

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Cuming County**  
**20**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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## 2006 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>207</b>	<b>COD</b>	<b>15.84</b>
Total Sales Price	13080758	<b>PRD</b>	<b>104.69</b>
Total Adj. Sales Price	13077258	COV	25.54
Total Assessed Value	12791225	STD	26.15
Avg. Adj. Sales Price	63175.16	Avg. Abs. Dev.	15.79
Avg. Assessed Value	61793.36	Min	39.27
<b>Median</b>	<b>99.72</b>	Max	272.50
Wgt. Mean	97.81	95% Median C.I.	96.59 to 102.34
Mean	102.40	95% Wgt. Mean C.I.	95.64 to 99.99
		95% Mean C.I.	98.84 to 105.96
% of Value of the Class of all Real Property Value in the County			20.08
% of Records Sold in the Study Period			6.89
% of Value Sold in the Study Period			7.15
Average Assessed Value of the Base			59,541

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>207</b>	<b>99.72</b>	<b>15.84</b>	<b>104.69</b>
<b>2005</b>	218	98.50	19.90	107.22
<b>2004</b>	213	98.28	16.49	105.20
<b>2003</b>	246	92	20.05	104.65
<b>2002</b>	253	93	20.53	105.99
<b>2001</b>	264	94	21.03	105.81

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>40</b>	<b>COD</b>	<b>33.24</b>
Total Sales Price	3033947	<b>PRD</b>	<b>107.87</b>
Total Adj. Sales Price	3028249	COV	52.43
Total Assessed Value	3184730	STD	59.48
Avg. Adj. Sales Price	75706.23	Avg. Abs. Dev.	33.49
Avg. Assessed Value	79618.25	Min	31.40
<b>Median</b>	<b>100.77</b>	Max	363.50
Wgt. Mean	105.17	95% Median C.I.	89.68 to 109.54
Mean	113.44	95% Wgt. Mean C.I.	91.41 to 118.92
		95% Mean C.I.	95.01 to 131.87
% of Value of the Class of all Real Property Value in the County			7.3
% of Records Sold in the Study Period			6.26
% of Value Sold in the Study Period			4.89
Average Assessed Value of the Base			101,853

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>40</b>	<b>100.77</b>	<b>33.24</b>	<b>107.87</b>
<b>2005</b>	35	93.03	24.86	100.71
<b>2004</b>	44	93.49	36.64	108.72
<b>2003</b>	46	97	35.77	109.82
<b>2002</b>	47	96	39.82	117.55
<b>2001</b>	54	95	37.54	122.63



## **2006 Opinions of the Property Tax Administrator for Cuming County**

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Cuming County is 100% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Cuming 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 Cuming County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Cuming County is in compliance with generally accepted mass appraisal practices.

## 2006 Opinions of the Property Tax Administrator for Cuming County

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### Recommendations

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

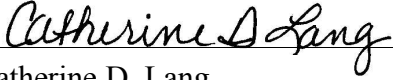
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
Catherine D. Lang  
Property Tax Administrator

## 2006 Correlation Section for Cuming County

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### Residential Real Property

#### I. Correlation

Cuming: RESIDENTIAL: The qualified residential statistics support the actions taken by Cuming County. The three measures of central tendency are somewhat supportive of each other and for direct equalization purposes the median and weighted mean are within the acceptable range. The coefficient of dispersion and the price-related differential are indicative of uniform and proportionate assessment of the residential property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Cuming 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>298</b>	<b>264</b>	<b>88.59</b>
<b>2002</b>	<b>295</b>	<b>253</b>	<b>85.76</b>
<b>2003</b>	<b>300</b>	<b>246</b>	<b>82</b>
<b>2004</b>	<b>272</b>	<b>213</b>	<b>78.31</b>
<b>2005</b>	<b>275</b>	<b>218</b>	<b>79.27</b>
<b>2006</b>	<b>308</b>	<b>207</b>	<b>67.21</b>

Cuming: RESIDENTIAL: The Percent of Sales Used table represents a reasonable percentage of qualified sales used. The qualified number of sales is slightly less than the previous year. 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,

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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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>94</b>	<b>-0.09</b>	<b>93.92</b>	<b>94</b>
<b>2002</b>	<b>92</b>	<b>0.34</b>	<b>92.31</b>	<b>93</b>
<b>2003</b>	<b>92</b>	<b>-0.18</b>	<b>91.83</b>	<b>92</b>
<b>2004</b>	<b>94.69</b>	<b>6.32</b>	<b>100.67</b>	<b>98.28</b>
<b>2005</b>	<b>98.37</b>	<b>-0.04</b>	<b>98.33</b>	<b>98.50</b>
<b>2006</b>	<b>95.84</b>	<b>1.3</b>	<b>97.08</b>	<b>99.72</b>

Cuming: 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 for the residential class.

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**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.

<b>% Change in Total Assessed Value in the Sales File</b>	<b>Year</b>	<b>% Change in Assessed Value (excl. growth)</b>
<b>0.88</b>	<b>2001</b>	<b>-0.09</b>
<b>4.47</b>	<b>2002</b>	<b>0.34</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>4.63</b>	<b>2004</b>	<b>6.32</b>
<b>-0.1</b>	<b>2005</b>	<b>-0.04</b>
<b>2.69</b>	<b>2006</b>	<b>1.3</b>

Cuming: 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.

**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

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>99.72</b>	<b>97.81</b>	<b>102.40</b>

Cuming: RESIDENTIAL: The three measures of central tendency relatively grouped the median and

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weighted mean within the acceptable range. The mean is slightly above 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 Cuming 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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>15.84</b>	<b>104.69</b>
<b>Difference</b>	<b>0.84</b>	<b>1.69</b>

Cuming: RESIDENTIAL: The primary measures of quality of assessment, the coefficient of dispersion and the price related differential, are reasonably close to the acceptable parameters and indicates that the residential properties are being treated uniformly and proportionately.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>210</b>	<b>207</b>	<b>-3</b>
<b>Median</b>	<b>95.84</b>	<b>99.72</b>	<b>3.88</b>
<b>Wgt. Mean</b>	<b>95.18</b>	<b>97.81</b>	<b>2.63</b>
<b>Mean</b>	<b>100.20</b>	<b>102.40</b>	<b>2.2</b>
<b>COD</b>	<b>16.89</b>	<b>15.84</b>	<b>-1.05</b>
<b>PRD</b>	<b>105.27</b>	<b>104.69</b>	<b>-0.58</b>
<b>Min Sales Ratio</b>	<b>39.27</b>	<b>39.27</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>272.50</b>	<b>272.50</b>	<b>0</b>

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



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**Commerical Real Property**

**I. Correlation**

Cuming: COMMERCIAL: The qualified commercial statistics support the actions taken by Cuming County. For direct equalization purposes the overall median is slightly above the acceptable range. However, review of all the statistics indicates that the Location: Urban, Suburban, Rural “1” is within the acceptable median when rounded at 100%. The Status: Improved, Unimproved and IOLL is also at 100% when rounded. The mean and weighted mean are also above the acceptable range. The coefficient of dispersion and the price-related differential are outside the range. While the overall statistics are bordering around 101% when rounded, the median level would be most represented at 100%.

**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>80</b>	<b>54</b>	<b>67.5</b>
<b>2002</b>	<b>88</b>	<b>47</b>	<b>53.41</b>
<b>2003</b>	<b>85</b>	<b>46</b>	<b>54.12</b>
<b>2004</b>	<b>72</b>	<b>44</b>	<b>61.11</b>
<b>2005</b>	<b>60</b>	<b>35</b>	<b>58.33</b>
<b>2006</b>	<b>73</b>	<b>40</b>	<b>54.79</b>

Cuming: COMMERCIAL: The table will indicate a slight increase in the number of qualified sales from the prior year. 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 Cuming 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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>95</b>	<b>-0.48</b>	<b>94.54</b>	<b>95</b>
<b>2002</b>	<b>95</b>	<b>0.72</b>	<b>95.68</b>	<b>96</b>
<b>2003</b>	<b>97</b>	<b>0.95</b>	<b>97.92</b>	<b>97</b>
<b>2004</b>	<b>86.38</b>	<b>7.19</b>	<b>92.59</b>	<b>93.49</b>
<b>2005</b>	<b>93.03</b>	<b>5.89</b>	<b>98.51</b>	<b>93.03</b>
<b>2006</b>	<b>100.77</b>	<b>7.37</b>	<b>108.19</b>	<b>100.77</b>

Cuming: COMMERCIAL: The Trended Preliminary Ratio is not 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 for the commercial class.

