	69.30	11.96	104.17	44.71	104.12	64.74 to 77.46	277,956	192,636
04/01/05 TO 06/30/05	6	62.83	79.78	67.48	32.38	118.22	53.67	170.69	53.67 to 170.69	183,598	123,898
<u>Study Years</u>											
07/01/02 TO 06/30/03	31	83.56	83.37	85.17	14.55	97.89	35.39	114.75	78.06 to 92.92	151,578	129,098
07/01/03 TO 06/30/04	38	76.90	79.74	77.08	20.04	103.44	45.15	126.91	69.29 to 87.69	190,508	146,849
07/01/04 TO 06/30/05	33	67.91	71.32	66.80	15.37	106.76	44.71	170.69	64.74 to 71.52	267,683	178,820
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	34	82.98	83.45	82.16	16.27	101.57	45.15	126.91	75.19 to 91.74	135,039	110,952
01/01/04 TO 12/31/04	35	71.96	75.27	71.18	17.99	105.75	45.78	119.76	67.19 to 78.05	242,836	172,840
<u>ALL</u>											
	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798

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:	102	MEDIAN:	76	COV:	25.45	95% Median C.I.:	71.14 to 78.54	(!: Derived)
(AgLand) TOTAL Sales Price:	20,821,809	WGT. MEAN:	75	STD:	19.88	95% Wgt. Mean C.I.:	70.82 to 78.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,771,809	MEAN:	78	AVG.ABS.DEV:	14.57	95% Mean C.I.:	74.26 to 81.98	
(AgLand) TOTAL Assessed Value:	15,483,415							
AVG. Adj. Sales Price:	203,645	COD:	19.24	MAX Sales Ratio:	170.69			
AVG. Assessed Value:	151,798	PRD:	104.80	MIN Sales Ratio:	35.39			

Printed: 03/29/2006 20:04:56

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1521	2	85.12	85.12	85.68	20.22	99.35	67.91	102.34	N/A	179,200	153,540	
1529	1	68.09	68.09	68.09			68.09	68.09	N/A	449,840	306,285	
1531	5	83.35	99.32	86.13	31.98	115.31	61.94	170.69	N/A	106,645	91,857	
1533	4	81.56	78.96	80.94	6.73	97.55	66.14	86.58	N/A	151,250	122,427	
1535	5	66.52	69.28	54.26	29.74	127.68	44.71	113.39	N/A	238,868	129,614	
1797	8	71.55	77.29	75.01	22.98	103.04	53.24	119.76	53.24 to 119.76	249,575	187,204	
1799	14	67.99	72.70	70.77	10.13	102.73	63.60	109.44	65.25 to 77.59	259,346	183,528	
1801	9	75.19	74.40	71.43	13.47	104.16	53.67	96.97	59.20 to 85.57	152,195	108,716	
1803	10	70.73	75.19	84.26	23.78	89.24	51.65	114.75	52.62 to 94.69	158,703	133,717	
1811	2	74.26	74.26	72.49	2.63	102.43	72.30	76.21	N/A	428,160	310,392	
1813	6	74.07	82.45	72.26	27.31	114.10	52.81	126.91	52.81 to 126.91	244,729	176,829	
1815	7	71.96	64.90	68.86	18.97	94.25	35.39	87.88	35.39 to 87.88	181,871	125,241	
1817	13	91.04	85.06	81.75	12.46	104.04	66.72	105.86	66.72 to 95.56	157,407	128,682	
1819	6	82.81	79.08	78.84	7.95	100.31	62.96	91.03	62.96 to 91.03	194,102	153,035	
2083	5	96.17	92.52	89.69	4.35	103.15	85.05	97.46	N/A	162,375	145,632	
2085	3	71.52	68.97	68.64	5.37	100.48	61.92	73.45	N/A	350,250	240,403	
2087	2	83.00	83.00	77.63	43.87	106.92	46.59	119.42	N/A	187,704	145,712	
ALL												
	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	46	76.11	78.87	73.87	22.43	106.76	44.71	170.69	67.91 to 82.32	191,254	141,287	
2	56	75.02	77.50	75.03	16.64	103.30	35.39	119.76	69.14 to 82.86	213,823	160,431	
ALL												
	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798	

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	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798	
ALL												
	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798	

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:	102	MEDIAN:	76	COV:	25.45	95% Median C.I.:	71.14 to 78.54	(!: Derived)
(AgLand) TOTAL Sales Price:	20,821,809	WGT. MEAN:	75	STD:	19.88	95% Wgt. Mean C.I.:	70.82 to 78.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,771,809	MEAN:	78	AVG.ABS.DEV:	14.57	95% Mean C.I.:	74.26 to 81.98	
(AgLand) TOTAL Assessed Value:	15,483,415							
AVG. Adj. Sales Price:	203,645	COD:	19.24	MAX Sales Ratio:	170.69			
AVG. Assessed Value:	151,798	PRD:	104.80	MIN Sales Ratio:	35.39			

Printed: 03/29/2006 20:04:56

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	40	73.53	76.39	75.11	20.00	101.71	45.15	126.91	67.19 to 78.54	201,893	151,640
11-0014	38	77.53	81.12	76.97	19.24	105.39	35.39	170.69	68.32 to 85.28	200,884	154,630
11-0020	20	72.57	75.51	68.84	18.76	109.69	44.71	113.39	66.14 to 83.35	214,390	147,591
11-0031	1	61.94	61.94	61.94			61.94	61.94	N/A	185,000	114,590
20-0020											
27-0594	3	87.69	85.80	80.63	8.60	106.41	73.54	96.17	N/A	196,550	158,478
NonValid School											
ALL	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
10.01 TO 30.00	3	76.21	80.95	71.47	26.31	113.26	53.24	113.39	N/A	35,540	25,401
30.01 TO 50.00	18	79.43	80.37	79.08	16.85	101.63	52.62	109.44	66.14 to 92.92	77,243	61,084
50.01 TO 100.00	36	74.93	77.23	74.58	20.51	103.55	35.39	170.69	66.72 to 83.11	151,977	113,349
100.01 TO 180.00	34	73.57	76.96	73.33	18.66	104.96	44.71	126.91	66.52 to 83.35	264,200	193,734
180.01 TO 330.00	8	72.34	73.98	70.65	14.37	104.72	52.81	102.34	52.81 to 102.34	438,027	309,447
330.01 TO 650.00	2	93.53	93.53	88.41	22.69	105.79	72.30	114.75	N/A	656,040	579,980
ALL	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798

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
! zeroes!	1	73.60	73.60	73.60			73.60	73.60	N/A	170,000	125,125
DRY	58	74.93	75.79	72.75	15.67	104.17	44.71	126.91	68.09 to 78.06	201,053	146,275
DRY-N/A	26	84.74	88.01	82.02	21.63	107.31	46.59	170.69	76.01 to 97.46	203,802	167,149
GRASS	4	68.68	70.53	69.84	10.16	101.00	59.20	85.57	N/A	102,100	71,302
GRASS-N/A	3	45.15	47.80	51.17	20.28	93.42	35.39	62.86	N/A	155,153	79,386
IRRGTD	4	79.44	82.48	75.53	25.82	109.21	51.65	119.42	N/A	318,805	240,796
IRRGTD-N/A	6	69.73	75.83	69.79	15.12	108.65	63.39	109.44	63.39 to 109.44	248,795	173,642
ALL	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798

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:	102	MEDIAN:	76	COV:	25.45	95% Median C.I.:	71.14 to 78.54	(!: Derived)
(AgLand) TOTAL Sales Price:	20,821,809	WGT. MEAN:	75	STD:	19.88	95% Wgt. Mean C.I.:	70.82 to 78.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,771,809	MEAN:	78	AVG.ABS.DEV:	14.57	95% Mean C.I.:	74.26 to 81.98	
(AgLand) TOTAL Assessed Value:	15,483,415							
AVG. Adj. Sales Price:	203,645	COD:	19.24	MAX Sales Ratio:	170.69			
AVG. Assessed Value:	151,798	PRD:	104.80	MIN Sales Ratio:	35.39			

Printed: 03/29/2006 20:04:56

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
! zeroes!	1	73.60	73.60	73.60			73.60	73.60	N/A	170,000	125,125
DRY	73	75.38	76.46	73.26	16.49	104.37	44.71	126.91	69.14 to 78.35	203,933	149,406
DRY-N/A	11	99.58	100.21	92.78	18.69	108.00	61.92	170.69	76.99 to 114.75	188,434	174,838
GRASS	4	68.68	70.53	69.84	10.16	101.00	59.20	85.57	N/A	102,100	71,302
GRASS-N/A	3	45.15	47.80	51.17	20.28	93.42	35.39	62.86	N/A	155,153	79,386
IRRGTD	8	75.42	81.30	72.94	22.80	111.46	51.65	119.42	51.65 to 119.42	299,421	218,397
IRRGTD-N/A	2	67.26	67.26	69.20	5.76	97.20	63.39	71.14	N/A	186,312	128,930
ALL	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798

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
! zeroes!	1	73.60	73.60	73.60			73.60	73.60	N/A	170,000	125,125
DRY	84	76.85	79.57	75.65	18.59	105.19	44.71	170.69	71.96 to 82.77	201,904	152,736
GRASS	4	68.68	70.53	69.84	10.16	101.00	59.20	85.57	N/A	102,100	71,302
GRASS-N/A	3	45.15	47.80	51.17	20.28	93.42	35.39	62.86	N/A	155,153	79,386
IRRGTD	10	71.72	78.49	72.44	20.59	108.36	51.65	119.42	63.39 to 109.44	276,799	200,504
ALL	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
Total \$											
1 TO 9999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615
10000 TO 29999	1	113.39	113.39	113.39			113.39	113.39	N/A	16,275	18,455
30000 TO 59999	4	68.58	68.49	68.03	16.62	100.67	53.24	83.56	N/A	48,961	33,308
60000 TO 99999	20	83.19	85.83	84.59	20.61	101.47	52.62	170.69	71.96 to 94.01	74,718	63,205
100000 TO 149999	14	93.22	83.69	84.37	19.53	99.19	35.39	126.91	65.85 to 99.58	122,953	103,731
150000 TO 249999	36	74.14	75.98	75.20	15.42	101.04	46.59	119.76	66.72 to 78.54	189,459	142,472
250000 TO 499999	22	71.33	72.27	72.46	15.67	99.73	44.71	114.75	64.69 to 82.32	362,885	262,962
500000 +	4	68.22	66.16	66.91	11.26	98.87	52.81	75.38	N/A	633,865	424,148
ALL	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798

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:	102	MEDIAN:	76	COV:	25.45	95% Median C.I.:	71.14 to 78.54	(!: Derived)
(AgLand) TOTAL Sales Price:	20,821,809	WGT. MEAN:	75	STD:	19.88	95% Wgt. Mean C.I.:	70.82 to 78.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,771,809	MEAN:	78	AVG.ABS.DEV:	14.57	95% Mean C.I.:	74.26 to 81.98	
(AgLand) TOTAL Assessed Value:	15,483,415							
AVG. Adj. Sales Price:	203,645	COD:	19.24	MAX Sales Ratio:	170.69			
AVG. Assessed Value:	151,798	PRD:	104.80	MIN Sales Ratio:	35.39			

Printed: 03/29/2006 20:04:56

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615	
Total \$ _____												
1 TO 9999	1	102.56	102.56	102.56			102.56	102.56	N/A	4,500	4,615	
10000 TO 29999	2	83.32	83.32	68.39	36.10	121.82	53.24	113.39	N/A	32,310	22,097	
30000 TO 59999	12	64.76	66.36	63.95	16.30	103.77	35.39	85.57	59.20 to 78.05	69,903	44,702	
60000 TO 99999	15	86.58	83.59	79.69	15.90	104.90	45.15	109.44	69.45 to 96.17	87,775	69,944	
100000 TO 149999	36	72.69	77.60	73.56	19.47	105.50	46.59	170.69	66.72 to 82.77	172,544	126,916	
150000 TO 249999	20	79.51	82.06	75.65	21.33	108.48	44.71	126.91	71.14 to 90.87	253,951	192,101	
250000 TO 499999	14	73.45	73.34	71.97	10.82	101.91	52.81	85.93	64.74 to 85.05	424,607	305,573	
500000 +	2	93.53	93.53	88.41	22.69	105.79	72.30	114.75	N/A	656,040	579,980	
ALL												
	102	75.69	78.12	74.54	19.24	104.80	35.39	170.69	71.14 to 78.54	203,645	151,798	

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:	242	MEDIAN:	94	COV:	37.82	95% Median C.I.:	88.53 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	89	STD:	36.03	95% Wgt. Mean C.I.:	85.06 to 92.78
TOTAL Adj.Sales Price:	13,993,658	MEAN:	95	AVG.ABS.DEV:	24.09	95% Mean C.I.:	90.74 to 99.82
TOTAL Assessed Value:	12,443,143						
AVG. Adj. Sales Price:	57,825	COD:	25.66	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	51,417	PRD:	107.15	MIN Sales Ratio:	22.23		

Printed: 02/27/2006 14:40:24

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	33	98.97	97.76	95.83	21.63	102.02	37.65	157.10	91.75 to 113.07	52,553	50,360
10/01/03 TO 12/31/03	26	98.92	97.76	94.26	13.73	103.70	57.87	147.30	89.62 to 103.98	72,406	68,253
01/01/04 TO 03/31/04	18	88.40	84.92	90.03	25.34	94.33	33.03	142.90	68.75 to 104.65	66,008	59,426
04/01/04 TO 06/30/04	29	87.97	92.92	88.77	23.39	104.68	34.00	169.00	75.99 to 103.40	60,217	53,454
07/01/04 TO 09/30/04	33	99.70	100.73	90.84	21.96	110.89	22.23	183.23	88.81 to 110.62	38,509	34,981
10/01/04 TO 12/31/04	22	89.99	107.37	87.58	36.20	122.60	44.30	398.33	76.56 to 114.49	56,927	49,855
01/01/05 TO 03/31/05	31	81.72	91.34	80.36	28.89	113.66	45.11	191.52	75.26 to 98.24	64,800	52,076
04/01/05 TO 06/30/05	50	88.73	90.98	86.63	32.36	105.02	23.98	256.38	77.00 to 103.58	58,206	50,424
<u>Study Years</u>											
07/01/03 TO 06/30/04	106	95.92	94.26	92.45	20.71	101.96	33.03	169.00	90.04 to 100.97	61,804	57,135
07/01/04 TO 06/30/05	136	91.59	96.08	85.82	29.74	111.96	22.23	398.33	84.83 to 98.44	54,723	46,961
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	102	93.41	97.15	89.25	26.09	108.85	22.23	398.33	85.74 to 100.02	53,506	47,755
<u>ALL</u>											
	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

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:	242	MEDIAN:	94	COV:	37.82	95% Median C.I.:	88.53 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	89	STD:	36.03	95% Wgt. Mean C.I.:	85.06 to 92.78
TOTAL Adj.Sales Price:	13,993,658	MEAN:	95	AVG.ABS.DEV:	24.09	95% Mean C.I.:	90.74 to 99.82
TOTAL Assessed Value:	12,443,143						
AVG. Adj. Sales Price:	57,825	COD:	25.66	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	51,417	PRD:	107.15	MIN Sales Ratio:	22.23		

Printed: 02/27/2006 14:40:24

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1519	1	191.52	191.52	191.52			191.52	191.52	N/A	35,500	67,990
1531	2	99.33	99.33	86.66	25.52	114.63	73.98	124.68	N/A	50,000	43,327
1533	4	86.60	90.69	82.87	26.16	109.43	61.31	128.24	N/A	72,518	60,096
1535	2	105.75	105.75	104.23	5.01	101.46	100.46	111.05	N/A	73,000	76,087
1799	7	100.23	93.53	92.32	9.90	101.30	74.71	106.47	74.71 to 106.47	123,928	114,415
1801	2	52.32	52.32	49.17	10.76	106.40	46.69	57.95	N/A	170,000	83,590
1803	5	107.75	102.96	109.14	14.16	94.34	62.00	132.23	N/A	64,600	70,505
1813	4	109.93	111.30	109.65	12.68	101.50	94.08	131.24	N/A	68,825	75,470
1815	5	50.97	57.98	56.65	28.92	102.35	35.52	95.83	N/A	96,843	54,857
1817	3	87.54	96.35	100.98	27.35	95.41	64.84	136.66	N/A	103,000	104,013
1819	1	105.28	105.28	105.28			105.28	105.28	N/A	37,000	38,955
2083	3	46.58	49.13	51.63	18.26	95.16	37.65	63.16	N/A	125,500	64,791
2085	1	55.83	55.83	55.83			55.83	55.83	N/A	135,000	75,370
CRAIG	6	76.49	74.81	64.46	38.30	116.06	31.01	127.92	31.01 to 127.92	44,525	28,700
DECATUR	17	80.32	95.02	80.56	41.18	117.95	45.11	256.38	60.15 to 131.84	36,582	29,470
DECATUR V	3	96.00	99.67	63.50	29.51	156.96	59.00	144.00	N/A	15,333	9,736
HARBOR 671	6	77.32	68.91	61.39	31.64	112.25	23.98	110.75	23.98 to 110.75	40,300	24,740
LYONS	33	99.70	100.68	96.02	18.09	104.85	57.15	183.23	86.11 to 108.29	40,837	39,211
LYONS V	6	119.66	107.20	82.74	29.57	129.56	34.00	169.00	34.00 to 169.00	4,562	3,775
OAKLAND	40	95.08	95.31	91.49	19.30	104.17	56.97	136.06	82.76 to 103.00	75,790	69,339
OAKLAND V	6	49.72	57.37	55.26	26.48	103.83	39.32	98.24	39.32 to 98.24	10,208	5,640
ROBERTS LANDING	7	79.92	80.43	79.77	10.20	100.83	68.09	103.18	68.09 to 103.18	22,928	18,289
TEKAMAH	70	98.00	105.98	96.21	21.87	110.15	57.49	398.33	94.42 to 107.43	62,867	60,485
TEKAMAH V	8	80.48	75.83	60.42	28.86	125.50	22.23	123.20	22.23 to 123.20	8,581	5,185
____ALL____											
	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

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	183	96.60	98.90	93.42	24.41	105.87	22.23	398.33	90.43 to 100.53	50,049	46,755
2	7	74.30	69.40	76.20	19.58	91.08	48.60	92.27	48.60 to 92.27	123,750	94,292
3	52	86.18	86.02	81.31	29.07	105.78	23.98	191.52	74.71 to 100.46	76,315	62,053
____ALL____											
	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

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:	242	MEDIAN:	94	COV:	37.82	95% Median C.I.:	88.53 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	89	STD:	36.03	95% Wgt. Mean C.I.:	85.06 to 92.78
TOTAL Adj.Sales Price:	13,993,658	MEAN:	95	AVG.ABS.DEV:	24.09	95% Mean C.I.:	90.74 to 99.82
TOTAL Assessed Value:	12,443,143						
AVG. Adj. Sales Price:	57,825	COD:	25.66	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	51,417	PRD:	107.15	MIN Sales Ratio:	22.23		

Printed: 02/27/2006 14:40:24

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	212	95.55	97.49	89.58	23.96	108.82	23.98	398.33	91.04 to 99.70	64,336	57,635
2	30	72.54	79.68	63.33	38.88	125.81	22.23	169.00	61.29 to 96.00	11,809	7,479
ALL	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	222	94.93	96.09	89.22	25.26	107.70	22.23	398.33	89.62 to 99.60	60,386	53,878
06	12	77.58	72.14	65.82	18.59	109.61	23.98	103.18	68.09 to 84.83	31,358	20,639
07	8	107.70	107.63	110.89	23.10	97.07	45.11	155.88	45.11 to 155.88	26,437	29,315
ALL	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	110	94.25	95.41	87.37	25.46	109.20	22.23	398.33	88.81 to 99.70	61,137	53,416
11-0014	61	91.75	88.76	88.83	22.78	99.92	31.01	136.06	81.17 to 100.02	70,360	62,502
11-0020	69	96.00	100.01	90.38	27.88	110.66	34.00	256.38	85.13 to 106.83	40,702	36,788
11-0031											
20-0020	1	111.05	111.05	111.05			111.05	111.05	N/A	52,000	57,745
27-0594	1	136.66	136.66	136.66			136.66	136.66	N/A	116,000	158,525
NonValid School											
ALL	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

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:	242	MEDIAN:	94	COV:	37.82	95% Median C.I.:	88.53 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	89	STD:	36.03	95% Wgt. Mean C.I.:	85.06 to 92.78
TOTAL Adj.Sales Price:	13,993,658	MEAN:	95	AVG.ABS.DEV:	24.09	95% Mean C.I.:	90.74 to 99.82
TOTAL Assessed Value:	12,443,143						
AVG. Adj. Sales Price:	57,825	COD:	25.66	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	51,417	PRD:	107.15	MIN Sales Ratio:	22.23		

Printed: 02/27/2006 14:40:24

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	31	76.31	79.57	63.84	35.76	124.63	22.23	169.00	61.29 to 96.00	11,896	7,595
Prior TO 1860											
1860 TO 1899	5	90.43	95.97	89.85	14.18	106.81	80.94	126.53	N/A	54,500	48,970
1900 TO 1919	65	102.21	103.61	87.72	28.83	118.11	31.01	398.33	92.64 to 110.28	50,965	44,707
1920 TO 1939	49	89.62	91.64	83.89	23.56	109.23	37.65	256.38	78.72 to 98.24	66,041	55,404
1940 TO 1949	10	106.65	101.48	100.75	10.57	100.72	76.47	119.93	84.54 to 119.24	61,880	62,346
1950 TO 1959	20	98.36	98.80	91.93	18.81	107.47	57.87	191.52	85.74 to 103.58	64,940	59,701
1960 TO 1969	19	92.15	91.92	90.02	22.30	102.11	23.98	135.53	80.97 to 112.71	59,394	53,467
1970 TO 1979	21	98.44	100.95	97.25	19.98	103.80	45.11	155.88	85.10 to 119.29	65,955	64,141
1980 TO 1989	10	92.22	99.58	101.25	24.11	98.35	57.95	142.90	68.75 to 131.24	79,170	80,157
1990 TO 1994	5	95.22	92.22	86.14	16.69	107.06	63.16	120.50	N/A	159,640	137,510
1995 TO 1999	4	87.05	87.41	88.15	10.03	99.17	74.30	101.25	N/A	156,125	137,620
2000 TO Present	3	69.91	74.44	77.27	26.65	96.34	48.76	104.65	N/A	52,666	40,695
ALL	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

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	11	123.20	122.75	124.15	31.67	98.87	61.29	256.38	62.59 to 169.00	2,538	3,151
5000 TO 9999	14	101.78	123.08	119.85	51.58	102.70	34.00	398.33	66.04 to 155.88	7,207	8,637
Total \$											
1 TO 9999	25	108.29	122.93	120.78	43.56	101.78	34.00	398.33	86.00 to 134.83	5,153	6,223
10000 TO 29999	50	95.87	94.36	95.25	28.09	99.07	22.23	155.53	82.05 to 110.62	19,040	18,135
30000 TO 59999	72	97.00	94.95	93.46	21.18	101.60	31.01	191.52	85.74 to 100.53	44,420	41,513
60000 TO 99999	59	95.83	93.55	93.08	18.27	100.51	23.98	131.24	90.04 to 103.98	76,164	70,893
100000 TO 149999	25	81.17	79.18	78.42	20.98	100.97	37.65	136.66	68.33 to 92.27	118,986	93,314
150000 TO 249999	9	83.06	88.32	88.28	21.42	100.04	57.87	126.11	63.16 to 106.47	191,355	168,934
250000 TO 499999	2	68.15	68.15	67.91	31.50	100.36	46.69	89.62	N/A	262,000	177,915
ALL	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

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:	242	MEDIAN:	94	COV:	37.82	95% Median C.I.:	88.53 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	89	STD:	36.03	95% Wgt. Mean C.I.:	85.06 to 92.78
TOTAL Adj.Sales Price:	13,993,658	MEAN:	95	AVG.ABS.DEV:	24.09	95% Mean C.I.:	90.74 to 99.82
TOTAL Assessed Value:	12,443,143						
AVG. Adj. Sales Price:	57,825	COD:	25.66	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	51,417	PRD:	107.15	MIN Sales Ratio:	22.23		

Printed: 02/27/2006 14:40:24

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	13	96.00	92.11	65.15	39.46	141.38	22.23	169.00	47.33 to 134.83	3,840	2,501
5000 TO 9999	16	67.40	72.48	64.78	29.47	111.89	39.32	115.40	49.17 to 95.27	10,946	7,090
Total \$											
1 TO 9999	29	77.00	81.28	64.86	37.88	125.32	22.23	169.00	61.23 to 99.60	7,761	5,033
10000 TO 29999	56	93.07	103.15	82.87	37.99	124.48	23.98	398.33	79.92 to 110.62	23,937	19,835
30000 TO 59999	71	93.65	91.70	85.06	20.43	107.80	37.65	147.30	80.97 to 100.02	50,848	43,254
60000 TO 99999	63	97.59	99.14	92.97	18.98	106.64	50.97	191.52	93.01 to 104.65	82,769	76,947
100000 TO 149999	15	87.54	89.53	83.85	18.41	106.78	46.69	125.76	74.77 to 103.40	133,576	111,997
150000 TO 249999	8	101.70	103.17	99.25	14.43	103.96	80.06	136.66	80.06 to 136.66	199,962	198,457
ALL	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	73.11	79.27	64.27	36.44	123.33	22.23	169.00	61.29 to 96.00	12,399	7,969
10	18	102.87	110.27	86.47	35.55	127.52	48.76	256.38	61.23 to 131.84	26,587	22,991
20	87	96.24	98.72	89.64	27.79	110.12	23.98	398.33	86.00 to 106.47	49,428	44,309
25	2	83.88	83.88	82.75	4.24	101.36	80.32	87.43	N/A	37,950	31,402
30	91	94.42	95.32	90.17	18.44	105.71	44.30	157.10	90.02 to 99.70	74,663	67,324
40	11	89.62	91.33	87.04	17.67	104.93	46.69	126.11	74.30 to 110.28	156,181	135,943
45	1	102.15	102.15	102.15			102.15	102.15	N/A	229,700	234,650
ALL	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	72.54	79.68	63.33	38.88	125.81	22.23	169.00	61.29 to 96.00	11,809	7,479
100	17	84.83	87.73	80.12	33.82	109.50	23.98	155.88	57.95 to 120.50	44,117	35,348
101	92	100.12	106.11	95.12	23.64	111.56	49.17	398.33	94.42 to 106.83	64,753	61,590
102	30	94.95	93.35	84.55	22.00	110.40	37.65	157.10	84.29 to 107.75	87,282	73,801
103	2	92.94	92.94	93.06	7.27	99.87	86.18	99.70	N/A	99,750	92,825
104	66	92.88	92.08	87.10	22.04	105.72	31.01	155.53	80.94 to 100.23	59,796	52,081
106	4	69.33	65.93	59.52	10.35	110.78	48.76	76.31	N/A	28,625	17,036
111	1	87.33	87.33	87.33			87.33	87.33	N/A	53,000	46,285
ALL	242	93.87	95.28	88.92	25.66	107.15	22.23	398.33	88.53 to 98.24	57,825	51,417

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

NUMBER of Sales:	242	MEDIAN:	94	COV:	37.82	95% Median C.I.:	88.53 to 98.24
TOTAL Sales Price:	13,980,658	WGT. MEAN:	89	STD:	36.03	95% Wgt. Mean C.I.:	85.06 to 92.78
TOTAL Adj.Sales Price:	13,993,658	MEAN:	95	AVG.ABS.DEV:	24.09	95% Mean C.I.:	90.74 to 99.82
TOTAL Assessed Value:	12,443,143						
AVG. Adj. Sales Price:	57,825	COD:	25.66	MAX Sales Ratio:	398.33		
AVG. Assessed Value:	51,417	PRD:	107.15	MIN Sales Ratio:	22.23		

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

Printed: 02/27/2006 14:40:24

CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	73.11	79.27	64.27	36.44	123.33	22.23	169.00	61.29 to 96.00	12,399	7,969
10	2	117.25	117.25	110.21	16.05	106.39	98.44	136.06	N/A	12,787	14,092
20	49	106.47	104.73	95.13	30.48	110.09	23.98	256.38	92.64 to 117.26	41,642	39,615
25	23	93.65	92.29	87.96	18.06	104.93	45.11	128.36	80.32 to 103.58	57,152	50,268
30	128	94.25	96.47	89.62	21.64	107.65	44.30	398.33	88.53 to 99.70	70,428	63,114
35	2	75.67	75.67	58.80	38.30	128.69	46.69	104.65	N/A	167,500	98,487
40	6	87.08	88.94	90.82	7.38	97.93	80.94	101.25	80.94 to 101.25	144,416	131,160
<u>ALL</u>	<u>242</u>	<u>93.87</u>	<u>95.28</u>	<u>88.92</u>	<u>25.66</u>	<u>107.15</u>	<u>22.23</u>	<u>398.33</u>	<u>88.53 to 98.24</u>	<u>57,825</u>	<u>51,417</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	50	MEDIAN:	97	COV:	45.90	95% Median C.I.:	94.75 to 99.76
TOTAL Sales Price:	2,221,935	WGT. MEAN:	90	STD:	48.81	95% Wgt. Mean C.I.:	77.60 to 103.35
TOTAL Adj.Sales Price:	2,097,935	MEAN:	106	AVG.ABS.DEV:	28.33	95% Mean C.I.:	92.83 to 119.89
TOTAL Assessed Value:	1,898,120						
AVG. Adj. Sales Price:	41,958	COD:	29.33	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	37,962	PRD:	117.56	MIN Sales Ratio:	33.25		

Printed: 02/27/2006 14:40:27

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	10	90.76	96.41	80.40	32.81	119.91	53.20	189.50	63.53 to 125.10	27,984	22,499
10/01/02 TO 12/31/02	2	128.30	128.30	141.90	25.95	90.41	95.00	161.60	N/A	3,550	5,037
01/01/03 TO 03/31/03	1	86.21	86.21	86.21			86.21	86.21	N/A	45,000	38,795
04/01/03 TO 06/30/03	1	108.54	108.54	108.54			108.54	108.54	N/A	170,000	184,520
07/01/03 TO 09/30/03	7	96.44	95.65	95.70	12.37	99.94	72.21	123.75	72.21 to 123.75	38,971	37,297
10/01/03 TO 12/31/03	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975
01/01/04 TO 03/31/04	9	104.97	118.65	99.23	21.21	119.57	94.75	210.67	94.76 to 159.60	35,928	35,652
04/01/04 TO 06/30/04	1	69.80	69.80	69.80			69.80	69.80	N/A	10,000	6,980
07/01/04 TO 09/30/04	5	81.04	70.97	59.46	24.42	119.37	41.73	96.01	N/A	78,926	46,926
10/01/04 TO 12/31/04	3	96.75	94.23	95.76	4.66	98.41	86.21	99.74	N/A	76,000	72,775
01/01/05 TO 03/31/05	1	136.30	136.30	136.30			136.30	136.30	N/A	45,000	61,335
04/01/05 TO 06/30/05	9	99.76	143.13	111.75	51.19	128.08	82.88	280.00	87.47 to 280.00	32,466	36,282
<u>Study Years</u>											
07/01/02 TO 06/30/03	14	96.70	101.10	91.32	28.56	110.71	53.20	189.50	66.50 to 125.10	35,853	32,741
07/01/03 TO 06/30/04	18	96.71	102.25	94.14	22.02	108.61	33.25	210.67	94.75 to 105.17	35,342	33,272
07/01/04 TO 06/30/05	18	96.59	114.56	87.60	37.18	130.77	41.73	280.00	86.21 to 112.69	53,323	46,712
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	10	96.44	89.75	95.48	17.53	94.01	33.25	123.75	72.21 to 108.54	51,780	49,437
01/01/04 TO 12/31/04	18	95.40	98.62	81.68	21.95	120.75	41.73	210.67	86.21 to 104.97	53,110	43,378
<u>ALL</u>											
	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CRAIG	1	66.50	66.50	66.50			66.50	66.50	N/A	3,000	1,995
DECATUR	3	112.69	99.09	119.46	34.92	82.95	33.25	151.32	N/A	44,333	52,961
LYONS	11	99.38	100.46	91.04	20.82	110.34	63.53	161.60	69.80 to 125.10	30,772	28,015
LYONS V	2	280.00	280.00	280.00	0.00	100.00	280.00	280.00	N/A	500	1,400
OAKLAND	13	99.75	110.06	73.65	26.09	149.43	41.73	210.67	96.01 to 136.30	39,095	28,795
OAKLAND V	1	95.00	95.00	95.00			95.00	95.00	N/A	2,100	1,995
RURAL	1	45.71	45.71	45.71			45.71	45.71	N/A	15,750	7,200
RURAL V	1	189.50	189.50	189.50			189.50	189.50	N/A	2,000	3,790
TEKAMAH	16	94.75	90.33	95.07	9.39	95.01	53.20	108.54	86.21 to 97.66	67,646	64,312
TEKAMAH V	1	82.88	82.88	82.88			82.88	82.88	N/A	12,000	9,945
<u>ALL</u>											
	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	50	MEDIAN:	97	COV:	45.90	95% Median C.I.:	94.75 to 99.76
TOTAL Sales Price:	2,221,935	WGT. MEAN:	90	STD:	48.81	95% Wgt. Mean C.I.:	77.60 to 103.35
TOTAL Adj.Sales Price:	2,097,935	MEAN:	106	AVG.ABS.DEV:	28.33	95% Mean C.I.:	92.83 to 119.89
TOTAL Assessed Value:	1,898,120						
AVG. Adj. Sales Price:	41,958	COD:	29.33	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	37,962	PRD:	117.56	MIN Sales Ratio:	33.25		