**2006 Correlation Section  
for Cuming County**

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>3.31</b>	<b>2001</b>	<b>-0.48</b>
<b>22.21</b>	<b>2002</b>	<b>0.72</b>
<b>0</b>	<b>2003</b>	<b>1</b>
<b>11.1</b>	<b>2004</b>	<b>7.19</b>
<b>9.56</b>	<b>2005</b>	<b>5.89</b>
<b>0.21</b>	<b>2006</b>	<b>7.37</b>

Cuming: COMMERCIAL: The change in the Total Assessed Value in the Sales File and the Change in Assessed value is not supportive of each other. The county reported minimal changes to the file but the % Change to the Assessed Value would indicate that was not so.

**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

**2006 Correlation Section  
for Cuming County**

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>100.77</b>	<b>105.17</b>	<b>113.44</b>

Cuming: COMMERCIAL: The median measure of central tendency is close to the acceptable range.

**2006 Correlation Section  
for Cuming County**

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The mean and weighted mean are not within the acceptable range. Review of the statistical information specifically looking at the Location and Status subclasses indicated the reasonable level of value would be at 100%.

**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>33.24</b>	<b>107.87</b>
<b>Difference</b>	<b>13.24</b>	<b>4.87</b>

Cuming: COMMERCIAL: Both qualitative measures are outside of the acceptable parameters for assessment year 2006. The assessment uniformity and proportionality is questionable at this time and the county needs to continue the review of the commercial class.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

**2006 Correlation Section  
for Cuming County**

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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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>40</b>	<b>40</b>	<b>0</b>
<b>Median</b>	<b>100.77</b>	<b>100.77</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>105.05</b>	<b>105.17</b>	<b>0.12</b>
<b>Mean</b>	<b>113.28</b>	<b>113.44</b>	<b>0.16</b>
<b>COD</b>	<b>33.08</b>	<b>33.24</b>	<b>0.16</b>
<b>PRD</b>	<b>107.83</b>	<b>107.87</b>	<b>0.04</b>
<b>Min Sales Ratio</b>	<b>31.40</b>	<b>31.40</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>363.50</b>	<b>363.50</b>	<b>0</b>

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

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	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	175,877,640	178,659,095	2,781,455	1.58	499,910	1.3
2. Recreational	321,175	322,585	1,410	0.44	0	0.44
3. Ag-Homesite Land, Ag-Res Dwellings	52,687,200	54,196,290	1,509,090	2.86	*-----	2.86
<b>4. Total Residential (sum lines 1-3)</b>	<b>228,886,015</b>	<b>233,177,970</b>	<b>4,291,955</b>	<b>1.88</b>	<b>499,910</b>	<b>1.66</b>
5. Commercial	53,019,660	53,368,360	348,700	0.66	33,810	0.59
6. Industrial	7,476,745	11,715,780	4,239,035	56.7	98,300	55.38
7. Ag-Farmsite Land, Outbuildings	46,080,060	47,069,065	989,005	2.15	1,337,945	-0.76
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>106,576,465</b>	<b>112,153,205</b>	<b>5,576,740</b>	<b>5.23</b>	<b>995,775</b>	<b>4.3</b>
<b>10. Total Non-Agland Real Property</b>	<b>335,462,480</b>	<b>345,331,175</b>	<b>9,868,695</b>	<b>2.94</b>	<b>1,969,965</b>	<b>2.35</b>
11. Irrigated	73,989,185	85,799,115	11,809,930	15.96		
12. Dryland	403,971,675	438,243,390	34,271,715	8.48		
13. Grassland	14,732,795	19,374,800	4,642,005	31.51		
14. Wasteland	223,145	2,473,505	242,050	10.85		
15. Other Agland	42,590	42,590	0	0		
<b>16. Total Agricultural Land</b>	<b>494,967,700</b>	<b>545,933,400</b>	<b>50,965,700</b>	<b>10.3</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>830,430,180</b>	<b>891,302,155</b>	<b>60,871,975</b>	<b>7.33</b>	<b>1,969,965</b>	<b>7.09</b>

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

**PA&T 2006 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	207	<b>MEDIAN:</b>	<b>100</b>	COV:	25.54	95% Median C.I.:	96.59 to 102.34
TOTAL Sales Price:	13,080,758	WGT. MEAN:	98	STD:	26.15	95% Wgt. Mean C.I.:	95.64 to 99.99
TOTAL Adj.Sales Price:	13,077,258	MEAN:	102	AVG.ABS.DEV:	15.79	95% Mean C.I.:	98.84 to 105.96
TOTAL Assessed Value:	12,791,225						
AVG. Adj. Sales Price:	63,175	COD:	15.84	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	61,793	PRD:	104.69	MIN Sales Ratio:	39.27		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	26	103.18	108.88	98.90	18.10	110.08	55.59	247.88	95.99 to 108.49	48,896	48,360
10/01/03 TO 12/31/03	22	104.19	112.67	101.21	22.77	111.32	57.30	272.50	89.65 to 124.31	47,243	47,814
01/01/04 TO 03/31/04	22	103.11	105.89	103.51	14.36	102.30	68.17	183.60	92.43 to 116.57	75,781	78,443
04/01/04 TO 06/30/04	36	95.20	96.59	96.13	12.43	100.48	65.09	143.37	90.50 to 101.53	76,939	73,961
07/01/04 TO 09/30/04	29	96.25	98.10	96.46	14.59	101.70	39.27	139.25	91.07 to 109.06	48,660	46,938
10/01/04 TO 12/31/04	20	99.40	99.95	99.11	11.25	100.85	62.30	121.53	92.95 to 112.43	70,030	69,408
01/01/05 TO 03/31/05	24	99.19	100.28	97.19	15.69	103.19	50.00	166.83	90.15 to 113.90	64,727	62,905
04/01/05 TO 06/30/05	28	98.05	101.06	93.38	15.93	108.22	69.33	220.30	90.76 to 104.63	70,157	65,515
____Study Years____											
07/01/03 TO 06/30/04	106	100.55	104.87	99.26	16.87	105.66	55.59	272.50	96.59 to 103.68	63,657	63,185
07/01/04 TO 06/30/05	101	98.24	99.81	96.27	14.64	103.67	39.27	220.30	94.69 to 101.99	62,669	60,332
____Calendar Yrs____											
01/01/04 TO 12/31/04	107	98.38	99.54	98.47	13.50	101.09	39.27	183.60	94.27 to 101.53	67,745	66,708
____ALL____											
	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	18	98.38	118.87	92.74	38.36	128.18	55.59	272.50	86.36 to 116.93	32,861	30,475
BEEMER	19	95.23	99.08	93.46	20.29	106.02	39.27	183.60	82.92 to 114.14	39,947	37,334
HIDDEN MEADOWS	1	128.50	128.50	128.50			128.50	128.50	N/A	24,000	30,840
HIDDEN MEADOWS V	1	87.12	87.12	87.12			87.12	87.12	N/A	30,000	26,135
RURAL	24	97.90	99.98	94.84	14.26	105.41	69.33	129.09	86.24 to 113.90	81,292	77,101
WEST POINT	102	102.15	103.62	101.67	10.33	101.91	50.00	143.37	99.33 to 104.02	75,438	76,701
WISNER	39	92.37	94.38	88.50	18.03	106.63	62.30	166.83	83.99 to 96.76	50,224	44,451
WISNER V	3	105.90	103.29	100.67	2.58	102.61	97.89	106.08	N/A	22,750	22,901
____ALL____											
	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**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	181	99.92	102.66	98.30	15.99	104.44	39.27	272.50	96.76 to 102.34	61,172	60,131
3	26	97.90	100.58	95.13	14.79	105.73	69.33	129.09	87.02 to 113.90	77,116	73,362
____ALL____											
	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793