Printed: 02/27/2006 14:40:27

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	47	96.75	106.72	91.29	27.33	116.91	33.25	280.00	94.76 to 99.76	43,230	39,464
2	1	66.81	66.81	66.81			66.81	66.81	N/A	48,345	32,300
3	2	117.61	117.61	61.92	61.13	189.95	45.71	189.50	N/A	8,875	5,495
ALL	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

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	41	96.44	96.78	91.15	18.81	106.18	33.25	161.60	90.36 to 99.76	49,132	44,783
2	9	99.38	149.99	74.24	74.89	202.04	45.71	280.00	66.81 to 280.00	9,277	6,887
ALL	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	17	94.75	89.89	94.94	9.58	94.69	53.20	108.54	82.88 to 97.66	64,372	61,114
11-0014	15	98.40	106.15	73.70	25.40	144.04	41.73	210.67	95.00 to 118.17	34,223	25,222
11-0020	18	103.07	122.08	98.08	46.53	124.47	33.25	280.00	76.16 to 151.32	27,236	26,713
11-0031											
20-0020											
27-0594											
NonValid School											
ALL	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	50	MEDIAN:	97	COV:	45.90	95% Median C.I.:	94.75 to 99.76
TOTAL Sales Price:	2,221,935	WGT. MEAN:	90	STD:	48.81	95% Wgt. Mean C.I.:	77.60 to 103.35
TOTAL Adj.Sales Price:	2,097,935	MEAN:	106	AVG.ABS.DEV:	28.33	95% Mean C.I.:	92.83 to 119.89
TOTAL Assessed Value:	1,898,120						
AVG. Adj. Sales Price:	41,958	COD:	29.33	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	37,962	PRD:	117.56	MIN Sales Ratio:	33.25		

Printed: 02/27/2006 14:40:27

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	98.89	135.38	81.76	60.67	165.58	45.71	280.00	66.81 to 210.67	10,124	8,277
Prior TO 1860											
1860 TO 1899	1	53.20	53.20	53.20			53.20	53.20	N/A	30,000	15,960
1900 TO 1919	10	98.71	109.02	97.07	17.39	112.31	72.21	161.60	96.01 to 159.60	28,317	27,488
1920 TO 1939	3	94.78	75.93	70.78	23.39	107.27	33.25	99.75	N/A	25,363	17,953
1940 TO 1949	1	83.12	83.12	83.12			83.12	83.12	N/A	156,000	129,665
1950 TO 1959	11	96.44	95.75	86.74	24.41	110.39	41.73	151.32	66.50 to 136.30	65,402	56,727
1960 TO 1969	3	118.17	113.23	101.42	8.09	111.65	96.43	125.10	N/A	28,833	29,241
1970 TO 1979	4	88.29	92.83	99.26	7.50	93.52	86.21	108.54	N/A	76,312	75,750
1980 TO 1989	5	94.76	94.97	96.78	9.09	98.13	81.04	106.39	N/A	64,000	61,938
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

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	144.63	165.10	128.65	51.82	128.34	66.50	280.00	66.50 to 280.00	1,800	2,315
5000 TO 9999	6	120.96	121.07	115.86	22.53	104.50	63.53	161.60	63.53 to 161.60	6,616	7,665
Total \$											
1 TO 9999	14	120.96	146.23	119.26	45.06	122.61	63.53	280.00	95.00 to 210.67	3,864	4,608
10000 TO 29999	10	97.42	91.71	91.03	17.98	100.75	45.71	125.10	69.80 to 112.69	16,252	14,794
30000 TO 59999	14	88.29	85.53	87.85	19.38	97.36	33.25	136.30	66.81 to 97.66	41,920	36,826
60000 TO 99999	6	96.43	104.36	106.50	11.90	97.99	87.47	151.32	87.47 to 151.32	70,500	75,079
100000 TO 149999	3	96.75	98.89	99.09	3.59	99.80	94.75	105.17	N/A	103,333	102,395
150000 TO 249999	3	83.12	77.80	73.46	26.79	105.90	41.73	108.54	N/A	187,143	137,476
ALL	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	50	MEDIAN:	97	COV:	45.90	95% Median C.I.:	94.75 to 99.76
TOTAL Sales Price:	2,221,935	WGT. MEAN:	90	STD:	48.81	95% Wgt. Mean C.I.:	77.60 to 103.35
TOTAL Adj.Sales Price:	2,097,935	MEAN:	106	AVG.ABS.DEV:	28.33	95% Mean C.I.:	92.83 to 119.89
TOTAL Assessed Value:	1,898,120						
AVG. Adj. Sales Price:	41,958	COD:	29.33	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	37,962	PRD:	117.56	MIN Sales Ratio:	33.25		

Printed: 02/27/2006 14:40:27

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	9	99.75	153.81	106.35	70.82	144.63	63.53	280.00	66.50 to 280.00	2,433	2,587
5000 TO 9999	9	99.76	99.39	75.37	36.92	131.87	33.25	161.60	45.71 to 159.60	11,105	8,370
Total \$											
1 TO 9999	18	99.75	126.60	80.94	53.87	156.42	33.25	280.00	69.80 to 161.60	6,769	5,478
10000 TO 29999	9	98.40	93.79	87.05	16.91	107.75	53.20	125.10	72.21 to 112.69	20,974	18,258
30000 TO 59999	13	94.76	90.85	90.90	7.32	99.95	66.81	106.39	86.21 to 96.97	48,683	44,255
60000 TO 99999	6	96.59	94.28	79.15	17.23	119.12	41.73	136.30	41.73 to 136.30	105,571	83,560
100000 TO 149999	3	105.17	113.20	106.55	21.62	106.25	83.12	151.32	N/A	117,000	124,660
150000 TO 249999	1	108.54	108.54	108.54			108.54	108.54	N/A	170,000	184,520
ALL	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	98.89	135.38	81.76	60.67	165.58	45.71	280.00	66.81 to 210.67	10,124	8,277
10	3	76.16	89.25	87.99	25.64	101.44	66.50	125.10	N/A	13,666	12,025
20	34	96.44	96.30	88.31	17.04	109.05	33.25	161.60	90.36 to 99.76	54,424	48,061
30	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625
ALL	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	50	MEDIAN:	97	COV:	45.90	95% Median C.I.:	94.75 to 99.76
TOTAL Sales Price:	2,221,935	WGT. MEAN:	90	STD:	48.81	95% Wgt. Mean C.I.:	77.60 to 103.35
TOTAL Adj.Sales Price:	2,097,935	MEAN:	106	AVG.ABS.DEV:	28.33	95% Mean C.I.:	92.83 to 119.89
TOTAL Assessed Value:	1,898,120						
AVG. Adj. Sales Price:	41,958	COD:	29.33	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	37,962	PRD:	117.56	MIN Sales Ratio:	33.25		

Printed: 02/27/2006 14:40:27

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	98.89	135.38	81.76	60.67	165.58	45.71	280.00	66.81 to 210.67	10,124	8,277
108	1	151.32	151.32	151.32			151.32	151.32	N/A	85,000	128,625
300	1	104.97	104.97	104.97			104.97	104.97	N/A	15,200	15,955
306	1	97.66	97.66	97.66			97.66	97.66	N/A	43,000	41,995
325	4	96.59	106.48	104.12	10.40	102.27	96.43	136.30	N/A	59,375	61,820
326	1	66.50	66.50	66.50			66.50	66.50	N/A	3,000	1,995
340	1	33.25	33.25	33.25			33.25	33.25	N/A	30,000	9,975
342	1	96.43	96.43	96.43			96.43	96.43	N/A	60,000	57,855
343	1	94.75	94.75	94.75			94.75	94.75	N/A	100,000	94,750
344	3	99.76	92.38	97.52	11.02	94.73	72.21	105.17	N/A	50,733	49,473
352	1	96.01	96.01	96.01			96.01	96.01	N/A	58,200	55,880
353	6	95.88	89.56	90.03	13.79	99.48	53.20	106.39	53.20 to 106.39	35,276	31,758
406	11	94.76	107.69	93.23	23.96	115.51	69.80	161.60	86.21 to 159.60	27,522	25,659
408	1	99.74	99.74	99.74			99.74	99.74	N/A	83,000	82,785
410	1	108.54	108.54	108.54			108.54	108.54	N/A	170,000	184,520
419	2	62.42	62.42	58.22	33.15	107.21	41.73	83.12	N/A	195,715	113,955
437	2	97.17	97.17	83.69	21.61	116.11	76.16	118.17	N/A	16,750	14,017
<u>ALL</u>											
	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

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	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962
04											
<u>ALL</u>											
	50	96.59	106.36	90.48	29.33	117.56	33.25	280.00	94.75 to 99.76	41,958	37,962

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:	102	MEDIAN:	68	COV:	25.55	95% Median C.I.:	63.09 to 72.35	(!: Derived)
(AgLand) TOTAL Sales Price:	21,074,983	WGT. MEAN:	67	STD:	18.14	95% Wgt. Mean C.I.:	63.61 to 70.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,999,983	MEAN:	71	AVG.ABS.DEV:	13.34	95% Mean C.I.:	67.50 to 74.55	
(AgLand) TOTAL Assessed Value:	14,090,692							
AVG. Adj. Sales Price:	205,882	COD:	19.73	MAX Sales Ratio:	147.31			
AVG. Assessed Value:	138,144	PRD:	105.85	MIN Sales Ratio:	35.29			

Printed: 02/27/2006 14:40:35

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	5	62.30	62.59	60.72	20.56	103.08	35.29	80.44	N/A	122,600	74,442
10/01/02 TO 12/31/02	5	77.15	82.71	86.37	11.59	95.76	72.47	109.12	N/A	293,952	253,874
01/01/03 TO 03/31/03	17	75.32	78.85	75.77	11.42	104.07	64.13	124.73	69.64 to 83.77	145,061	109,909
04/01/03 TO 06/30/03	4	95.74	92.26	90.00	16.26	102.52	69.35	108.22	N/A	94,638	85,171
07/01/03 TO 09/30/03	7	73.31	76.50	78.14	26.31	97.91	45.15	113.51	45.15 to 113.51	147,942	115,597
10/01/03 TO 12/31/03	6	72.43	71.32	68.84	16.96	103.61	56.72	85.41	56.72 to 85.41	118,525	81,587
01/01/04 TO 03/31/04	15	64.22	66.31	64.24	16.98	103.21	38.77	103.37	57.35 to 75.20	272,677	175,179
04/01/04 TO 06/30/04	10	73.06	74.74	70.89	14.35	105.43	53.66	93.00	58.08 to 90.56	140,180	99,374
07/01/04 TO 09/30/04	2	49.88	49.88	48.72	14.97	102.39	42.42	57.35	N/A	443,885	216,265
10/01/04 TO 12/31/04	8	57.98	58.41	57.89	3.12	100.90	55.58	64.69	55.58 to 64.69	264,868	153,325
01/01/05 TO 03/31/05	17	61.42	64.71	62.74	13.18	103.15	52.97	92.10	55.31 to 71.63	277,976	174,390
04/01/05 TO 06/30/05	6	59.35	72.64	63.19	29.37	114.97	53.87	147.31	53.87 to 147.31	183,598	116,008
<u>Study Years</u>											
07/01/02 TO 06/30/03	31	76.71	78.58	78.15	14.64	100.55	35.29	124.73	70.40 to 81.42	158,947	124,217
07/01/03 TO 06/30/04	38	68.22	71.20	67.97	19.58	104.75	38.77	113.51	63.25 to 76.49	190,492	129,477
07/01/04 TO 06/30/05	33	58.34	63.73	60.22	14.60	105.82	42.42	147.31	57.35 to 61.57	267,694	161,206
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	34	76.02	78.62	76.40	16.89	102.90	45.15	124.73	69.64 to 83.23	135,039	103,172
01/01/04 TO 12/31/04	35	64.02	65.97	62.13	16.88	106.18	38.77	103.37	58.08 to 69.42	242,819	150,873
<u>ALL</u>											
	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144

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:	102	MEDIAN:	68	COV:	25.55	95% Median C.I.:	63.09 to 72.35	(! : Derived)
(AgLand) TOTAL Sales Price:	21,074,983	WGT. MEAN:	67	STD:	18.14	95% Wgt. Mean C.I.:	63.61 to 70.59	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,999,983	MEAN:	71	AVG.ABS.DEV:	13.34	95% Mean C.I.:	67.50 to 74.55	
(AgLand) TOTAL Assessed Value:	14,090,692							
AVG. Adj. Sales Price:	205,882	COD:	19.73	MAX Sales Ratio:	147.31			
AVG. Assessed Value:	138,144	PRD:	105.85	MIN Sales Ratio:	35.29			

Printed: 02/27/2006 14:40:35

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1521	2	74.63	74.63	75.15	21.35	99.31	58.70	90.56	N/A	179,200	134,662	
1529	1	58.34	58.34	58.34			58.34	58.34	N/A	449,840	262,435	
1531	5	75.32	88.06	76.42	30.71	115.22	54.42	147.31	N/A	106,645	81,502	
1533	4	84.32	84.02	87.52	4.80	96.00	76.71	90.72	N/A	151,250	132,372	
1535	5	81.97	80.56	65.56	23.46	122.88	55.31	124.73	N/A	238,936	156,651	
1797	7	67.01	68.86	64.43	19.49	106.88	52.97	103.37	52.97 to 103.37	278,322	179,322	
1799	14	57.66	62.07	60.37	9.75	102.80	54.03	92.21	56.15 to 66.45	259,346	156,579	
1801	9	66.91	68.17	66.27	10.98	102.87	58.08	88.60	60.27 to 76.91	152,195	100,858	
1803	11	72.30	76.39	80.31	24.23	95.12	46.17	109.12	51.53 to 108.22	169,437	136,067	
1811	2	64.74	64.74	65.38	1.10	99.01	64.02	65.45	N/A	428,160	279,942	
1813	6	65.61	73.47	63.44	27.14	115.82	42.42	113.51	42.42 to 113.51	244,729	155,245	
1815	7	63.25	60.26	63.23	16.33	95.29	35.29	75.20	35.29 to 75.20	181,871	115,006	
1817	13	77.97	73.06	70.09	12.73	104.23	57.35	90.64	57.35 to 82.19	157,407	110,332	
1819	6	69.83	67.09	66.95	7.93	100.20	53.87	77.16	53.87 to 77.16	194,102	129,950	
2083	5	75.19	77.55	75.72	5.38	102.42	72.35	84.05	N/A	162,255	122,854	
2085	3	57.35	58.03	57.67	5.48	100.63	53.66	63.09	N/A	350,250	201,978	
2087	2	73.35	73.35	68.25	47.15	107.48	38.77	107.94	N/A	187,704	128,102	
ALL												
	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	47	70.24	75.69	70.57	23.77	107.26	38.77	147.31	63.00 to 78.40	193,081	136,256	
2	55	64.69	67.03	64.46	15.65	104.00	35.29	103.37	59.14 to 72.35	216,821	139,757	
ALL												
	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144	

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	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144	
ALL												
	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144	

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:	102	MEDIAN:	68	COV:	25.55	95% Median C.I.:	63.09 to 72.35	(!: Derived)
(AgLand) TOTAL Sales Price:	21,074,983	WGT. MEAN:	67	STD:	18.14	95% Wgt. Mean C.I.:	63.61 to 70.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,999,983	MEAN:	71	AVG.ABS.DEV:	13.34	95% Mean C.I.:	67.50 to 74.55	
(AgLand) TOTAL Assessed Value:	14,090,692							
AVG. Adj. Sales Price:	205,882	COD:	19.73	MAX Sales Ratio:	147.31			
AVG. Assessed Value:	138,144	PRD:	105.85	MIN Sales Ratio:	35.29			

Printed: 02/27/2006 14:40:35

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0001	41	66.91	70.75	68.29	20.47	103.60	38.77	113.51	62.30 to 73.31	203,705	139,109
11-0014	37	66.93	70.20	66.01	18.46	106.35	35.29	147.31	60.27 to 72.47	205,006	135,319
11-0020	20	74.34	74.01	67.18	19.54	110.17	52.97	124.73	58.34 to 83.77	214,407	144,041
11-0031	1	54.42	54.42	54.42			54.42	54.42	N/A	185,000	100,680
20-0020											
27-0594	3	73.82	70.58	67.64	5.62	104.34	62.74	75.19	N/A	196,550	132,953
NonValid School											
ALL	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	93.00	93.00	93.00			93.00	93.00	N/A	4,500	4,185
10.01 TO 30.00	2	94.38	94.38	80.98	32.16	116.55	64.02	124.73	N/A	29,137	23,595
30.01 TO 50.00	18	72.72	72.60	71.22	14.12	101.94	51.53	92.21	63.25 to 83.23	77,243	55,012
50.01 TO 100.00	36	66.96	68.76	65.59	20.69	104.83	35.29	147.31	57.60 to 73.82	151,960	99,678
100.01 TO 180.00	35	66.45	70.81	66.94	18.35	105.79	52.97	113.51	61.57 to 73.37	264,569	177,093
180.01 TO 330.00	8	62.25	65.94	62.39	19.55	105.68	42.42	90.72	42.42 to 90.72	438,027	273,279
330.01 TO 650.00	2	87.29	87.29	82.02	25.01	106.42	65.45	109.12	N/A	656,040	538,080
ALL	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144

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
! zeroes!	1	73.31	73.31	73.31			73.31	73.31	N/A	170,000	124,625
DRY	57	66.91	69.12	65.39	15.29	105.71	42.42	113.51	62.74 to 71.63	203,727	133,209
DRY-N/A	26	78.22	79.36	74.00	22.85	107.25	38.77	147.31	66.93 to 88.60	203,802	150,812
GRASS	4	59.64	63.57	62.07	8.68	102.41	58.08	76.91	N/A	102,100	63,371
GRASS-N/A	3	45.15	47.71	51.06	20.22	93.43	35.29	62.68	N/A	155,153	79,225
IRRGTD	4	75.43	76.24	68.69	27.09	110.99	46.17	107.94	N/A	318,805	219,002
IRRGTD-N/A	7	62.30	66.51	61.31	14.67	108.48	54.03	92.21	54.03 to 92.21	252,793	154,976
ALL	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144

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:	102	MEDIAN:	68	COV:	25.55	95% Median C.I.:	63.09 to 72.35	(!: Derived)
(AgLand) TOTAL Sales Price:	21,074,983	WGT. MEAN:	67	STD:	18.14	95% Wgt. Mean C.I.:	63.61 to 70.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,999,983	MEAN:	71	AVG.ABS.DEV:	13.34	95% Mean C.I.:	67.50 to 74.55	
(AgLand) TOTAL Assessed Value:	14,090,692							
AVG. Adj. Sales Price:	205,882	COD:	19.73	MAX Sales Ratio:	147.31			
AVG. Assessed Value:	138,144	PRD:	105.85	MIN Sales Ratio:	35.29			

Printed: 02/27/2006 14:40:35

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
! zeroes!	1	73.31	73.31	73.31			73.31	73.31	N/A	170,000	124,625
DRY	72	66.97	69.00	65.35	16.16	105.57	38.77	113.51	63.09 to 71.63	206,091	134,690
DRY-N/A	11	90.56	94.14	87.63	18.55	107.43	53.66	147.31	68.22 to 124.73	188,434	165,120
GRASS	4	59.64	63.57	62.07	8.68	102.41	58.08	76.91	N/A	102,100	63,371
GRASS-N/A	3	45.15	47.71	51.06	20.22	93.43	35.29	62.68	N/A	155,153	79,225
IRRGTD	8	71.93	73.40	65.06	24.45	112.83	46.17	107.94	46.17 to 107.94	299,421	194,790
IRRGTD-N/A	3	62.30	61.10	61.98	2.67	98.58	58.00	63.00	N/A	216,468	134,175
ALL	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144

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
! zeroes!	1	73.31	73.31	73.31			73.31	73.31	N/A	170,000	124,625
DRY	83	69.42	72.33	68.08	18.93	106.23	38.77	147.31	64.22 to 73.37	203,751	138,723
GRASS	4	59.64	63.57	62.07	8.68	102.41	58.08	76.91	N/A	102,100	63,371
GRASS-N/A	3	45.15	47.71	51.06	20.22	93.43	35.29	62.68	N/A	155,153	79,225
IRRGTD	11	63.00	70.05	64.40	21.83	108.77	46.17	107.94	54.03 to 92.21	276,797	178,258
ALL	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	93.00	93.00	93.00			93.00	93.00	N/A	4,500	4,185
Total \$											
1 TO 9999	1	93.00	93.00	93.00			93.00	93.00	N/A	4,500	4,185
10000 TO 29999	1	124.73	124.73	124.73			124.73	124.73	N/A	16,275	20,300
30000 TO 59999	3	69.23	67.63	67.91	2.71	99.60	64.02	69.64	N/A	49,166	33,386
60000 TO 99999	20	76.81	79.12	77.94	17.49	101.51	51.53	147.31	66.91 to 84.05	74,718	58,238
100000 TO 149999	14	80.35	75.46	75.93	22.08	99.39	35.29	113.51	56.72 to 92.10	122,953	93,357
150000 TO 249999	36	67.62	68.23	67.58	16.55	100.97	38.77	107.94	58.70 to 73.82	189,442	128,021
250000 TO 499999	23	62.30	65.32	65.68	13.59	99.45	52.97	109.12	57.35 to 66.93	359,156	235,911
500000 +	4	59.12	56.53	57.56	14.05	98.20	42.42	65.45	N/A	633,865	364,880
ALL	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144

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:	102	MEDIAN:	68	COV:	25.55	95% Median C.I.:	63.09 to 72.35	(!: Derived)
(AgLand) TOTAL Sales Price:	21,074,983	WGT. MEAN:	67	STD:	18.14	95% Wgt. Mean C.I.:	63.61 to 70.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,999,983	MEAN:	71	AVG.ABS.DEV:	13.34	95% Mean C.I.:	67.50 to 74.55	
(AgLand) TOTAL Assessed Value:	14,090,692							
AVG. Adj. Sales Price:	205,882	COD:	19.73	MAX Sales Ratio:	147.31			
AVG. Assessed Value:	138,144	PRD:	105.85	MIN Sales Ratio:	35.29			

Printed: 02/27/2006 14:40:35

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	93.00	93.00	93.00			93.00	93.00	N/A	4,500	4,185	
Total \$ _____												
1 TO 9999	1	93.00	93.00	93.00			93.00	93.00	N/A	4,500	4,185	
10000 TO 29999	2	94.38	94.38	80.98	32.16	116.55	64.02	124.73	N/A	29,137	23,595	
30000 TO 59999	15	69.64	67.04	65.35	13.00	102.58	35.29	84.05	58.08 to 76.71	72,975	47,689	
60000 TO 99999	20	68.13	73.53	67.01	26.69	109.73	38.77	147.31	57.35 to 83.23	114,412	76,667	
100000 TO 149999	29	70.31	71.62	69.21	17.15	103.49	46.17	113.51	61.42 to 78.40	177,358	122,742	
150000 TO 249999	25	63.09	68.53	64.77	18.48	105.80	42.42	107.94	57.63 to 75.20	297,475	192,672	
250000 TO 499999	8	62.25	65.22	63.85	13.25	102.14	54.03	90.72	54.03 to 90.72	457,745	292,267	
500000 +	2	87.29	87.29	82.02	25.01	106.42	65.45	109.12	N/A	656,040	538,080	
ALL												
	102	67.62	71.02	67.10	19.73	105.85	35.29	147.31	63.09 to 72.35	205,882	138,144	

2006 Assessment Survey for Burt County
March 19, 2006

I. General Office

A. Staffing and Funding Information

1. Deputy(ies) on staff: 0
2. Appraiser(s) on staff: 0
3. Other full-time employees: 0
4. Other part-time employees: 4
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$74,348
 - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$3,020 from General and \$22,382 from Reappraisal
8. Adopted budget, or granted budget if different from above: Same as requested
 - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: Separate Budget
10. Amount of the total budget set aside for education/workshops: \$1,250
11. Appraisal/Reappraisal budget, if not part of the total budget: \$103,775
12. Other miscellaneous funds: \$0
13. The General Budget is \$74,348 and the Reappraisal Budget is \$103,775 for a total operating budget of \$178,123
 - a. Was any of last year's budget not used? Yes, approximately \$7,000-\$8,000.

B. Residential Appraisal Information

- 1. Data collection done by: Assessor/Staff
- 2. Valuation done by: Assessor
- 3. Date of last appraisal: ¹ 2003
1991 (Suburban, Rural Residential)
Approximately 40% of the county townships has been reappraised
(5 of the 12 townships)
- 4. Date of last “update”: ²
- 5. Pickup work done by: ³ Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	48		35	83

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2003
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2004
- 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 Not unless needed to support value during the protest process.
- 9. Number of market areas/neighborhoods for this property class: 6
- 10. How are these defined? By the towns and the rural.

C. Commercial/Industrial Appraisal Information

- 1. Data collection done by: Assessor/Staff
- 2. Valuation done by: Assessor
- 3. Date of last appraisal: ¹ 1999
- 4. Date of last “update”: ² 2006, updated replacement cost and depreciation completed by Stanard Appraisal.

5. Pickup work done by whom: ³ Staff

Property Type	# of Permits	# of Info. Statements	Other		Total
Commercial	0		3		3

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 1999 updated with 2003 in the 2006 assessment year.

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 1999

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 None

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

11. How are these defined? By the towns and the rural.

D. Agricultural Appraisal Information

1. Data collection done by: Assessor/Staff

2. Valuation done by: Assessor

3. Date of last appraisal: ¹ 1994

4. Date of last “update”: ² The County is in the midst of a reappraisal/update of the rural, five of the 12 townships are completed.

5. Pickup work done by whom: ³ Staff

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural	15		51		66

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 Not done

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 None
8. What is the date of the soil survey currently used? 1980, Conversion 8/23/95
9. What date was the last countywide land use study completed? 2004
 - a. By what method? The county sent letters to the taxpayers requesting that they provide the county with the current land use from the FSA office. The majority of the county has completed the request.
 - b. By whom? Staff
 - c. What proportion is complete / implemented at this time? Majority
10. Number of market areas/neighborhoods for this property class: 2
11. How are these defined? The topography and market activity.
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No.

E. Computer, Automation Information and GIS

1. Administrative software: MIPS Inc.
2. CAMA software: MIPS Inc.
3. Cadastral maps or GIS software: None
 - a. Who maintains the Cadastral Maps? Staff
 - b. Who maintains the GIS software and maps? None
4. Personal Property software: MIPS Inc.

F. Zoning Information

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

b. What municipalities in the county are zoned? Decatur, Lyons, Oakland and Tekamah

c. When was zoning implemented? 2000

G. Contracted Services

1. Appraisal Services - None

2. Other Services - None

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

The county completes the appraisal services in house with the exception of the commercial which was contracted in 1999-2000.

II. Assessment Actions

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

1. Residential – The village of Decatur will be revalued for 2006 which will include updated replacement costs and depreciation study. Pick up work will be completed.

2. Commercial – Pick up work will be completed. Stanard Appraisal is entering the new cost and preparing a depreciation on the commercial class of property.

3. Agricultural – Continuation of the reappraisal of the rural residential completing the townships of Craig, Riverside and Quinnebaugh.

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 11 - Burt

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,755	Value 666,794,840	Total Growth 3,124,155 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	311	1,204,810	79	801,500	14	128,840	404	2,135,150	
2. Res Improv Land	2,051	9,883,019	70	801,005	345	4,918,570	2,466	15,602,594	
3. Res Improvements	2,070	96,296,410	70	6,786,395	346	22,501,289	2,486	125,584,094	
4. Res Total	2,381	107,384,239	149	8,388,900	360	27,548,699	2,890	143,321,838	1,926,957
% of Total	82.38	74.92	5.15	5.85	12.45	19.22	42.78	21.49	61.67
5. Rec UnImp Land	2	0	1	9,500	14	77,695	17	87,195	
6. Rec Improv Land	52	0	11	0	217	909,790	280	909,790	
7. Rec Improvements	53	340,620	11	94,500	229	3,649,813	293	4,084,933	
8. Rec Total	55	340,620	12	104,000	243	4,637,298	310	5,081,918	0
% of Total	17.74	6.70	3.87	2.04	78.38	91.25	4.58	0.76	0.00
Res+Rec Total	2,436	107,724,859	161	8,492,900	603	32,185,997	3,200	148,403,756	1,926,957
% of Total	76.12	72.58	5.03	5.72	18.84	21.68	47.37	22.25	61.67

County 11 - Burt

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,755	Value 666,794,840	Total Growth 3,124,155 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	49	224,040	12	58,665	6	185,415	67	468,120	
10. Comm Improv Land	356	2,141,295	19	550,060	17	138,070	392	2,829,425	
11. Comm Improvements	356	18,043,255	19	2,209,925	17	2,591,720	392	22,844,900	
12. Comm Total	405	20,408,590	31	2,818,650	23	2,915,205	459	26,142,445	0
% of Total	88.23	78.06	6.75	10.78	5.01	11.15	6.79	3.92	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	4	50,575	0	0	1	15,845	5	66,420	
15. Ind Improvements	4	780,560	0	0	1	115,255	5	895,815	
16. Ind Total	4	831,135	0	0	1	131,100	5	962,235	0
% of Total	80.00	86.37	0.00	0.00	20.00	13.62	0.07	0.14	0.00
Comm+Ind Total	409	21,239,725	31	2,818,650	24	3,046,305	5	962,235	0
% of Total	88.14	78.36	6.68	10.39	5.17	11.23	6.86	4.06	0.00
17. Taxable Total	2,845	128,964,584	192	11,311,550	627	35,232,302	3,664	175,508,436	1,926,957
% of Total	77.64	73.48	5.24	4.83	17.11	18.33	54.24	26.32	61

County 11 - Burt

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	217	24	94	335

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	184,810	135	13,385,440	1,817	228,973,230	1,956	242,543,480
28. Ag-Improved Land	1	0	74	10,157,280	1,060	173,625,170	1,135	183,782,450
29. Ag-Improvements	1	5,140	74	4,893,935	1,060	60,061,399	1,135	64,960,474
30. Ag-Total Taxable							3,091	491,286,404

County 11 - Burt

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	2	2.000	15,000	
32. HomeSite Improv Land	0	0.000	0	52	58.000	435,000	
33. HomeSite Improvements	1		5,140	52		3,745,710	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	6	5.560	10,430	
36. FarmSite Impr Land	0	0.000	0	63	266.080	498,930	
37. FarmSite Improv	0		0	67		1,148,225	
38. FarmSite Total							
39. Road & Ditches		0.000			246.700		
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	23	25.000	187,500	25	27.000	202,500	
32. HomeSite Improv Land	596	638.450	4,788,375	648	696.450	5,223,375	
33. HomeSite Improvements	608		42,620,145	661		46,370,995	631,410
34. HomeSite Total				686	723.450	51,796,870	
35. FarmSite UnImp Land	85	141.550	265,515	91	147.110	275,945	
36. FarmSite Impr Land	948	4,177.853	7,833,845	1,011	4,443.933	8,332,775	
37. FarmSite Improv	1,018		17,441,254	1,085		18,589,479	565,788
38. FarmSite Total				1,176	4,591.043	27,198,199	
39. Road & Ditches		6,000.681			6,247.381		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,862	11,561.874	78,995,069	1,197,198