**PA&T 2006 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	207	<b>MEDIAN:</b>	<b>100</b>	COV:	25.54	95% Median C.I.:	96.59 to 102.34
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TOTAL Adj.Sales Price:	13,077,258	MEAN:	102	AVG.ABS.DEV:	15.79	95% Mean C.I.:	98.84 to 105.96
TOTAL Assessed Value:	12,791,225						
AVG. Adj. Sales Price:	63,175	COD:	15.84	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	61,793	PRD:	104.69	MIN Sales Ratio:	39.27		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	196	99.64	102.76	97.80	15.64	105.07	55.59	272.50	96.55 to 102.31	65,734	64,290
2	11	105.90	95.93	98.49	17.88	97.40	39.27	128.50	50.00 to 127.20	17,563	17,298
ALL	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	203	99.92	102.39	97.85	15.51	104.65	39.27	272.50	97.02 to 102.34	63,988	62,610
06											
07	4	87.96	102.79	92.85	32.51	110.71	68.38	166.83	N/A	21,875	20,310
ALL	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014	1	103.05	103.05	103.05			103.05	103.05	N/A	55,000	56,675
11-0020											
19-0059	1	69.33	69.33	69.33			69.33	69.33	N/A	143,000	99,135
20-0001	112	102.15	103.04	100.97	10.57	102.05	50.00	143.37	99.33 to 103.68	77,109	77,858
20-0020	19	100.21	118.82	94.33	36.60	125.96	55.59	272.50	86.36 to 117.79	33,236	31,350
20-0030	48	94.21	95.95	90.74	16.42	105.74	62.30	166.83	87.53 to 99.55	52,427	47,574
20-0055	23	95.23	100.51	94.37	20.52	106.50	39.27	183.60	87.12 to 114.14	41,434	39,101
20-0082	1	129.09	129.09	129.09			129.09	129.09	N/A	40,000	51,635
27-0046											
27-0062											
27-0594	2	89.70	89.70	83.41	7.30	107.54	83.16	96.25	N/A	51,000	42,540
87-0001											
NonValid School											
ALL	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**PA&T 2006 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	207	<b>MEDIAN:</b>	<b>100</b>	COV:	25.54	95% Median C.I.:	96.59 to 102.34
TOTAL Sales Price:	13,080,758	WGT. MEAN:	98	STD:	26.15	95% Wgt. Mean C.I.:	95.64 to 99.99
TOTAL Adj.Sales Price:	13,077,258	MEAN:	102	AVG.ABS.DEV:	15.79	95% Mean C.I.:	98.84 to 105.96
TOTAL Assessed Value:	12,791,225						
AVG. Adj. Sales Price:	63,175	COD:	15.84	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	61,793	PRD:	104.69	MIN Sales Ratio:	39.27		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	11	105.90	95.93	98.49	17.88	97.40	39.27	128.50	50.00 to 127.20	17,563	17,298
Prior TO 1860											
1860 TO 1899	15	96.76	110.69	99.54	23.31	111.20	74.29	183.60	90.13 to 128.57	36,646	36,479
1900 TO 1919	55	96.20	105.52	97.35	22.15	108.40	57.30	272.50	89.87 to 104.35	41,922	40,810
1920 TO 1939	32	103.39	104.19	99.61	16.92	104.60	55.59	220.30	90.76 to 113.32	58,241	58,015
1940 TO 1949	10	100.95	101.12	99.25	8.09	101.88	77.81	113.37	94.22 to 112.51	62,940	62,468
1950 TO 1959	20	100.58	101.55	99.07	7.84	102.50	69.33	124.31	97.02 to 105.44	64,375	63,776
1960 TO 1969	22	99.14	95.79	95.40	10.59	100.41	66.85	130.86	89.77 to 103.13	76,154	72,647
1970 TO 1979	24	100.48	98.18	95.90	11.71	102.38	65.09	134.00	91.40 to 105.41	92,190	88,410
1980 TO 1989	7	104.06	110.24	103.72	18.31	106.29	80.00	166.83	80.00 to 166.83	85,428	88,602
1990 TO 1994	2	88.63	88.63	89.51	2.57	99.02	86.36	90.91	N/A	155,000	138,745
1995 TO 1999	5	100.19	100.51	100.89	3.58	99.62	96.04	106.45	N/A	151,000	152,340
2000 TO Present	4	99.15	96.50	96.55	3.70	99.96	87.28	100.44	N/A	174,250	168,235
ALL											
	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**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	4	178.49	181.43	190.69	44.12	95.15	96.25	272.50	N/A	3,625	6,912
5000 TO 9999	7	107.91	107.79	108.59	22.42	99.26	39.27	166.83	39.27 to 166.83	7,357	7,989
Total \$											
1 TO 9999	11	109.11	134.57	126.63	40.46	106.27	39.27	272.50	93.44 to 247.88	6,000	7,597
10000 TO 29999	27	106.08	111.73	107.61	26.68	103.82	50.00	220.30	88.55 to 128.50	20,418	21,973
30000 TO 59999	76	101.82	103.39	103.38	13.23	100.00	67.84	143.37	96.24 to 108.54	42,311	43,743
60000 TO 99999	61	98.73	96.31	96.55	9.38	99.76	55.59	121.30	94.63 to 101.99	78,233	75,530
100000 TO 149999	23	91.40	91.43	91.88	12.84	99.52	66.85	118.49	82.53 to 98.38	120,805	110,990
150000 TO 249999	9	96.18	96.05	96.23	5.28	99.81	87.28	106.45	90.15 to 100.44	188,166	181,076
ALL											
	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**PA&T 2006 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	207	<b>MEDIAN:</b>	<b>100</b>	COV:	25.54	95% Median C.I.:	96.59 to 102.34
TOTAL Sales Price:	13,080,758	WGT. MEAN:	98	STD:	26.15	95% Wgt. Mean C.I.:	95.64 to 99.99
TOTAL Adj.Sales Price:	13,077,258	MEAN:	102	AVG.ABS.DEV:	15.79	95% Mean C.I.:	98.84 to 105.96
TOTAL Assessed Value:	12,791,225						
AVG. Adj. Sales Price:	63,175	COD:	15.84	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	61,793	PRD:	104.69	MIN Sales Ratio:	39.27		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	96.25	81.54	69.86	24.19	116.73	39.27	109.11	N/A	4,666	3,260
5000 TO 9999	5	107.91	137.23	126.83	33.27	108.20	93.44	247.88	N/A	5,900	7,483
Total \$											
1 TO 9999	8	106.90	116.34	108.49	30.52	107.24	39.27	247.88	39.27 to 247.88	5,437	5,899
10000 TO 29999	35	96.55	109.95	98.78	30.67	111.31	50.00	272.50	87.28 to 111.83	21,422	21,161
30000 TO 59999	72	100.44	101.63	98.34	14.88	103.34	55.59	143.37	95.93 to 105.58	44,304	43,569
60000 TO 99999	66	99.64	98.59	96.50	10.03	102.17	66.85	139.25	96.04 to 102.45	80,657	77,833
100000 TO 149999	15	98.38	100.35	99.32	9.31	101.03	78.11	118.81	91.95 to 114.38	119,141	118,330
150000 TO 249999	11	99.92	98.94	98.53	6.69	100.42	87.28	118.49	90.15 to 106.45	180,318	177,670
ALL	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	105.90	95.93	98.49	17.88	97.40	39.27	128.50	50.00 to 127.20	17,563	17,298
10	3	119.33	112.96	102.99	11.86	109.68	88.55	131.00	N/A	16,533	17,028
20	57	98.88	107.00	98.71	22.13	108.40	55.59	272.50	93.44 to 112.43	35,792	35,329
25	1	129.09	129.09	129.09			129.09	129.09	N/A	40,000	51,635
30	126	99.44	100.66	97.36	13.31	103.39	65.09	220.30	96.04 to 101.23	73,851	71,898
40	9	99.92	99.07	98.37	5.13	100.71	87.28	106.45	90.91 to 105.44	161,000	158,367
ALL	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	105.90	95.93	98.49	17.88	97.40	39.27	128.50	50.00 to 127.20	17,563	17,298
100	4	87.96	102.79	92.85	32.51	110.71	68.38	166.83	N/A	21,875	20,310
101	100	100.55	102.69	99.24	11.64	103.48	57.30	220.30	98.66 to 103.13	76,610	76,025
102	13	94.63	102.14	95.59	23.82	106.85	66.23	151.12	74.29 to 123.86	62,538	59,781
103	2	97.10	97.10	94.77	7.16	102.47	90.15	104.06	N/A	131,000	124,142
104	71	96.20	103.28	95.22	19.93	108.47	55.59	272.50	90.50 to 102.31	50,405	47,993
106	3	104.02	98.75	97.08	6.33	101.72	86.24	105.98	N/A	70,733	68,668
111	3	103.76	103.54	103.20	5.96	100.33	94.16	112.70	N/A	89,833	92,708
ALL	207	99.72	102.40	97.81	15.84	104.69	39.27	272.50	96.59 to 102.34	63,175	61,793