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 11 - Burt

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	589.390	1,090,375	9,430.690	17,446,820	10,020.080	18,537,195
46. 1A	0.000	0	60.720	107,780	776.400	1,378,205	837.120	1,485,985
47. 2A1	0.000	0	3.400	5,610	6,939.910	11,450,895	6,943.310	11,456,505
48. 2A	0.000	0	1,089.410	1,661,365	4,131.900	6,301,320	5,221.310	7,962,685
49. 3A1	0.000	0	429.500	422,175	21,220.430	24,764,580	21,649.930	25,186,755
50. 3A	0.000	0	14.710	14,710	266.090	266,090	280.800	280,800
51. 4A1	0.000	0	0.000	0	149.650	142,170	149.650	142,170
52. 4A	0.000	0	1.950	1,660	863.080	733,625	865.030	735,285
53. Total	0.000	0	2,189.080	3,303,675	43,778.150	62,483,705	45,967.230	65,787,380
Dryland:								
54. 1D1	64.910	113,595	940.690	1,646,230	10,350.653	18,113,875	11,356.253	19,873,700
55. 1D	5.760	9,505	939.530	1,550,235	13,209.000	21,794,965	14,154.290	23,354,705
56. 2D1	23.840	35,760	216.520	324,780	6,217.210	9,325,815	6,457.570	9,686,355
57. 2D	5.600	7,980	794.570	1,132,275	7,328.100	10,443,140	8,128.270	11,583,395
58. 3D1	12.000	16,200	969.560	1,031,185	23,268.980	26,538,075	24,250.540	27,585,460
59. 3D	0.000	0	401.120	391,120	6,378.300	6,219,410	6,779.420	6,610,530
60. 4D1	0.130	120	263.120	243,410	18,602.120	17,208,735	18,865.370	17,452,265
61. 4D	2.000	1,650	58.950	48,640	3,078.570	2,540,220	3,139.520	2,590,510
62. Total	114.240	184,810	4,584.060	6,367,875	88,432.933	112,184,235	93,131.233	118,736,920
Grass:								
63. 1G1	0.000	0	18.170	12,805	281.100	218,150	299.270	230,955
64. 1G	0.000	0	84.470	72,860	2,325.270	2,108,240	2,409.740	2,181,100
65. 2G1	0.000	0	33.300	32,660	828.230	648,015	861.530	680,675
66. 2G	0.000	0	32.020	17,450	1,141.240	779,110	1,173.260	796,560
67. 3G1	0.000	0	58.860	45,900	1,525.870	1,105,835	1,584.730	1,151,735
68. 3G	0.000	0	60.440	50,795	1,048.050	789,810	1,108.490	840,605
69. 4G1	0.000	0	400.670	270,970	7,660.540	5,245,490	8,061.210	5,516,460
70. 4G	0.000	0	129.570	78,700	4,190.040	2,377,270	4,319.610	2,455,970
71. Total	0.000	0	817.500	582,140	19,000.340	13,271,920	19,817.840	13,854,060
72. Waste	0.000	0	217.770	11,995	1,987.950	109,490	2,205.720	121,485
73. Other	0.000	0	292.220	131,505	6,688.750	3,000,725	6,980.970	3,132,230
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	114.240	184,810	8,100.630	10,397,190	159,888.123	191,050,075	168,102.993	201,632,075

County 11 - Burt

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	37.300	80,195	3,223.070	6,929,640	3,260.370	7,009,835
46. 1A	0.000	0	38.000	80,750	2,149.800	4,568,480	2,187.800	4,649,230
47. 2A1	0.000	0	0.000	0	112.940	211,765	112.940	211,765
48. 2A	0.000	0	2.000	3,700	2,741.180	5,071,195	2,743.180	5,074,895
49. 3A1	0.000	0	31.650	56,185	1,089.970	1,848,340	1,121.620	1,904,525
50. 3A	0.000	0	26.110	45,695	1,478.370	2,587,175	1,504.480	2,632,870
51. 4A1	0.000	0	0.000	0	59.460	81,770	59.460	81,770
52. 4A	0.000	0	0.000	0	11.100	11,935	11.100	11,935
53. Total	0.000	0	135.060	266,525	10,865.890	21,310,300	11,000.950	21,576,825
Dryland:								
54. 1D1	0.000	0	492.830	1,047,285	10,879.580	23,119,760	11,372.410	24,167,045
55. 1D	0.000	0	1,363.960	2,864,315	27,438.560	57,620,965	28,802.520	60,485,280
56. 2D1	0.000	0	96.500	178,525	657.930	1,217,180	754.430	1,395,705
57. 2D	0.000	0	1,199.620	2,189,360	11,068.270	20,200,440	12,267.890	22,389,800
58. 3D1	0.000	0	741.870	1,278,485	10,031.730	17,460,460	10,773.600	18,738,945
59. 3D	0.000	0	1,208.040	2,083,945	20,700.640	35,710,460	21,908.680	37,794,405
60. 4D1	0.000	0	780.280	1,033,925	7,773.080	10,300,060	8,553.360	11,333,985
61. 4D	0.000	0	38.500	37,545	696.910	679,580	735.410	717,125
62. Total	0.000	0	5,921.600	10,713,385	89,246.700	166,308,905	95,168.300	177,022,290
Grass:								
63. 1G1	0.000	0	6.620	7,515	202.140	174,145	208.760	181,660
64. 1G	0.000	0	356.160	381,965	2,599.300	2,284,245	2,955.460	2,666,210
65. 2G1	0.000	0	18.800	16,655	220.720	184,840	239.520	201,495
66. 2G	0.000	0	289.050	195,210	1,658.370	1,020,885	1,947.420	1,216,095
67. 3G1	0.000	0	177.180	158,170	959.320	734,570	1,136.500	892,740
68. 3G	0.000	0	191.780	168,605	1,085.010	762,260	1,276.790	930,865
69. 4G1	0.000	0	336.880	225,805	5,209.870	3,700,400	5,546.750	3,926,205
70. 4G	0.000	0	22.000	12,000	1,706.280	978,250	1,728.280	990,250
71. Total	0.000	0	1,398.470	1,165,925	13,641.010	9,839,595	15,039.480	11,005,520
72. Waste	0.000	0	99.520	5,470	1,003.670	55,295	1,103.190	60,765
73. Other	0.000	0	77.480	34,865	2,131.040	958,995	2,208.520	993,860
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	7,632.130	12,186,170	116,888.310	198,473,090	124,520.440	210,659,260

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	2,324.140	3,570,200	54,644.040	83,794,005	56,968.180	87,364,205
77.Dry Land	114.240	184,810	10,505.660	17,081,260	177,679.633	278,493,140	188,299.533	295,759,210
78.Grass	0.000	0	2,215.970	1,748,065	32,641.350	23,111,515	34,857.320	24,859,580
79.Waste	0.000	0	317.290	17,465	2,991.620	164,785	3,308.910	182,250
80.Other	0.000	0	369.700	166,370	8,819.790	3,959,720	9,189.490	4,126,090
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	114.240	184,810	15,732.760	22,583,360	276,776.433	389,523,165	292,623.433	412,291,335

2006 Agricultural Land Detail

County 11 - Burt

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	10,020.080	21.80%	18,537,195	28.18%	1,850.004
1A	837.120	1.82%	1,485,985	2.26%	1,775.115
2A1	6,943.310	15.10%	11,456,505	17.41%	1,650.006
2A	5,221.310	11.36%	7,962,685	12.10%	1,525.035
3A1	21,649.930	47.10%	25,186,755	38.29%	1,163.364
3A	280.800	0.61%	280,800	0.43%	1,000.000
4A1	149.650	0.33%	142,170	0.22%	950.016
4A	865.030	1.88%	735,285	1.12%	850.010
Irrigated Total	45,967.230	100.00%	65,787,380	100.00%	1,431.180
Dry:					
1D1	11,356.253	12.19%	19,873,700	16.74%	1,750.022
1D	14,154.290	15.20%	23,354,705	19.67%	1,650.008
2D1	6,457.570	6.93%	9,686,355	8.16%	1,500.000
2D	8,128.270	8.73%	11,583,395	9.76%	1,425.075
3D1	24,250.540	26.04%	27,585,460	23.23%	1,137.519
3D	6,779.420	7.28%	6,610,530	5.57%	975.087
4D1	18,865.370	20.26%	17,452,265	14.70%	925.095
4D	3,139.520	3.37%	2,590,510	2.18%	825.129
Dry Total	93,131.233	100.00%	118,736,920	100.00%	1,274.942
Grass:					
1G1	299.270	1.51%	230,955	1.67%	771.727
1G	2,409.740	12.16%	2,181,100	15.74%	905.118
2G1	861.530	4.35%	680,675	4.91%	790.076
2G	1,173.260	5.92%	796,560	5.75%	678.928
3G1	1,584.730	8.00%	1,151,735	8.31%	726.770
3G	1,108.490	5.59%	840,605	6.07%	758.333
4G1	8,061.210	40.68%	5,516,460	39.82%	684.321
4G	4,319.610	21.80%	2,455,970	17.73%	568.562
Grass Total	19,817.840	100.00%	13,854,060	100.00%	699.070
Irrigated Total	45,967.230	27.34%	65,787,380	32.63%	1,431.180
Dry Total	93,131.233	55.40%	118,736,920	58.89%	1,274.942
Grass Total	19,817.840	11.79%	13,854,060	6.87%	699.070
Waste	2,205.720	1.31%	121,485	0.06%	55.077
Other	6,980.970	4.15%	3,132,230	1.55%	448.681
Exempt	0.000	0.00%			
Market Area Total	168,102.993	100.00%	201,632,075	100.00%	1,199.455

As Related to the County as a Whole

Irrigated Total	45,967.230	80.69%	65,787,380	75.30%
Dry Total	93,131.233	49.46%	118,736,920	40.15%
Grass Total	19,817.840	56.85%	13,854,060	55.73%
Waste	2,205.720	66.66%	121,485	66.66%
Other	6,980.970	75.97%	3,132,230	75.91%
Exempt	0.000	0.00%		
Market Area Total	168,102.993	57.45%	201,632,075	48.91%

2006 Agricultural Land Detail

County 11 - Burt

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	3,260.370	29.64%	7,009,835	32.49%	2,150.012
1A	2,187.800	19.89%	4,649,230	21.55%	2,125.070
2A1	112.940	1.03%	211,765	0.98%	1,875.022
2A	2,743.180	24.94%	5,074,895	23.52%	1,850.004
3A1	1,121.620	10.20%	1,904,525	8.83%	1,698.012
3A	1,504.480	13.68%	2,632,870	12.20%	1,750.019
4A1	59.460	0.54%	81,770	0.38%	1,375.210
4A	11.100	0.10%	11,935	0.06%	1,075.225
Irrigated Total	11,000.950	100.00%	21,576,825	100.00%	1,961.360

Dry:

1D1	11,372.410	11.95%	24,167,045	13.65%	2,125.059
1D	28,802.520	30.26%	60,485,280	34.17%	2,099.999
2D1	754.430	0.79%	1,395,705	0.79%	1,850.012
2D	12,267.890	12.89%	22,389,800	12.65%	1,825.073
3D1	10,773.600	11.32%	18,738,945	10.59%	1,739.339
3D	21,908.680	23.02%	37,794,405	21.35%	1,725.088
4D1	8,553.360	8.99%	11,333,985	6.40%	1,325.091
4D	735.410	0.77%	717,125	0.41%	975.136
Dry Total	95,168.300	100.00%	177,022,290	100.00%	1,860.097

Grass:

1G1	208.760	1.39%	181,660	1.65%	870.185
1G	2,955.460	19.65%	2,666,210	24.23%	902.130
2G1	239.520	1.59%	201,495	1.83%	841.244
2G	1,947.420	12.95%	1,216,095	11.05%	624.464
3G1	1,136.500	7.56%	892,740	8.11%	785.516
3G	1,276.790	8.49%	930,865	8.46%	729.066
4G1	5,546.750	36.88%	3,926,205	35.67%	707.838
4G	1,728.280	11.49%	990,250	9.00%	572.968
Grass Total	15,039.480	100.00%	11,005,520	100.00%	731.775

Irrigated Total	11,000.950	8.83%	21,576,825	10.24%	1,961.360
Dry Total	95,168.300	76.43%	177,022,290	84.03%	1,860.097
Grass Total	15,039.480	12.08%	11,005,520	5.22%	731.775
Waste	1,103.190	0.89%	60,765	0.03%	55.081
Other	2,208.520	1.77%	993,860	0.47%	450.011
Exempt	0.000	0.00%			
Market Area Total	124,520.440	100.00%	210,659,260	100.00%	1,691.764

As Related to the County as a Whole

Irrigated Total	11,000.950	19.31%	21,576,825	24.70%	
Dry Total	95,168.300	50.54%	177,022,290	59.85%	
Grass Total	15,039.480	43.15%	11,005,520	44.27%	
Waste	1,103.190	33.34%	60,765	33.34%	
Other	2,208.520	24.03%	993,860	24.09%	
Exempt	0.000	0.00%			
Market Area Total	124,520.440	42.55%	210,659,260	51.09%	

2006 Agricultural Land Detail

County 11 - Burt

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	2,324.140	3,570,200	54,644.040	83,794,005
Dry	114.240	184,810	10,505.660	17,081,260	177,679.633	278,493,140
Grass	0.000	0	2,215.970	1,748,065	32,641.350	23,111,515
Waste	0.000	0	317.290	17,465	2,991.620	164,785
Other	0.000	0	369.700	166,370	8,819.790	3,959,720
Exempt	0.000	0	0.000	0	0.000	0
Total	114.240	184,810	15,732.760	22,583,360	276,776.433	389,523,165

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,968.180	87,364,205	56,968.180	19.47%	87,364,205	21.19%	1,533.561
Dry	188,299.533	295,759,210	188,299.533	64.35%	295,759,210	71.74%	1,570.684
Grass	34,857.320	24,859,580	34,857.320	11.91%	24,859,580	6.03%	713.181
Waste	3,308.910	182,250	3,308.910	1.13%	182,250	0.04%	55.078
Other	9,189.490	4,126,090	9,189.490	3.14%	4,126,090	1.00%	449.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	292,623.433	412,291,335	292,623.433	100.00%	412,291,335	100.00%	1,408.948

* Department of Property Assessment & Taxation Calculates

Burt County's 3 Year Plan of Assessment June 15, 2005

PLAN OF ASSESSMENT REQUIREMENTS

This plan of assessment is required by law, as amended by Neb. Laws 2005, LB 263, Section 9. The former provisions relating to the assessors's 5-year plan of assessment in Neb. Rev. Stat 77-1311(8) were repealed. On or before June 15th each year the county assessor shall prepare a plan of assessment and present it to the county board of equalization on or before July 31st. The county assessor may amend the plan of assessment, if necessary, after the budget is approved by the county board. The plan shall be updated annually before its adoption. The updates shall examine the level, quality, and uniformity of assessment in the County and shall describe the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete these actions. A copy of the plan and any amendments shall be mailed to the Department of Property Assessment on or before October 31st 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.

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

GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,718 parcels as reported on the 2005 County Abstract as amended 5/19/05 after Tax Equalization and Review order was implemented. Per the 2005 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2,788	41.51%	21.96%
Commercial	455	6.77%	4.21%
Industrial	5	.07%	.16%
Recreational	387	5.76%	.99%
Agricultural	3,083	45.89%	72.68%

Agricultural land – 292,734.80 taxable acres

New Property: For assessment year 2005, an estimated 276 building permits and/or information statements were filed for new property construction/additions to the county.

For more information see the 2005 Reports & Opinions, Abstract and Assessor Survey.

The county handled 940 personal property schedules for 2005. The office also processed 436 homestead applications. Approximately 55 permissive exemptions are applied for each year through the County Assessor's Office.

The Burt County Assessor has the required assessor certification, several IAAO educational course certifications and numerous assessor workshops of assessment education. She has a continuing education requirement pursuant to Section 77-414 of 40 hours prior to December 31, 2002 and thereafter, 60 hours of continued education will be required within the following 4-year period.

The County Assessor's Office has a deputy and one full-time clerk to carry out the responsibilities and duties of the office with the assessor. The deputy has the necessary certification to hold the position and has a continuing education requirement of 40 hours prior to December 31, 2002 with 60 hours required within the next 4-year period. The county does not have a full-time appraiser but has three part-time lister/reviewers for

"pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations. An independent appraisal company was contracted with to complete the reappraisal of commercial properties in the county.

The current 2005-2006 budget for the office is being reviewed by the County Board. The general fund request is \$74,348.00 which includes the Assessor and Deputy salaries. The appraisal budget request is \$103,775.00 which includes the payroll for the regular clerk and three part-time employees. This also funds all cadastral map work, appraisal schooling, data service contracts and fees, and flight photos as needed.

PROCEDURES

A procedures manual is in place with continual updating that describes the procedures and operations of the office. The manual adheres to the statutes, regulations and directives that apply to the Assessor's Office. A copy of this is entered into the record at the County Board of Equalization meetings each year as part of the process of hearing protests.

CADASTRAL MAPS

The cadastral maps are updated on a daily basis as sales and other changes arise. The maps are currently in the process of being redrawn and updated by the County Surveyor over a 3-4 year plan. The city maps are near completion with all information having been proofed by the Assessor's Office staff. We hope to have the Surveyor continue on with the rural maps if we are allowed to budget for them.

PROPERTY RECORD CARDS

Regulation 10-004 requires the assessor to prepare and maintain a property record file for each parcel of real property including improvements on leased land in the county. New property record cards have been made for all residential, commercial, agricultural, exempt, and leased improvements. The new cards will contain all the required information including ownership, legal description, classification codes, and tax districts.

REPORT GENERATION

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the County Real Estate Abstract due March 20th, the Personal Property Abstract due June 15th, 3 Year Plan of Assessment to be presented to the county board of equalization by July 31st, and due with the Department of Property Assessment and Taxation by October 31st, Certification of Values to School Districts and Political Subdivisions due August 20th, School District Taxable Value Report due August 25th, generate Tax Roll to be given to the County Treasurer by November 22nd, and Certificate of Taxes Levied Report due December 1st. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25th. Clerical error may be corrected as needed.