**PA&T 2006 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	207	<b>MEDIAN:</b>	<b>100</b>	COV:	25.54	95% Median C.I.:	96.59 to 102.34
TOTAL Sales Price:	13,080,758	WGT. MEAN:	98	STD:	26.15	95% Wgt. Mean C.I.:	95.64 to 99.99
TOTAL Adj.Sales Price:	13,077,258	MEAN:	102	AVG.ABS.DEV:	15.79	95% Mean C.I.:	98.84 to 105.96
TOTAL Assessed Value:	12,791,225						
AVG. Adj. Sales Price:	63,175	COD:	15.84	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	61,793	PRD:	104.69	MIN Sales Ratio:	39.27		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	105.99	97.98	103.21	16.14	94.93	39.27	128.50	87.12 to 114.38	25,800	26,629
20	31	113.32	120.02	109.44	24.49	109.66	57.30	272.50	95.99 to 123.86	24,422	26,729
30	122	97.41	98.84	95.43	14.08	103.57	55.59	220.30	94.63 to 101.16	64,344	61,405
40	30	101.26	102.33	101.17	11.73	101.14	68.17	183.60	94.27 to 105.44	79,980	80,915
50	4	98.24	96.09	95.67	4.51	100.44	87.28	100.60	N/A	141,000	134,896
60	6	99.15	98.67	98.76	3.55	99.91	90.91	106.45	90.91 to 106.45	190,916	188,543
<u>ALL</u>	<u>207</u>	<u>99.72</u>	<u>102.40</u>	<u>97.81</u>	<u>15.84</u>	<u>104.69</u>	<u>39.27</u>	<u>272.50</u>	<u>96.59 to 102.34</u>	<u>63,175</u>	<u>61,793</u>

**PA&T 2006 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.43	95% Median C.I.:	89.68 to 109.54	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.41 to 118.92	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.49	95% Mean C.I.:	95.01 to 131.87	
TOTAL Assessed Value:	3,184,730							
AVG. Adj. Sales Price:	75,706	COD:	33.24	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,618	PRD:	107.87	MIN Sales Ratio:	31.40			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	86.18	86.18	86.18			86.18	86.18	N/A	22,500	19,390
10/01/02 TO 12/31/02	2	99.20	99.20	101.39	6.22	97.84	93.03	105.37	N/A	31,000	31,430
01/01/03 TO 03/31/03	6	89.24	118.85	164.31	37.97	72.33	80.47	249.67	80.47 to 249.67	38,583	63,395
04/01/03 TO 06/30/03	3	81.84	70.45	92.56	27.17	76.12	31.40	98.12	N/A	42,787	39,603
07/01/03 TO 09/30/03	3	78.39	72.71	73.85	26.66	98.45	38.53	101.21	N/A	133,600	98,668
10/01/03 TO 12/31/03	2	95.45	95.45	99.20	9.34	96.22	86.54	104.36	N/A	324,746	322,157
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	66.32	66.32	66.32			66.32	66.32	N/A	25,000	16,580
07/01/04 TO 09/30/04	7	114.32	108.81	98.72	13.88	110.22	70.96	132.00	70.96 to 132.00	40,105	39,593
10/01/04 TO 12/31/04	5	109.54	130.61	130.37	28.24	100.19	90.00	231.47	N/A	91,070	118,725
01/01/05 TO 03/31/05	5	97.77	111.64	96.53	34.16	115.65	52.58	213.38	N/A	141,600	136,691
04/01/05 TO 06/30/05	5	147.03	176.05	142.89	40.04	123.21	107.75	363.50	N/A	12,900	18,433
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	89.24	100.75	130.85	28.05	77.00	31.40	249.67	81.84 to 105.37	37,030	48,452
07/01/03 TO 06/30/04	6	82.46	79.22	88.99	22.00	89.03	38.53	104.36	38.53 to 104.36	179,215	159,483
07/01/04 TO 06/30/05	22	110.61	129.69	109.13	33.03	118.84	52.58	363.50	97.77 to 132.00	68,572	74,836
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	87.66	95.25	102.08	29.98	93.31	31.40	249.67	78.39 to 104.36	100,725	102,821
01/01/04 TO 12/31/04	13	109.54	113.93	116.59	22.03	97.72	66.32	231.47	88.21 to 124.56	58,545	68,258
<u>ALL</u>											
	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	4	89.39	92.21	93.17	5.60	98.98	85.64	104.43	N/A	13,375	12,461
BEEEMER	4	91.08	89.06	95.93	16.44	92.84	66.32	107.75	N/A	72,090	69,157
RURAL	1	109.54	109.54	109.54			109.54	109.54	N/A	144,963	158,790
WEST POINT	18	101.24	107.97	104.16	19.95	103.66	70.96	249.67	88.21 to 114.32	124,096	129,256
WEST POINT V	2	85.26	85.26	47.43	54.81	179.77	38.53	132.00	N/A	26,250	12,450
WISNER	8	148.67	169.06	140.53	47.49	120.30	52.58	363.50	52.58 to 363.50	29,773	41,841
WISNER V	3	80.47	78.81	77.71	38.59	101.42	31.40	124.56	N/A	5,666	4,403
<u>ALL</u>											
	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

**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:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.43	95% Median C.I.:	89.68 to 109.54	(!: Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.41 to 118.92	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.49	95% Mean C.I.:	95.01 to 131.87	
TOTAL Assessed Value:	3,184,730							
AVG. Adj. Sales Price:	75,706	COD:	33.24	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,618	PRD:	107.87	MIN Sales Ratio:	31.40			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	39	100.33	113.54	104.95	34.01	108.19	31.40	363.50	88.79 to 111.68	73,930	77,588
3	1	109.54	109.54	109.54			109.54	109.54	N/A	144,963	158,790
ALL	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

**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	33	100.33	110.77	106.24	25.94	104.27	52.58	249.67	89.68 to 108.99	89,204	94,768
2	7	111.68	126.02	67.91	60.08	185.58	31.40	363.50	31.40 to 363.50	12,071	8,197
ALL	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014											
11-0020											
19-0059											
20-0001	21	104.36	105.88	103.25	21.09	102.55	38.53	249.67	88.21 to 114.32	115,771	119,538
20-0020	4	89.39	92.21	93.17	5.60	98.98	85.64	104.43	N/A	13,375	12,461
20-0030	11	124.56	144.45	136.34	54.52	105.94	31.40	363.50	52.58 to 231.47	23,199	31,630
20-0055	4	91.08	89.06	95.93	16.44	92.84	66.32	107.75	N/A	72,090	69,157
20-0082											
27-0046											
27-0062											
27-0594											
87-0001											
NonValid School											
ALL	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

**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:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.43	95% Median C.I.:	89.68 to 109.54	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.41 to 118.92	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.49	95% Mean C.I.:	95.01 to 131.87	
TOTAL Assessed Value:	3,184,730							
AVG. Adj. Sales Price:	75,706	COD:	33.24	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,618	PRD:	107.87	MIN Sales Ratio:	31.40			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	8	96.07	116.84	60.45	68.80	193.28	31.40	363.50	31.40 to 363.50	20,562	12,430
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	11	93.03	97.65	97.37	9.94	100.29	85.64	122.67	86.18 to 107.75	22,003	21,425
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	1	213.38	213.38	213.38			213.38	213.38	N/A	20,000	42,675
1960 TO 1969	2	82.22	82.22	91.76	19.34	89.60	66.32	98.12	N/A	62,500	57,350
1970 TO 1979	8	103.66	121.02	115.07	29.31	105.17	81.84	231.47	81.84 to 231.47	87,277	100,433
1980 TO 1989	5	108.99	139.32	118.96	37.76	117.11	86.54	249.67	N/A	169,898	202,116
1990 TO 1994	2	85.64	85.64	93.04	17.14	92.05	70.96	100.33	N/A	158,250	147,240
1995 TO 1999	2	98.01	98.01	93.32	20.02	105.02	78.39	117.63	N/A	282,500	263,630
2000 TO Present	1	118.84	118.84	118.84			118.84	118.84	N/A	47,500	56,450
ALL	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

**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	4	116.15	174.25	136.44	60.07	127.72	101.21	363.50	N/A	2,700	3,683
5000 TO 9999	4	83.05	82.38	82.24	31.84	100.17	31.40	132.00	N/A	5,750	4,728
Total \$											
1 TO 9999	8	104.48	128.32	99.56	51.34	128.89	31.40	363.50	31.40 to 363.50	4,225	4,206
10000 TO 29999	11	93.03	112.09	112.49	30.66	99.65	66.32	213.38	81.84 to 150.31	20,032	22,534
30000 TO 59999	8	99.76	96.47	95.18	18.87	101.36	38.53	122.67	38.53 to 122.67	43,967	41,846
60000 TO 99999	4	89.97	116.00	111.07	60.27	104.44	52.58	231.47	N/A	76,222	84,657
100000 TO 149999	3	109.54	152.44	146.85	46.12	103.81	98.12	249.67	N/A	114,987	168,860
150000 TO 249999	3	100.33	101.50	102.08	10.33	99.42	86.54	117.63	N/A	213,666	218,120
250000 TO 499999	3	97.77	93.51	94.46	8.85	98.99	78.39	104.36	N/A	377,164	356,286
ALL	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