The assessor must do an annual review of all government owned property and if not used for public purpose, send notices of intent to tax, and place on the tax roll. All centrally assessed property valuations must be reviewed after being certified by PA&T for railroads and public service entities along with establishing assessment records and tax billing for the tax list. The assessor also manages school district and other entity boundary changes necessary for correct assessment and tax information. This process includes the input and review of all tax rates for the billing process. We prepare and certify the tax lists/books to the county treasurer for real, personal property, and centrally assessed. The assessor prepares all tax list correction documents for county board approval. The assessor must attend all County Board of Equalization meetings for valuation protests where information is assembled and provided. The assessor must prepare information and attend taxpayer appeal hearings before TERC where we also defend the valuation. During TERC Statewide Equalization, we attend hearings if applicable to county, defend values and/or implement orders of the TERC.

There are many numerous other deadlines that the assessor must meet throughout the year. All administrative reports are prepared by the County Assessor by their due dates and will continue to be done in a timely fashion as part of Burt County's assessment plan.

HOMESTEAD EXEMPTIONS

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications are furnished and accepted along with an income statement between the dates of February 1st and June 30th of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31st of each year except in the case of change of ownership or occupancy from January 1st through August 15th. Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1st of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

Per last year's law change (Section 77-3506.02), the county assessor is required to certify to the Department of Revenue the average assessed value of single-family residential property in the county and to report the computed exempt amounts pursuant to section 77-3501.01 on or before September 1st each year.

PERSONAL PROPERTY

The Burt County Assessor's office will require that all taxable personal property be lawfully assessed throughout the county according to the requirements of the statutes and regulations. All schedules are to be filed by May 1st to be considered timely. From May 1 to July 31, all schedules received by the office have a 10% penalty applied. After July 31, a 25% penalty is assessed. Postcards are mailed around February 1 to remind taxpayers that it is the beginning of personal property season. Advertisements are placed in the three county newspapers to remind taxpayers of the deadlines and to alert new personal property owners of the requirements for filing a timely schedule with the appropriate information. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with their clients' forms when requested, which they compute and return to our office. Legislation has eliminated the 13AG's and the taxpayer's federal income tax depreciation schedule will be our only source of information in the future. We have been requiring them and have close to 95% compliance. Both the assessor and clerk process Personal Property schedules. The Personal Property Abstract is due June 15th with the Nebraska Property Assessment and Taxation Department.

REAL PROPERTY

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set between 92-100% of actual market value. The agricultural land will be assessed at 74-80% of actual market value. Valuation notices will be sent out on or before June 1st of each year to every owner of record in which the assessed valuation changed from the previous year.

Real property is updated annually through maintenance and "pickup work". We plan to finish by the end of February, to allow time for data entry and completion of value generation. We do sales analysis with assistance of our liaison to determine what assessment actions need to be implemented. This is an ongoing study with all data available on spreadsheets in our computers. Information is updated and areas for adjustment are determined along with the information provided from the current rosters.

The mass appraisal process for valuing properties in the county mainly is performed with the cost approach and market approach. We use the Marshall & Swift costing data supplied through MIPS/County Solutions. We do a depreciation study on an annual basis to determine any actions that may need to be taken. The income approach was applied on the contracted commercial reappraisal.

Burt County is in the process of changing from Northeast Data to MIPS/County Solutions for real estate pricing programs. They will also do our administrative and report programs. This conversion process has been very time consuming and will continue until all information is complete.

Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property

are noted as well as any other outstanding facts. A new digital photo was taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2005

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96.00	22.36	102.79
Commercial	96.00	29.35	113.22
Agricultural Land	75.00	17.71	102.17

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

ASSESSMENT ACTIONS PLANNED

RESIDENTIAL

2006 – Continue to work on the review of the rural residential and improved parcels in Quinnebaugh, Riverside and Pershing Townships. All riverfront cabins and mobile homes will be reviewed. We will implement the newer pricing on the city residential now that we have finished reviewing all five towns. Continue working on depreciation analysis and effective age study. The COD and PRD will be examined on an annual basis to see if the quality of assessment is appropriate, and what might be done to improve these numbers. Continue to analyze for uniformity and that levels are within the acceptable ranges.

2007 – Revalue rural residential and outbuildings in Oakland, Everett, and Logan Townships. Continue to monitor the other rural areas, making sure the levels are within acceptable ranges. Revalue Craig and Decatur Village continuing on with our 5-year review cycle.

2008 – Continue on with our rural revalue with the townships of Summit, Silver Creek, and Decatur. Start on the review of Oakland City with completion in 2009.

COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class.

2006 – All commercial data shall be moved to the windows version of CAMA 2000 along with the implementation of newer pricing. Stanard Appraisal Services will be assisting the office with an updated sales analysis and depreciation study. The COD and PRD will be examined to address the quality of the assessments and their uniformity. We will review all commercial properties in Tekamah and Oakland along with the updated pricing.

2007 – The review of the commercial properties will continue with Lyons City, Craig Village, and Decatur Village.

2008 - The rural commercial will be reviewed and another study conducted on vacant lots if any sales are available.

AGRICULTURAL

2006 – Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east. It is classified as 3A1 and 3D1 which falls in with some of the Monona and Moody that are bringing

higher prices on the market. We have separated our Solomon and Luton and call them “gumbo” in our current computer pricing program. The

problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales.

2007 – Review our files to see whose farm summary we have yet to be provided from the Farm Service Agency. All those individuals will be contacted about providing us with that information. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

2008 – Review all information that we have been able to obtain on land in the CRP program. Implement a study on the available sales data to determine how CRP land compares to both dryland and grassland sales. We hope to be able to access the Farm Service Agency's current maps via the internet so we can begin another update on current land use. Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

All school land was valued according to soil and use for 2005. Current soil survey is dated 1980 and we are using the 8/95 conversion as required by the Nebraska Department of Property Assessment and Taxation.

New aerial photos were taken of the rural properties in the spring of 2002. We plan to use the photos to assist in the review of the rural properties as well as a physical inspection of the parcel. Plans are to complete two to three townships a year for the next five years. All outbuildings are being measured again, and their condition verified. Each home is being physically inspected or a detailed questionnaire is left for completion. We are visiting with the Surveyor's Office about aerial photos that may be available off the internet through various companies with a user fee. If this is not available, new photos will need to be contracted for in 2008-2009.

We plan to implement the 2000 CAMA software during the review and monitor the market activity to ensure that the quality and level of assessment are uniform.

Small tracts continue to be a concern in our sales study. Buyers purchase as much as 20-40 acres to build a home in the country. A home may be located on 1-2 acres but the remainder acres are used as farmland. Some are grazing cattle or allowing the nearest neighbor to farm along with his operation. We may need legislation or a directive to address this issue in the future.

SALES REVIEW

Regulation 12-003 requires the assessor to forward a copy of all real estate transfer statements and the required supplemental data to the Department of Property Assessment and Taxation on or before the 15th of the second month following the month the deed was recorded. The office tries to file them as timely as possible. The full-time clerk does the completion of the 521's and filling out of the supplemental sheets after the review of all transfer statements by the assessor. Verification of all sales is done primarily with a questionnaire that is mailed first to the seller. If additional information is needed, we may call whoever might be able to provide that information. All sales are reviewed with the property card out in the field to see if any major improvements or changes have occurred. A new photo is taken at that time. The office maintains sales books for residential, commercial, small tracts, and farms. All agricultural sales are maintained on a spreadsheet to allow for setting value according to market. The sales review process will continue to be a part of the assessment plan with sales being disallowed as non-qualified based on statutes.

CONCLUSION

The office will continue to do studies annually to determine if values are within range and determine what type of revaluations are needed. We hope to be able to complete the above-mentioned projects for better assessment and data control in the office. The end result should create better efficiency and improved assessment and appraisal practices. It is important that we follow these requirements set forth by law and the Department of Property Assessment and Taxation to prove to the State and our taxpayers that the assessment in our county is being done well.

This process can be accomplished with the current requests of \$74,348 for our general budget and \$103,775 for the appraisal budget in 2005-2006.

I attest this to be true and accurate to the best of my knowledge and ability.

Joni L. Renshaw
Burt County Assessor

7/29/05

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

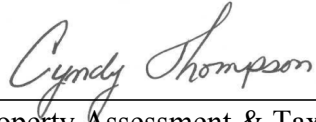
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

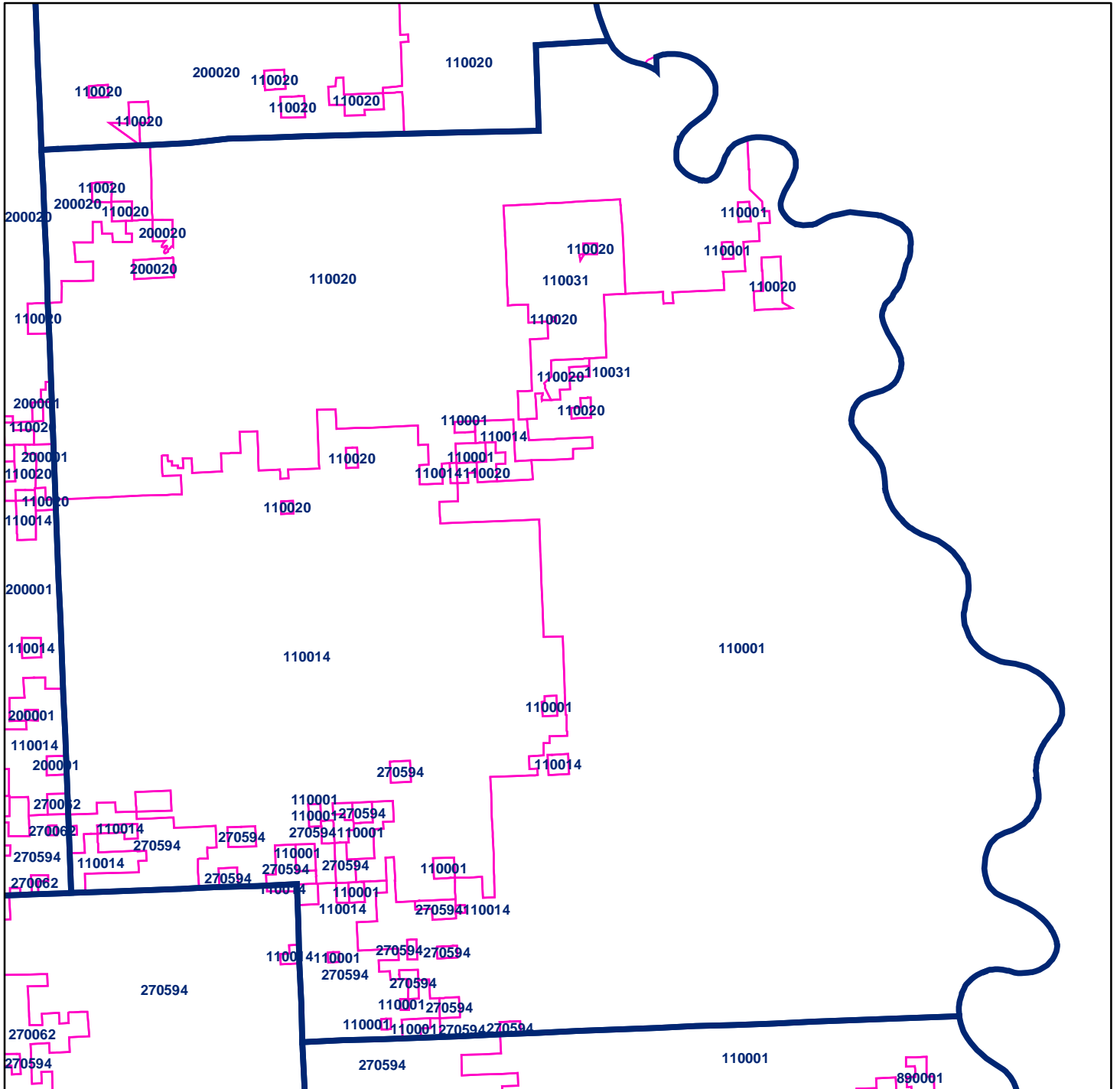
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Burt County County Assessor, by certified mail, return receipt requested, 7015 1160 0001 1212 8793.

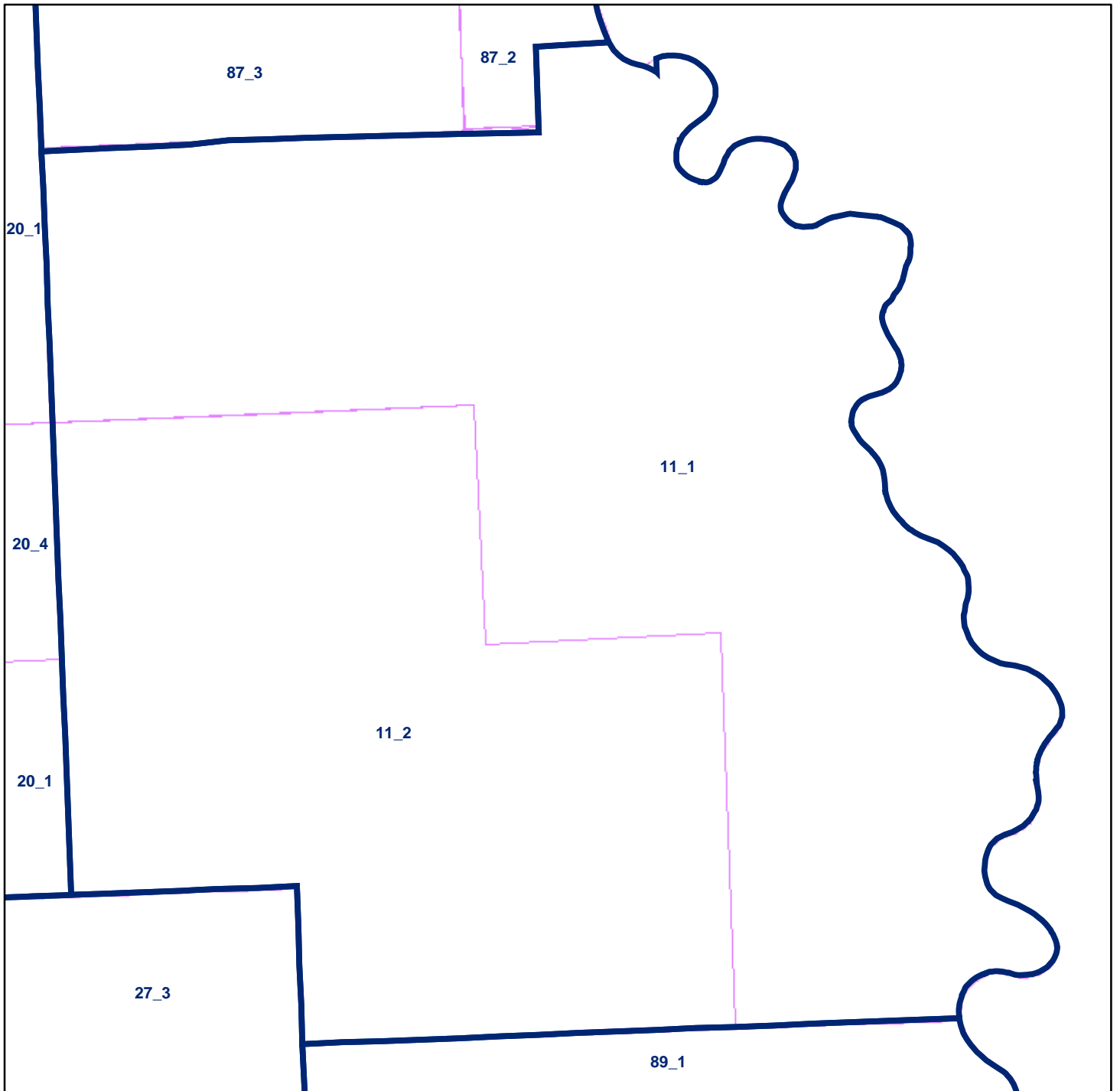
Dated this 10th day of April, 2006.