**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:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.43	95% Median C.I.:	89.68 to 109.54	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.41 to 118.92	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.49	95% Mean C.I.:	95.01 to 131.87	
TOTAL Assessed Value:	3,184,730							
AVG. Adj. Sales Price:	75,706	COD:	33.24	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,618	PRD:	107.87	MIN Sales Ratio:	31.40			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	101.21	137.90	91.73	69.99	150.34	31.40	363.50	N/A	3,360	3,082
5000 TO 9999	3	124.56	112.34	107.29	13.79	104.70	80.47	132.00	N/A	5,666	6,080
Total \$											
1 TO 9999	8	104.48	128.32	99.56	51.34	128.89	31.40	363.50	31.40 to 363.50	4,225	4,206
10000 TO 29999	10	89.39	90.78	82.67	20.64	109.81	38.53	147.03	66.32 to 111.68	22,036	18,217
30000 TO 59999	11	105.37	110.95	97.65	27.95	113.62	52.58	213.38	70.96 to 150.31	46,385	45,295
60000 TO 99999	2	103.55	103.55	102.95	5.25	100.59	98.12	108.99	N/A	90,000	92,655
150000 TO 249999	5	109.54	155.51	130.68	53.73	119.00	86.54	249.67	N/A	147,470	192,720
250000 TO 499999	4	101.07	99.54	98.16	11.34	101.40	78.39	117.63	N/A	336,623	330,438
ALL	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	96.07	116.84	60.45	68.80	193.28	31.40	363.50	31.40 to 363.50	20,562	12,430
10	15	89.68	92.16	92.29	11.65	99.85	66.32	122.67	85.64 to 101.21	34,526	31,865
20	16	109.26	132.26	112.81	32.00	117.25	78.39	249.67	97.77 to 150.31	117,772	132,855
30	1	104.36	104.36	104.36			104.36	104.36	N/A	461,493	481,625
ALL	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618



**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:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.43	95% Median C.I.:	89.68 to 109.54	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.41 to 118.92	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.49	95% Mean C.I.:	95.01 to 131.87	
TOTAL Assessed Value:	3,184,730							
AVG. Adj. Sales Price:	75,706	COD:	33.24	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,618	PRD:	107.87	MIN Sales Ratio:	31.40			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	96.07	116.84	60.45	68.80	193.28	31.40	363.50	31.40 to 363.50	20,562	12,430
326	1	101.21	101.21	101.21			101.21	101.21	N/A	3,300	3,340
341	2	118.42	118.42	94.68	26.93	125.08	86.54	150.31	N/A	107,750	102,012
344	2	97.08	97.08	100.20	8.54	96.88	88.79	105.37	N/A	30,500	30,562
350	1	249.67	249.67	249.67			249.67	249.67	N/A	100,000	249,670
352	2	167.92	167.92	120.35	37.85	139.52	104.36	231.47	N/A	263,942	317,650
353	3	118.84	110.40	108.02	9.25	102.20	89.68	122.67	N/A	43,166	46,628
384	1	93.03	93.03	93.03			93.03	93.03	N/A	20,000	18,605
386	1	147.03	147.03	147.03			147.03	147.03	N/A	20,000	29,405
391	1	85.64	85.64	85.64			85.64	85.64	N/A	5,500	4,710
406	5	100.33	95.64	105.43	14.53	90.71	66.32	117.63	N/A	100,500	105,959
442	2	96.32	96.32	93.00	8.42	103.57	88.21	104.43	N/A	25,370	23,595
444	1	78.39	78.39	78.39			78.39	78.39	N/A	350,000	274,365
471	2	102.16	102.16	108.74	11.90	93.95	90.00	114.32	N/A	30,500	33,165
494	2	89.97	89.97	90.15	21.13	99.80	70.96	108.99	N/A	79,250	71,447
526	1	98.12	98.12	98.12			98.12	98.12	N/A	100,000	98,120
528	4	103.66	125.63	104.94	34.56	119.71	81.84	213.38	N/A	127,081	133,363
555	1	94.15	94.15	94.15			94.15	94.15	N/A	50,000	47,075
ALL	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

**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	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618
04											
ALL	40	100.77	113.44	105.17	33.24	107.87	31.40	363.50	89.68 to 109.54	75,706	79,618

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	210	<b>MEDIAN:</b>	<b>96</b>	COV:	27.12	95% Median C.I.:	94.27 to 97.94
TOTAL Sales Price:	13,290,258	WGT. MEAN:	95	STD:	27.17	95% Wgt. Mean C.I.:	92.97 to 97.39
TOTAL Adj.Sales Price:	13,288,758	MEAN:	100	AVG.ABS.DEV:	16.19	95% Mean C.I.:	96.52 to 103.87
TOTAL Assessed Value:	12,648,360						
AVG. Adj. Sales Price:	63,279	COD:	16.89	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	60,230	PRD:	105.27	MIN Sales Ratio:	39.27		

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	28	98.28	106.15	98.13	18.35	108.17	55.59	247.88	94.78 to 108.49	53,617	52,615	
10/01/03 TO 12/31/03	22	99.84	111.05	99.63	22.93	111.46	57.30	272.50	94.01 to 118.16	47,243	47,068	
01/01/04 TO 03/31/04	22	100.71	107.07	102.24	17.67	104.73	68.17	183.60	87.88 to 110.96	73,486	75,130	
04/01/04 TO 06/30/04	36	92.72	92.72	91.07	13.71	101.81	43.57	152.95	87.53 to 97.94	76,939	70,070	
07/01/04 TO 09/30/04	30	94.56	96.47	95.56	15.44	100.96	39.27	135.55	91.73 to 104.72	48,104	45,970	
10/01/04 TO 12/31/04	20	95.47	96.56	94.58	12.01	102.09	62.30	117.79	86.30 to 107.40	70,030	66,234	
01/01/05 TO 03/31/05	24	94.66	99.45	95.72	17.22	103.89	50.00	166.83	87.38 to 113.90	64,727	61,958	
04/01/05 TO 06/30/05	28	92.69	97.17	90.28	15.85	107.64	69.33	220.30	86.09 to 98.20	70,157	63,337	
<u>Study Years</u>												
07/01/03 TO 06/30/04	108	97.27	102.86	96.49	18.15	106.60	43.57	272.50	95.10 to 100.49	64,140	61,890	
07/01/04 TO 06/30/05	102	94.48	97.38	93.75	15.31	103.87	39.27	220.30	92.63 to 97.17	62,368	58,472	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	108	94.99	97.40	95.14	15.11	102.37	39.27	183.60	92.84 to 97.94	66,946	63,695	
<u>ALL</u>												
	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230	

<b>ASSESSOR LOCATION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
BANCROFT	18	98.38	118.87	92.74	38.36	128.18	55.59	272.50	86.36 to 116.93	32,861	30,475	
BEEMER	19	95.23	99.08	93.46	20.29	106.02	39.27	183.60	82.92 to 114.14	39,947	37,334	
HIDDEN MEADOWS	1	85.67	85.67	85.67			85.67	85.67	N/A	24,000	20,560	
HIDDEN MEADOWS V	1	43.57	43.57	43.57			43.57	43.57	N/A	30,000	13,070	
RURAL	23	92.25	96.69	92.54	13.20	104.48	69.33	129.09	86.22 to 103.44	80,783	74,760	
RURAL V	1	58.08	58.08	58.08			58.08	58.08	N/A	30,000	17,425	
WEST POINT	105	97.22	101.12	98.10	12.37	103.08	50.00	181.19	95.10 to 101.19	75,897	74,453	
WISNER	39	92.37	94.38	88.50	18.03	106.63	62.30	166.83	83.99 to 96.76	50,224	44,451	
WISNER V	3	105.90	103.29	100.67	2.58	102.61	97.89	106.08	N/A	22,750	22,901	
<u>ALL</u>												
	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230	

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	184	96.06	101.25	95.87	17.04	105.62	39.27	272.50	94.69 to 98.37	61,667	59,118	
3	26	91.67	92.74	91.17	15.48	101.72	43.57	129.09	85.33 to 103.35	74,693	68,097	
<u>ALL</u>												
	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	210	<b>MEDIAN:</b>	<b>96</b>	COV:	27.12	95% Median C.I.:	94.27 to 97.94
TOTAL Sales Price:	13,290,258	WGT. MEAN:	95	STD:	27.17	95% Wgt. Mean C.I.:	92.97 to 97.39
TOTAL Adj.Sales Price:	13,288,758	MEAN:	100	AVG.ABS.DEV:	16.19	95% Mean C.I.:	96.52 to 103.87
TOTAL Assessed Value:	12,648,360						
AVG. Adj. Sales Price:	63,279	COD:	16.89	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	60,230	PRD:	105.27	MIN Sales Ratio:	39.27		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	198	95.84	101.30	95.49	16.53	106.08	53.93	272.50	94.27 to 98.20	65,987	63,013
2	12	90.96	82.04	76.90	23.98	106.69	39.27	109.11	50.00 to 106.08	18,600	14,303
ALL	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	206	95.90	100.15	95.20	16.63	105.20	39.27	272.50	94.27 to 98.18	64,083	61,005
06											
07	4	87.96	102.79	92.85	32.51	110.71	68.38	166.83	N/A	21,875	20,310
ALL	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014	1	92.25	92.25	92.25			92.25	92.25	N/A	55,000	50,735
11-0020											
19-0059	1	69.33	69.33	69.33			69.33	69.33	N/A	143,000	99,135
20-0001	114	97.19	100.62	97.57	12.41	103.13	50.00	181.19	95.10 to 100.93	77,348	75,470
20-0020	19	100.21	118.82	94.33	36.60	125.96	55.59	272.50	86.36 to 117.79	33,236	31,350
20-0030	48	94.21	95.89	90.68	16.35	105.74	62.30	166.83	87.53 to 99.55	52,427	47,543
20-0055	24	92.10	93.37	89.59	21.69	104.22	39.27	183.60	82.92 to 100.67	40,958	36,695
20-0082	1	129.09	129.09	129.09			129.09	129.09	N/A	40,000	51,635
27-0046											
27-0062											
27-0594	2	89.56	89.56	83.12	7.48	107.74	82.86	96.25	N/A	51,000	42,392
87-0001											
NonValid School											
ALL	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	210	<b>MEDIAN:</b>	<b>96</b>	COV:	27.12	95% Median C.I.:	94.27 to 97.94
TOTAL Sales Price:	13,290,258	WGT. MEAN:	95	STD:	27.17	95% Wgt. Mean C.I.:	92.97 to 97.39
TOTAL Adj.Sales Price:	13,288,758	MEAN:	100	AVG.ABS.DEV:	16.19	95% Mean C.I.:	96.52 to 103.87
TOTAL Assessed Value:	12,648,360						
AVG. Adj. Sales Price:	63,279	COD:	16.89	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	60,230	PRD:	105.27	MIN Sales Ratio:	39.27		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	90.96	82.04	76.90	23.98	106.69	39.27	109.11	50.00 to 106.08	18,600	14,303
Prior TO 1860											
1860 TO 1899	15	96.76	110.99	99.63	23.96	111.41	73.45	183.60	90.13 to 131.00	36,780	36,643
1900 TO 1919	55	95.23	105.25	97.20	22.45	108.29	57.30	272.50	89.87 to 106.51	41,922	40,746
1920 TO 1939	33	104.25	105.47	100.12	19.36	105.34	53.93	220.30	91.95 to 116.79	57,764	57,835
1940 TO 1949	10	95.77	97.08	95.36	7.80	101.81	77.81	108.54	89.82 to 107.38	62,940	60,018
1950 TO 1959	20	96.61	97.46	94.93	8.05	102.66	69.33	118.16	94.27 to 100.67	64,375	61,111
1960 TO 1969	22	93.92	92.61	91.92	10.71	100.75	66.85	128.16	84.41 to 99.55	76,154	70,004
1970 TO 1979	25	95.51	95.88	93.18	10.38	102.90	70.85	134.00	89.12 to 98.84	91,423	85,188
1980 TO 1989	6	99.11	105.95	95.31	21.12	111.16	80.00	166.83	80.00 to 166.83	84,166	80,221
1990 TO 1994	2	82.86	82.86	81.50	4.22	101.66	79.36	86.36	N/A	155,000	126,332
1995 TO 1999	5	96.04	96.62	96.11	4.75	100.54	86.46	103.68	N/A	151,000	145,120
2000 TO Present	5	94.25	96.83	96.67	3.95	100.16	92.59	109.37	N/A	170,800	165,120
ALL	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230

**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	4	178.49	181.43	190.69	44.12	95.15	96.25	272.50	N/A	3,625	6,912
5000 TO 9999	7	107.91	107.79	108.59	22.42	99.26	39.27	166.83	39.27 to 166.83	7,357	7,989
Total \$											
1 TO 9999	11	109.11	134.57	126.63	40.46	106.27	39.27	272.50	93.44 to 247.88	6,000	7,597
10000 TO 29999	27	104.35	109.45	104.91	26.81	104.33	50.00	220.30	87.12 to 119.57	20,418	21,421
30000 TO 59999	78	97.06	101.77	102.15	15.81	99.62	43.57	181.19	94.27 to 107.38	42,181	43,090
60000 TO 99999	61	95.49	93.45	93.54	9.52	99.91	53.93	121.30	90.76 to 98.20	77,905	72,869
100000 TO 149999	23	91.40	89.01	89.30	10.57	99.67	66.85	110.96	82.53 to 95.10	120,805	107,885
150000 TO 249999	10	93.65	92.05	91.81	7.51	100.27	79.36	109.37	80.91 to 101.26	185,050	169,893
ALL	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230

**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)

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AVG. Adj. Sales Price:	63,279	COD:	16.89	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	60,230	PRD:	105.27	MIN Sales Ratio:	39.27		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	96.25	81.54	69.86	24.19	116.73	39.27	109.11	N/A	4,666	3,260
5000 TO 9999	5	107.91	137.23	126.83	33.27	108.20	93.44	247.88	N/A	5,900	7,483
Total \$ _____											
1 TO 9999	8	106.90	116.34	108.49	30.52	107.24	39.27	247.88	39.27 to 247.88	5,437	5,899
10000 TO 29999	38	93.58	105.91	94.66	31.81	111.88	43.57	272.50	85.76 to 110.16	21,902	20,733
30000 TO 59999	72	95.58	99.05	95.63	15.13	103.57	53.93	152.95	93.97 to 100.49	45,595	43,602
60000 TO 99999	68	97.25	98.20	95.61	11.43	102.71	66.85	181.19	94.02 to 100.48	80,852	77,302
100000 TO 149999	16	94.04	94.34	93.28	7.72	101.14	78.11	110.96	85.32 to 100.93	134,476	125,435
150000 TO 249999	8	95.28	96.00	95.26	7.93	100.77	79.36	109.37	79.36 to 109.37	185,062	176,292
ALL _____											
	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	90.96	82.04	76.90	23.98	106.69	39.27	109.11	50.00 to 106.08	18,600	14,303
10	3	117.07	111.73	101.48	12.50	110.10	87.12	131.00	N/A	16,533	16,778
20	57	96.55	105.14	96.00	22.51	109.53	53.93	272.50	93.44 to 107.38	35,827	34,393
25	1	129.09	129.09	129.09			129.09	129.09	N/A	40,000	51,635
30	126	95.21	98.82	94.86	13.63	104.17	66.23	220.30	93.84 to 98.18	73,692	69,905
40	11	100.93	104.45	97.44	13.99	107.20	79.36	181.19	86.46 to 109.37	149,863	146,024
ALL _____											
	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	90.96	82.04	76.90	23.98	106.69	39.27	109.11	50.00 to 106.08	18,600	14,303
100	4	87.96	102.79	92.85	32.51	110.71	68.38	166.83	N/A	21,875	20,310
101	101	97.01	99.50	95.51	11.70	104.17	57.30	220.30	94.88 to 99.20	77,208	73,745
102	13	94.63	103.05	96.09	24.96	107.25	66.23	152.95	73.45 to 123.61	62,538	60,091
103	2	94.69	94.69	91.54	9.89	103.44	85.32	104.06	N/A	131,000	119,920
104	72	94.02	103.72	95.22	22.01	108.93	53.93	272.50	90.50 to 102.33	50,323	47,918
106	3	105.98	100.09	98.16	6.86	101.96	86.24	108.04	N/A	70,733	69,435
111	3	98.18	99.91	99.33	4.49	100.59	94.16	107.40	N/A	89,833	89,228
ALL _____											
	210	95.84	100.20	95.18	16.89	105.27	39.27	272.50	94.27 to 97.94	63,279	60,230