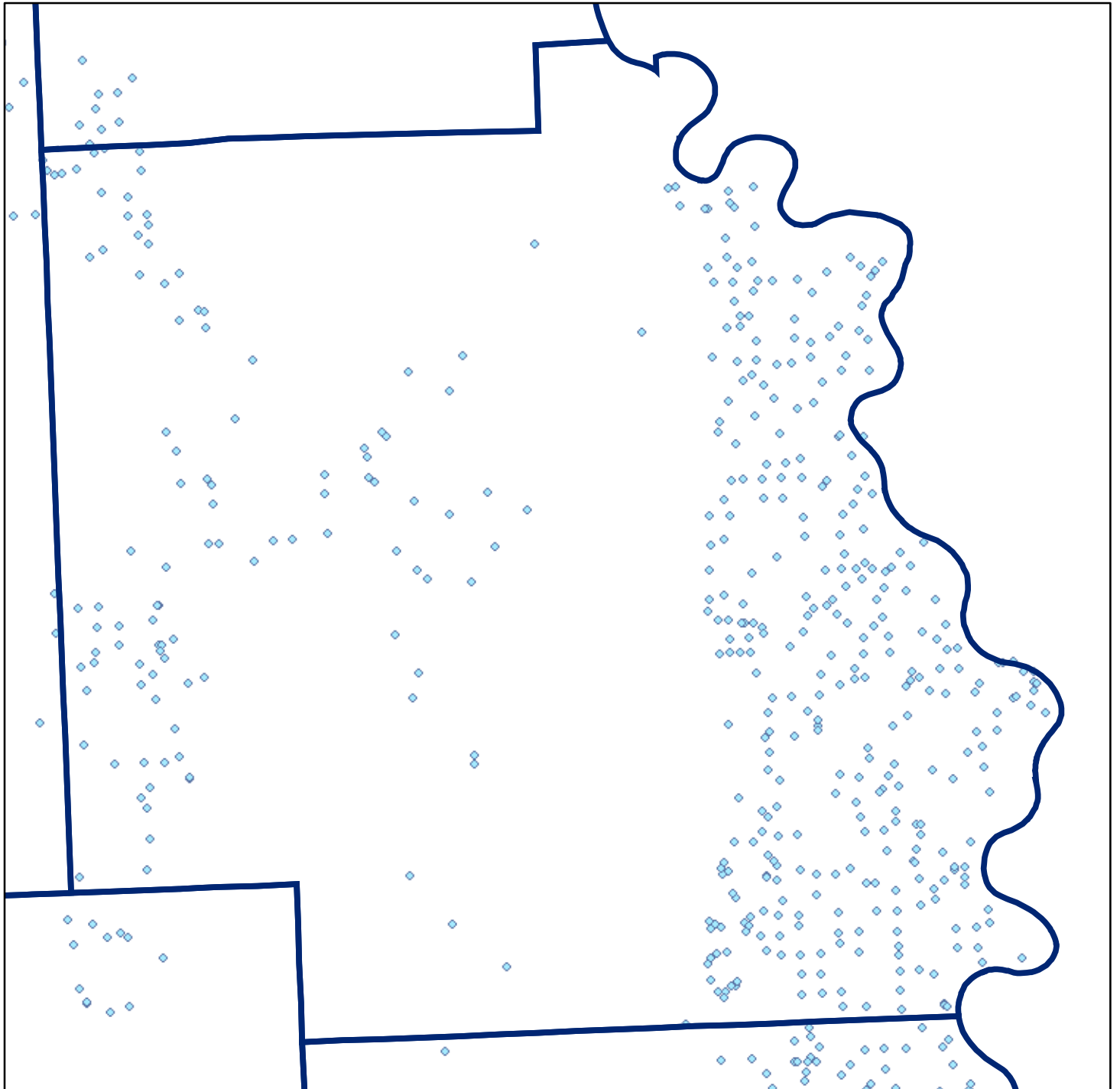
Property Assessment & Taxation



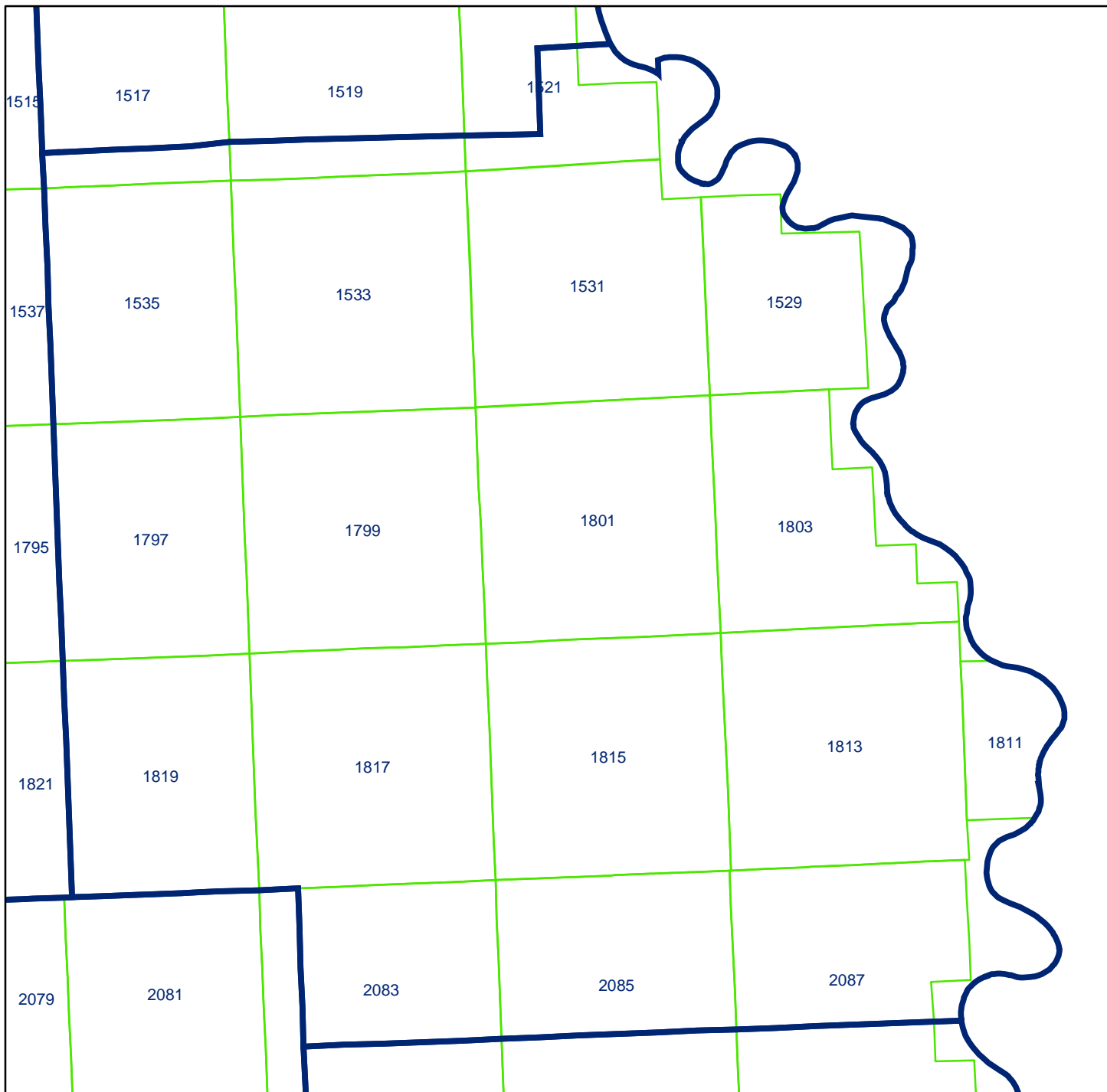
School Districts



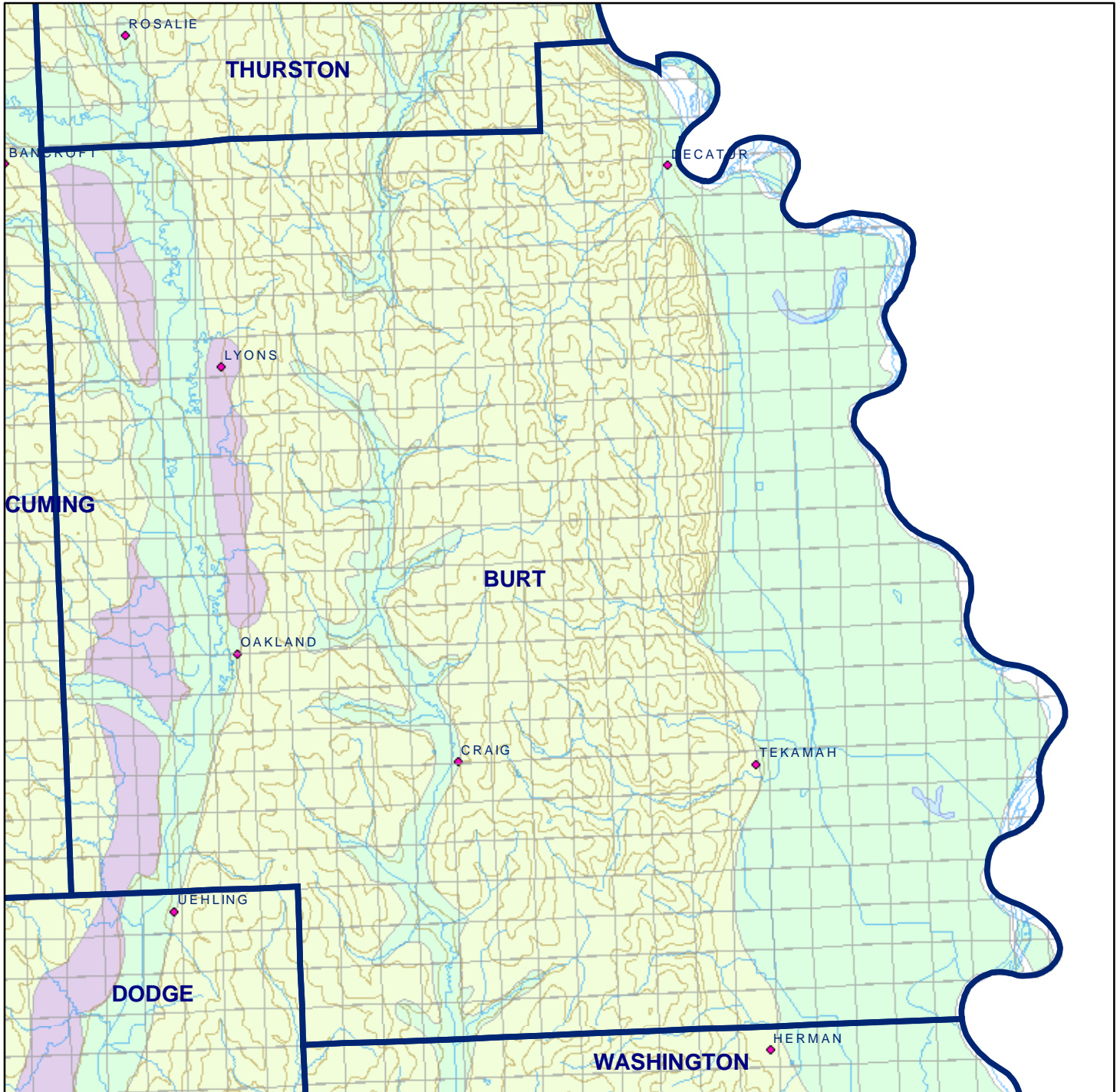
 Market Areas



● 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

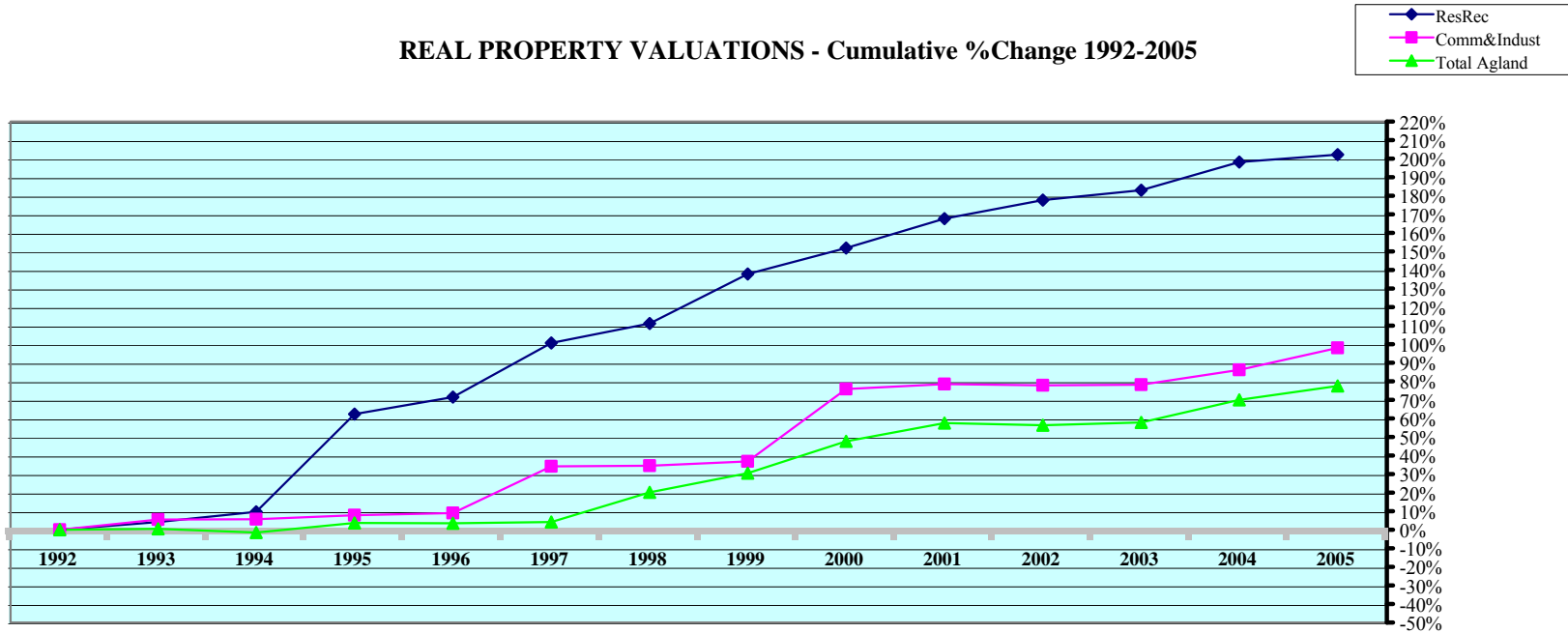
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

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

Burt County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	46,961,205	--	--	--	13,706,480	--	--	--	212,111,104	--	--	--
1993	48,942,900	1,981,695	4.22%	4.22%	14,459,180	752,700	5.49%	5.49%	213,012,048	900,944	0.42%	0.42%
1994	51,463,195	2,520,295	5.15%	9.59%	14,483,875	24,695	0.17%	5.67%	208,816,321	-4,195,727	-1.97%	-1.55%
1995	76,211,545	24,748,350	48.09%	62.29%	14,785,365	301,490	2.08%	7.87%	219,808,815	10,992,494	5.26%	3.63%
1996	80,502,890	4,291,345	5.63%	71.42%	14,938,945	153,580	1.04%	8.99%	219,450,002	-358,813	-0.16%	3.46%
1997	94,241,175	13,738,285	17.07%	100.68%	18,395,175	3,456,230	23.14%	34.21%	220,798,445	1,348,443	0.61%	4.10%
1998	99,155,869	4,914,694	5.22%	111.14%	18,443,730	48,555	0.26%	34.56%	254,811,555	34,013,110	15.40%	20.13%
1999	111,663,759	12,507,890	12.61%	137.78%	18,744,515	300,785	1.63%	36.76%	276,701,340	21,889,785	8.59%	30.45%
2000	118,233,775	6,570,016	5.88%	151.77%	24,091,250	5,346,735	28.52%	75.77%	313,259,415	36,558,075	13.21%	47.69%
2001	125,678,260	7,444,485	6.30%	167.62%	24,469,125	377,875	1.57%	78.52%	333,972,935	20,713,520	6.61%	57.45%
2002	130,403,780	4,725,520	3.76%	177.68%	24,379,835	-89,290	-0.36%	77.87%	331,616,795	-2,356,140	-0.71%	56.34%
2003	132,903,675	2,499,895	1.92%	183.01%	24,428,325	48,490	0.20%	78.22%	334,667,760	3,050,965	0.92%	57.78%
2004	140,035,544	7,131,869	5.37%	198.19%	25,514,410	1,086,085	4.45%	86.15%	360,582,520	25,914,760	7.74%	70.00%
2005	141,933,069	1,897,525	1.36%	202.23%	27,144,923	1,630,513	6.39%	98.04%	376,372,600	15,790,080	4.38%	77.44%