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	210	<b>MEDIAN:</b>	<b>96</b>	COV:	27.12	95% Median C.I.:	94.27 to 97.94
TOTAL Sales Price:	13,290,258	WGT. MEAN:	95	STD:	27.17	95% Wgt. Mean C.I.:	92.97 to 97.39
TOTAL Adj.Sales Price:	13,288,758	MEAN:	100	AVG.ABS.DEV:	16.19	95% Mean C.I.:	96.52 to 103.87
TOTAL Assessed Value:	12,648,360						
AVG. Adj. Sales Price:	63,279	COD:	16.89	MAX Sales Ratio:	272.50		
AVG. Assessed Value:	60,230	PRD:	105.27	MIN Sales Ratio:	39.27		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	96.25	86.81	89.52	20.39	96.97	39.27	115.65	58.08 to 107.61	26,080	23,345
20	31	113.47	118.72	107.35	25.29	110.59	57.30	272.50	93.97 to 120.56	24,422	26,217
30	123	94.85	97.63	93.68	14.61	104.22	53.93	220.30	92.40 to 96.76	64,020	59,975
40	30	97.90	100.28	97.92	11.62	102.41	68.17	183.60	94.16 to 104.72	79,980	78,314
50	4	94.67	95.72	95.12	2.19	100.63	93.06	100.48	N/A	141,000	134,116
60	7	94.88	94.23	93.86	7.21	100.39	79.36	109.37	79.36 to 109.37	186,071	174,640
<u>ALL</u>	<u>210</u>	<u>95.84</u>	<u>100.20</u>	<u>95.18</u>	<u>16.89</u>	<u>105.27</u>	<u>39.27</u>	<u>272.50</u>	<u>94.27 to 97.94</u>	<u>63,279</u>	<u>60,230</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.51	95% Median C.I.:	89.68 to 109.49	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.31 to 118.79	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.34	95% Mean C.I.:	94.85 to 131.72	
TOTAL Assessed Value:	3,181,240							
AVG. Adj. Sales Price:	75,706	COD:	33.08	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,531	PRD:	107.83	MIN Sales Ratio:	31.40			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	86.18	86.18	86.18			86.18	86.18	N/A	22,500	19,390
10/01/02 TO 12/31/02	2	99.20	99.20	101.39	6.22	97.84	93.03	105.37	N/A	31,000	31,430
01/01/03 TO 03/31/03	6	89.24	118.85	164.31	37.97	72.33	80.47	249.67	80.47 to 249.67	38,583	63,395
04/01/03 TO 06/30/03	3	81.84	70.45	92.56	27.17	76.12	31.40	98.12	N/A	42,787	39,603
07/01/03 TO 09/30/03	3	78.39	72.71	73.85	26.66	98.45	38.53	101.21	N/A	133,600	98,668
10/01/03 TO 12/31/03	2	95.45	95.45	99.20	9.34	96.22	86.54	104.36	N/A	324,746	322,157
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	66.32	66.32	66.32			66.32	66.32	N/A	25,000	16,580
07/01/04 TO 09/30/04	7	109.50	107.92	97.50	14.68	110.68	70.96	132.00	70.96 to 132.00	40,105	39,104
10/01/04 TO 12/31/04	5	109.49	130.60	130.35	28.25	100.19	90.00	231.47	N/A	91,070	118,712
01/01/05 TO 03/31/05	5	97.77	111.64	96.53	34.16	115.65	52.58	213.38	N/A	141,600	136,691
04/01/05 TO 06/30/05	5	147.03	176.05	142.89	40.04	123.21	107.75	363.50	N/A	12,900	18,433
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	89.24	100.75	130.85	28.05	77.00	31.40	249.67	81.84 to 105.37	37,030	48,452
07/01/03 TO 06/30/04	6	82.46	79.22	88.99	22.00	89.03	38.53	104.36	38.53 to 104.36	179,215	159,483
07/01/04 TO 06/30/05	22	109.50	129.41	108.90	33.23	118.83	52.58	363.50	97.77 to 132.00	68,572	74,677
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	87.66	95.25	102.08	29.98	93.31	31.40	249.67	78.39 to 104.36	100,725	102,821
01/01/04 TO 12/31/04	13	109.49	113.44	116.13	21.80	97.69	66.32	231.47	88.21 to 124.56	58,545	67,990
<u>ALL</u>											
	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BANCROFT	4	89.39	92.21	93.17	5.60	98.98	85.64	104.43	N/A	13,375	12,461
BEEEMER	4	91.08	89.06	95.93	16.44	92.84	66.32	107.75	N/A	72,090	69,157
RURAL	1	109.49	109.49	109.49			109.49	109.49	N/A	144,963	158,725
WEST POINT	18	101.24	107.62	104.01	19.60	103.48	70.96	249.67	88.21 to 111.68	124,096	129,066
WEST POINT V	2	85.26	85.26	47.43	54.81	179.77	38.53	132.00	N/A	26,250	12,450
WISNER	8	148.67	169.06	140.53	47.49	120.30	52.58	363.50	52.58 to 363.50	29,773	41,841
WISNER V	3	80.47	78.81	77.71	38.59	101.42	31.40	124.56	N/A	5,666	4,403
<u>ALL</u>											
	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

**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:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.51	95% Median C.I.:	89.68 to 109.49	(!: Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.31 to 118.79	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.34	95% Mean C.I.:	94.85 to 131.72	
TOTAL Assessed Value:	3,181,240							
AVG. Adj. Sales Price:	75,706	COD:	33.08	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,531	PRD:	107.83	MIN Sales Ratio:	31.40			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	39	100.33	113.38	104.83	33.85	108.16	31.40	363.50	88.79 to 109.50	73,930	77,500
3	1	109.49	109.49	109.49			109.49	109.49	N/A	144,963	158,725
ALL	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

**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	33	100.33	110.58	106.12	25.75	104.20	52.58	249.67	89.68 to 107.75	89,204	94,662
2	7	111.68	126.02	67.91	60.08	185.58	31.40	363.50	31.40 to 363.50	12,071	8,197
ALL	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014											
11-0020											
19-0059											
20-0001	21	104.36	105.58	103.11	20.80	102.40	38.53	249.67	88.21 to 111.68	115,771	119,372
20-0020	4	89.39	92.21	93.17	5.60	98.98	85.64	104.43	N/A	13,375	12,461
20-0030	11	124.56	144.45	136.34	54.52	105.94	31.40	363.50	52.58 to 231.47	23,199	31,630
20-0055	4	91.08	89.06	95.93	16.44	92.84	66.32	107.75	N/A	72,090	69,157
20-0082											
27-0046											
27-0062											
27-0594											
87-0001											
NonValid School											
ALL	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531



**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:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.51	95% Median C.I.:	89.68 to 109.49	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.31 to 118.79	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.34	95% Mean C.I.:	94.85 to 131.72	
TOTAL Assessed Value:	3,181,240							
AVG. Adj. Sales Price:	75,706	COD:	33.08	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,531	PRD:	107.83	MIN Sales Ratio:	31.40			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	8	96.07	116.84	60.45	68.80	193.28	31.40	363.50	31.40 to 363.50	20,562	12,430
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	11	93.03	97.65	97.37	9.94	100.29	85.64	122.67	86.18 to 107.75	22,003	21,425
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	1	213.38	213.38	213.38			213.38	213.38	N/A	20,000	42,675
1960 TO 1969	2	82.22	82.22	91.76	19.34	89.60	66.32	98.12	N/A	62,500	57,350
1970 TO 1979	8	103.63	120.42	114.74	28.73	104.95	81.84	231.47	81.84 to 231.47	87,277	100,141
1980 TO 1989	5	107.54	139.03	118.83	38.27	117.00	86.54	249.67	N/A	169,898	201,884
1990 TO 1994	2	85.64	85.64	93.04	17.14	92.05	70.96	100.33	N/A	158,250	147,240
1995 TO 1999	2	98.01	98.01	93.32	20.02	105.02	78.39	117.63	N/A	282,500	263,630
2000 TO Present	1	118.84	118.84	118.84			118.84	118.84	N/A	47,500	56,450
ALL	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