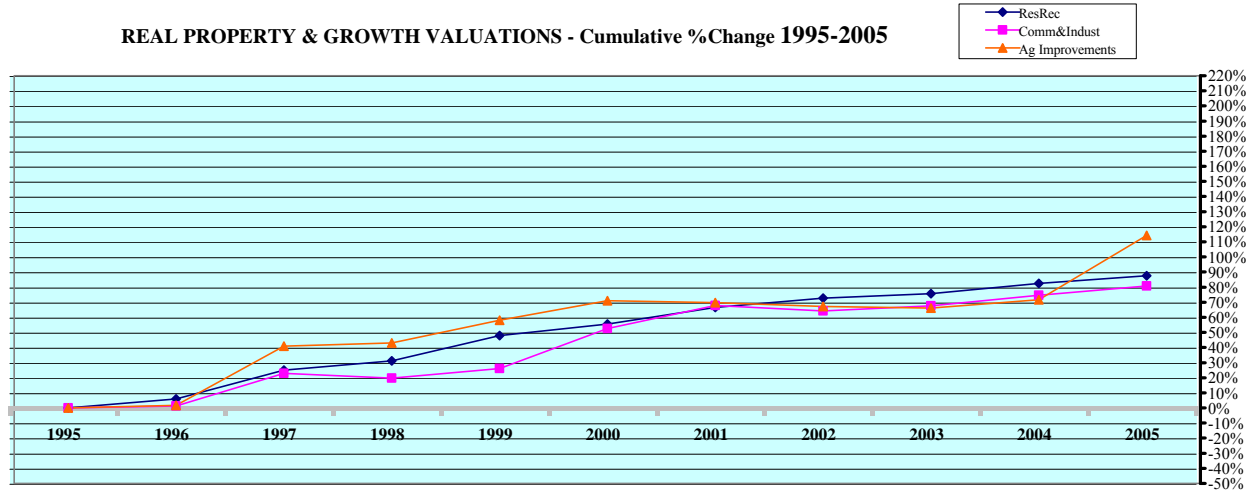
1992-2005 Rate Ann. %chg: Resid & Rec. **8.88%** Comm & Indust **5.40%** Agland **4.51%**

Cnty# **11**
County **BURT**

FL area **4**

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	46,961,205	not avail.	--	--	--	--	13,706,480	not avail.	--	--	--	--
1993	48,942,900	not avail.	--	--	--	--	14,459,180	not avail.	--	--	--	--
1994	51,463,195	not avail.	--	--	--	--	14,483,875	not avail.	--	--	--	--
1995	76,211,545	1,682,920	2.21%	74,528,625	--	--	14,785,365	291,030	1.97%	14,494,335	--	--
1996	80,502,890	1,464,550	1.82%	79,038,340	3.71%	6.05%	14,938,945	244,850	1.64%	14,694,095	-0.62%	1.38%
1997	94,241,175	1,067,145	1.13%	93,174,030	15.74%	25.02%	18,395,175	567,425	3.08%	17,827,750	19.34%	23.00%
1998	99,155,869	1,417,895	1.43%	97,737,974	3.71%	31.14%	18,443,730	1,087,255	5.89%	17,356,475	-5.65%	19.75%
1999	111,663,759	1,443,410	1.29%	110,220,349	11.16%	47.89%	18,744,515	478,710	2.55%	18,265,805	-0.96%	26.02%
2000	118,233,775	2,312,590	1.96%	115,921,185	3.81%	55.54%	24,091,250	1,965,610	8.16%	22,125,640	18.04%	52.65%
2001	125,678,260	1,567,950	1.25%	124,110,310	4.97%	66.53%	24,469,125	127,505	0.52%	24,341,620	1.04%	67.94%
2002	130,403,780	1,696,095	1.30%	128,707,685	2.41%	72.70%	24,379,835	563,285	2.31%	23,816,550	-2.67%	64.32%
2003	132,903,675	1,980,400	1.49%	130,923,275	0.40%	75.67%	24,428,325	131,015	0.54%	24,297,310	-0.34%	67.63%
2004	140,035,544	4,045,285	2.89%	135,990,259	2.32%	82.47%	25,514,410	193,385	0.76%	25,321,025	3.65%	74.70%
2005	141,933,069	2,139,510	1.51%	139,793,559	-0.17%	87.57%	27,144,923	940,085	3.46%	26,204,838	2.71%	80.79%

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

Resid & Rec. **6.49%**

Comm & Indust **6.10%**

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 Imprvmnts Total Value					
1992	not avail	not avail	38,024,358					
1993	not avail	not avail	38,297,007					
1994	not avail	not avail	37,529,859					
1995	14,772,378	20,745,002	35,517,380	1,160,685	3.27%	34,356,695	--	--
1996	14,962,189	21,020,724	35,982,913	1,070,065	2.97%	34,912,848	-1.70%	1.62%
1997	30,435,550	19,490,065	49,925,615	1,525,345	3.06%	48,400,270	34.51%	40.88%
1998	30,776,305	19,934,780	50,711,085	1,531,955	3.02%	49,179,130	-1.50%	43.14%
1999	35,259,130	19,773,125	55,032,255	694,530	1.26%	54,337,725	7.15%	58.16%
2000	41,212,510	18,519,775	59,732,285	950,785	1.59%	58,781,500	6.81%	71.09%
2001	40,430,695	18,493,590	58,924,285	612,715	1.04%	58,311,570	-2.38%	69.72%
2002	39,904,090	18,291,345	58,195,435	731,450	1.26%	57,463,985	-2.48%	67.26%
2003	39,747,945	18,333,035	58,080,980	1,034,810	1.78%	57,046,170	-1.97%	66.04%
2004	40,502,700	20,854,805	61,357,505	2,407,915	3.92%	58,949,590	1.50%	71.58%
2005	50,741,730	23,475,912	74,217,642	579,560	0.78%	73,638,082	20.01%	114.33%

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

Ag Imprvmnts **7.92%**

(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

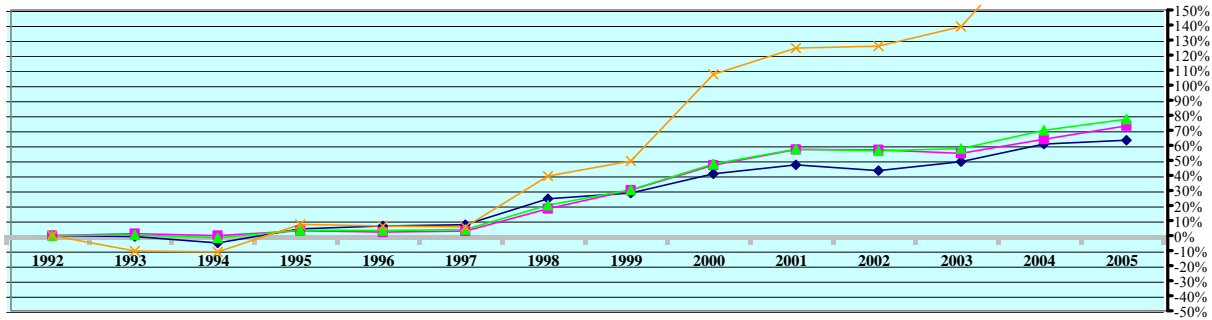
Cnty# **11**
County **BURT**

FL area **4**

CHART 2

EXHIBIT **11B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	48,632,796	--	--	--	155,603,098	--	--	--	7,760,551	--	--	--
1993	48,272,886	-359,910	-0.74%	-0.74%	157,645,361	2,042,263	1.31%	1.31%	6,966,017	-794,534	-10.24%	-10.24%
1994	46,217,155	-2,055,731	-4.26%	-4.97%	155,556,895	-2,088,466	-1.32%	-0.03%	6,913,823	-52,194	-0.75%	-10.91%
1995	50,802,855	4,585,700	9.92%	4.46%	160,565,714	5,008,819	3.22%	3.19%	8,332,603	1,418,780	20.52%	7.37%
1996	51,744,636	941,781	1.85%	6.40%	159,352,666	-1,213,048	-0.76%	2.41%	8,248,300	-84,303	-1.01%	6.28%
1997	52,146,725	402,089	0.78%	7.23%	160,346,640	993,974	0.62%	3.05%	8,201,955	-46,345	-0.56%	5.69%
1998	60,499,760	8,353,035	16.02%	24.40%	183,369,690	23,023,050	14.36%	17.84%	10,833,690	2,631,735	32.09%	39.60%
1999	62,393,150	1,893,390	3.13%	28.29%	202,562,840	19,193,150	10.47%	30.18%	11,611,225	777,535	7.18%	49.62%
2000	68,618,030	6,224,880	9.98%	41.09%	228,371,150	25,808,310	12.74%	46.77%	16,088,690	4,477,465	38.56%	107.31%
2001	71,528,290	2,910,260	4.24%	47.08%	244,826,245	16,455,095	7.21%	57.34%	17,433,320	1,344,630	8.36%	124.64%
2002	69,641,595	-1,886,695	-2.64%	43.20%	244,246,485	-579,760	-0.24%	56.97%	17,543,330	110,010	0.63%	126.06%
2003	72,558,505	2,916,910	4.19%	49.20%	240,609,435	-3,637,050	-1.49%	54.63%	18,545,980	1,002,650	5.72%	138.98%
2004	78,262,945	5,704,440	7.86%	60.93%	255,378,585	14,769,150	6.14%	64.12%	23,233,625	4,687,645	25.28%	199.38%
2005	79,476,750	1,213,805	1.55%	63.42%	269,233,845	13,855,260	5.43%	73.03%	23,713,775	480,150	2.07%	205.57%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	114,659	--	--	--	212,111,104	--	--	--
1993	--	--	--	--	127,784	13,125	11.45%	11.45%	213,012,048	900,944	0.42%	0.42%
1994	--	--	--	--	128,448	--	0.00%	12.03%	208,816,321	-4,195,727	-1.97%	-1.55%
1995	--	--	--	--	107,643	-20,805	-16.20%	-6.12%	219,808,815	10,992,494	5.26%	3.63%
1996	--	--	--	--	104,400	-3,243	-3.01%	-8.95%	219,450,002	-358,813	-0.16%	3.46%
1997	--	--	--	--	103,125	-1,275	-1.22%	-10.06%	220,798,445	1,348,443	0.61%	4.10%
1998	--	--	--	--	108,415	5,290	5.13%	-5.45%	254,811,555	34,013,110	15.40%	20.13%
1999	--	--	--	--	134,125	25,710	23.71%	16.98%	276,701,340	21,889,785	8.59%	30.45%
2000	--	--	--	--	181,545	47,420	35.36%	58.33%	313,259,415	36,558,075	13.21%	47.69%
2001	--	--	--	--	185,080	3,535	1.95%	61.42%	333,972,935	20,713,520	6.61%	57.45%
2002	--	--	--	--	185,385	305	0.16%	61.68%	331,616,795	-2,356,140	-0.71%	56.34%
2003	159,245	n/a	n/a	n/a	2,794,595	n/a	n/a	n/a	334,667,760	3,050,965	0.92%	57.78%
2004	178,115	18,870	11.85%	11.85%	3,529,250	734,655	26.29%	26.29%	360,582,520	25,914,760	7.74%	70.00%
2005	174,465	-3,650	-2.05%	9.56%	3,773,765	244,515	6.93%	35.04%	376,372,600	15,790,080	4.38%	77.44%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 11B 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	48,632,870	52,110	933	--	--	155,603,675	204,678	760	--	--	7,760,870	33,966	228	--	--
1993	48,272,951	51,883	930	-0.32%	-0.32%	157,652,722	204,698	770	1.32%	1.32%	6,966,415	33,933	205	-10.09%	-10.09%
1994	46,217,220	52,061	888	-4.52%	-4.82%	155,575,175	204,476	761	-1.17%	0.13%	6,933,713	33,912	204	-0.49%	-10.53%
1995	50,972,697	52,536	970	9.23%	3.97%	162,125,361	204,016	795	4.47%	4.61%	8,413,220	33,650	250	22.55%	9.65%
1996	51,925,340	53,787	965	-0.52%	3.43%	161,115,263	202,391	796	0.13%	4.74%	8,518,113	34,041	250	0.00%	9.65%
1997	52,146,725	53,932	967	0.21%	3.64%	160,441,670	201,555	796	0.00%	4.74%	8,222,200	32,905	250	0.00%	9.65%
1998	60,628,865	54,154	1,120	15.82%	20.04%	183,356,135	201,026	912	14.57%	20.00%	10,832,715	32,792	330	32.00%	44.74%
1999	62,430,955	54,161	1,153	2.95%	23.58%	202,456,930	200,978	1,007	10.42%	32.50%	11,717,685	32,693	358	8.48%	57.02%
2000	68,896,645	54,101	1,273	10.41%	36.44%	231,608,675	201,157	1,151	14.30%	51.45%	13,166,650	32,438	406	13.41%	78.07%
2001	73,494,320	54,223	1,355	6.44%	45.23%	245,180,960	197,522	1,241	7.82%	63.29%	16,703,855	36,429	459	13.05%	101.32%
2002	69,641,595	53,624	1,299	-4.13%	39.23%	244,593,110	196,971	1,242	0.08%	63.42%	17,564,800	37,556	468	1.96%	105.26%
2003	72,059,435	55,424	1,300	0.08%	39.34%	241,358,320	193,337	1,248	0.48%	64.21%	21,006,165	39,754	528	12.82%	131.58%
2004	78,332,290	56,820	1,379	6.05%	47.76%	255,399,065	188,678	1,354	8.46%	78.11%	26,714,385	43,683	612	15.82%	168.22%
2005	79,420,580	56,738	1,400	1.54%	50.03%	269,423,340	188,886	1,426	5.38%	87.68%	23,725,455	34,626	685	12.04%	200.52%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.17%

4.96%

8.83%

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	106,000	4,240	25	--	--	0	0		--	--	212,103,415	294,994	719	--	--
1993	106,511	4,259	25	0.00%		0	0				212,998,599	294,774	723	0.56%	0.56%
1994	107,665	4,306	25	0.00%		0	0				208,833,773	294,755	708	-2.07%	-1.53%
1995	109,756	4,389	25	0.00%		0	0				221,621,034	294,592	752	6.21%	4.59%
1996	109,894	4,395	25	0.00%		0	0				221,668,610	294,613	752	0.00%	4.59%
1997						105,665	4,232	25	--	--	220,916,260	292,624	755	0.40%	5.01%
1998						104,050	4,168	25	0.00%		254,921,765	292,141	873	15.63%	21.42%
1999						130,380	4,347	30	20.00%		276,735,950	292,178	947	8.48%	31.71%
2000						176,255	4,478	39	30.00%		313,848,225	292,174	1,074	13.41%	49.37%
2001						182,110	4,609	40	2.56%		335,561,245	292,783	1,146	6.70%	59.39%
2002						185,175	4,695	39	-2.50%		331,984,680	292,846	1,134	-1.05%	57.72%
2003	161,345	4,098	39	n/a	n/a	11,025	55	200	n/a	n/a	334,596,290	292,668	1,143	0.79%	58.97%
2004	177,255	3,366	53	35.02%	n/a	16,330	74	220	10.01%	n/a	360,639,325	292,621	1,232	7.83%	71.41%
2005	174,465	3,309	53	0.12%	n/a	3,774,205	9,176	411	86.94%	n/a	376,518,045	292,735	1,286	4.36%	78.89%

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

4.58%

11
BURT

FL area 4

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
7,791	BURT	27,148,329	6,206,048	5,515,528	136,229,539	26,182,688	962,235	5,703,530	376,372,600	50,741,730	23,475,912	0	658,538,139
<i>cnty sector value % of total value:</i>		4.12%	0.94%	0.84%	20.69%	3.98%	0.15%	0.87%	57.15%	7.71%	3.56%		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
241	CRAIG	142,017	61,262	5,986	2,731,905	280,685	0	0	0	0	0	0	3,221,855
618	DECATUR	610,817	0	0	8,607,215	1,483,085	0	393,660	89,795	0	0	0	11,184,572
963	LYONS	1,019,032	295,477	401,663	18,026,953	3,498,753	436,865	0	0	5,140	0	0	23,683,883
1,367	OAKLAND	1,882,969	479,154	317,214	29,575,022	5,891,320	174,545	0	0	0	0	0	38,320,224
1,892	TEKAMAH	1,564,060	1,229,526	109,842	45,934,445	9,268,390	219,725	0	70,970	8,520	0	0	58,405,478
Total of All City Values:		5,218,895	2,065,419	834,705	104,875,540	20,422,233	831,135	393,660	160,765	13,660	0	0	134,816,012
<i>% total citysect of cnty sector</i>		19.22%	33.28%	15.13%	76.98%	78.00%	86.38%	6.90%	0.04%	0.03%			20.47%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
3.09%	CRAIG	0.52%	0.99%	0.11%	2.01%	1.07%							0.49%
7.93%	DECATUR	2.25%			6.32%	5.66%		6.90%	0.02%				1.70%
12.36%	LYONS	3.75%	4.76%	7.28%	13.23%	13.36%	45.40%			0.01%			3.60%
17.55%	OAKLAND	6.94%	7.72%	5.75%	21.71%	22.50%	18.14%						5.82%
24.28%	TEKAMAH	5.76%	19.81%	1.99%	33.72%	35.40%	22.83%		0.02%	0.02%			8.87%

Cnty#
 County

FL area

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