**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	4	116.15	174.25	136.44	60.07	127.72	101.21	363.50	N/A	2,700	3,683
5000 TO 9999	4	83.05	82.38	82.24	31.84	100.17	31.40	132.00	N/A	5,750	4,728
Total \$											
1 TO 9999	8	104.48	128.32	99.56	51.34	128.89	31.40	363.50	31.40 to 363.50	4,225	4,206
10000 TO 29999	11	93.03	112.09	112.49	30.66	99.65	66.32	213.38	81.84 to 150.31	20,032	22,534
30000 TO 59999	8	99.76	95.87	94.53	18.27	101.41	38.53	122.67	38.53 to 122.67	43,967	41,563
60000 TO 99999	4	89.25	115.64	110.69	60.36	104.47	52.58	231.47	N/A	76,222	84,367
100000 TO 149999	3	109.49	152.43	146.83	46.14	103.81	98.12	249.67	N/A	114,987	168,838
150000 TO 249999	3	100.33	101.50	102.08	10.33	99.42	86.54	117.63	N/A	213,666	218,120
250000 TO 499999	3	97.77	93.51	94.46	8.85	98.99	78.39	104.36	N/A	377,164	356,286
ALL	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

**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:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.51	95% Median C.I.:	89.68 to 109.49	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.31 to 118.79	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.34	95% Mean C.I.:	94.85 to 131.72	
TOTAL Assessed Value:	3,181,240							
AVG. Adj. Sales Price:	75,706	COD:	33.08	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,531	PRD:	107.83	MIN Sales Ratio:	31.40			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	101.21	137.90	91.73	69.99	150.34	31.40	363.50	N/A	3,360	3,082
5000 TO 9999	3	124.56	112.34	107.29	13.79	104.70	80.47	132.00	N/A	5,666	6,080
Total \$ _____											
1 TO 9999	8	104.48	128.32	99.56	51.34	128.89	31.40	363.50	31.40 to 363.50	4,225	4,206
10000 TO 29999	10	89.39	90.78	82.67	20.64	109.81	38.53	147.03	66.32 to 111.68	22,036	18,217
30000 TO 59999	11	105.37	110.51	97.21	27.53	113.69	52.58	213.38	70.96 to 150.31	46,385	45,089
60000 TO 99999	2	102.83	102.83	102.31	4.58	100.51	98.12	107.54	N/A	90,000	92,075
150000 TO 249999	5	109.49	155.50	130.67	53.75	119.00	86.54	249.67	N/A	147,470	192,707
250000 TO 499999	4	101.07	99.54	98.16	11.34	101.40	78.39	117.63	N/A	336,623	330,438
ALL _____											
	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	96.07	116.84	60.45	68.80	193.28	31.40	363.50	31.40 to 363.50	20,562	12,430
10	15	89.68	91.83	91.86	11.30	99.98	66.32	122.67	85.64 to 101.21	34,526	31,714
20	16	108.62	132.17	112.74	32.27	117.23	78.39	249.67	97.77 to 150.31	117,772	132,778
30	1	104.36	104.36	104.36			104.36	104.36	N/A	461,493	481,625
ALL _____											
	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

**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:	40	<b>MEDIAN:</b>	<b>101</b>	COV:	52.51	95% Median C.I.:	89.68 to 109.49	(! : Derived)
TOTAL Sales Price:	3,033,947	WGT. MEAN:	105	STD:	59.48	95% Wgt. Mean C.I.:	91.31 to 118.79	
TOTAL Adj.Sales Price:	3,028,249	MEAN:	113	AVG.ABS.DEV:	33.34	95% Mean C.I.:	94.85 to 131.72	
TOTAL Assessed Value:	3,181,240							
AVG. Adj. Sales Price:	75,706	COD:	33.08	MAX Sales Ratio:	363.50			
AVG. Assessed Value:	79,531	PRD:	107.83	MIN Sales Ratio:	31.40			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	96.07	116.84	60.45	68.80	193.28	31.40	363.50	31.40 to 363.50	20,562	12,430
326	1	101.21	101.21	101.21			101.21	101.21	N/A	3,300	3,340
341	2	118.42	118.42	94.68	26.93	125.08	86.54	150.31	N/A	107,750	102,012
344	2	97.08	97.08	100.20	8.54	96.88	88.79	105.37	N/A	30,500	30,562
350	1	249.67	249.67	249.67			249.67	249.67	N/A	100,000	249,670
352	2	167.92	167.92	120.35	37.85	139.52	104.36	231.47	N/A	263,942	317,650
353	3	118.84	110.40	108.02	9.25	102.20	89.68	122.67	N/A	43,166	46,628
384	1	93.03	93.03	93.03			93.03	93.03	N/A	20,000	18,605
386	1	147.03	147.03	147.03			147.03	147.03	N/A	20,000	29,405
391	1	85.64	85.64	85.64			85.64	85.64	N/A	5,500	4,710
406	5	100.33	95.64	105.43	14.53	90.71	66.32	117.63	N/A	100,500	105,959
442	2	96.32	96.32	93.00	8.42	103.57	88.21	104.43	N/A	25,370	23,595
444	1	78.39	78.39	78.39			78.39	78.39	N/A	350,000	274,365
471	2	99.75	99.75	105.02	9.77	94.98	90.00	109.50	N/A	30,500	32,032
494	2	89.25	89.25	89.42	20.49	99.81	70.96	107.54	N/A	79,250	70,867
526	1	98.12	98.12	98.12			98.12	98.12	N/A	100,000	98,120
528	4	103.63	125.62	104.93	34.56	119.72	81.84	213.38	N/A	127,081	133,347
555	1	94.15	94.15	94.15			94.15	94.15	N/A	50,000	47,075
ALL	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

**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	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531
04											
ALL	40	100.77	113.28	105.05	33.08	107.83	31.40	363.50	89.68 to 109.49	75,706	79,531

**2006 Assessment Survey for Cuming County**  
**March 19, 2006**

**I. General Office**

**A. Staffing and Funding Information**

1. Deputy(ies) on staff: 0
2. Appraiser(s) on staff: 1
3. Other full-time employees: 3
4. Other part-time employees:
5. Number of shared employees:
6. Assessor's requested budget for current fiscal year: \$163,620
  - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$1,200
8. Adopted budget, or granted budget if different from above: \$163,620
  - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: \$41,425
10. Amount of the total budget set aside for education/workshops: \$3,900
11. Appraisal/Reappraisal budget, if not part of the total budget: \$0
12. Other miscellaneous funds: \$0
13. Total budget \$163,620
  - a. Was any of last year's budget not used? Yes, \$15,000 only because of the transition of the assessor leaving and expecting to hire a new employee.

**B. Residential Appraisal Information**

- 1. Data collection done by: Appraiser
- 2. Valuation done by: Appraiser
- 3. Date of last appraisal: <sup>1</sup> 2000
- 4. Date of last “update”: <sup>2</sup> 2006, updated costing and in house review of the city of West Point.
- 5. Pickup work done by: <sup>3</sup> Appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	376			376

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? June 2005
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2000 with the exception of Beemer and West Point which was done in 2005
- 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? <sup>4</sup> 2004, the County has the capability of running a market or sales comparison approach to the individual parcels.
- 9. Number of market areas/neighborhoods for this property class: 7
- 10. How are these defined? By the towns, rural, Hidden Meadows and Cottonwood Chimes.

**C. Commercial/Industrial Appraisal Information**

- 1. Data collection done by: Appraiser
- 2. Valuation done by: Appraiser
- 3. Date of last appraisal: <sup>1</sup> 2000
- 4. Date of last “update”: <sup>2</sup> 2006, began to work on Beemer and will continue into 2007.
- 5. Pickup work done by whom: <sup>3</sup> Appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>		<b>Total</b>
Commercial	30				30

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

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

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? <sup>5</sup> Partial income approach has been developed for apartments.

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? <sup>4</sup> 2000, the County has the capability of running a market or sales comparison approach to the individual parcels

10. Number of market areas/neighborhoods for this property class? 5

11. How are these defined? Towns and rural

**D. Agricultural Appraisal Information**

1. Data collection done by: Appraiser

2. Valuation done by: Appraiser

3. Date of last appraisal: <sup>1</sup> 2000

4. Date of last “update”: <sup>2</sup> Continuous review in process.

5. Pickup work done by whom: <sup>3</sup> Appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>		<b>Total</b>
Agricultural	364				364

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? <sup>5</sup> NA

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? <sup>4</sup> 2004
8. What is the date of the soil survey currently used? 1975
9. What date was the last countywide land use study completed? On a continuous basis as we have begun the implementation of the GIS system.
  - a. By what method? Physical inspection and FSA
  - b. By whom? Appraiser
  - c. What proportion is complete / implemented at this time? Minimal, this is a new process.
10. Number of market areas/neighborhoods for this property class: 4
11. How are these defined? Market
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? Special value is only around the edge of West Point, for 2005 a portion of this land was annexed into the city of West Point.

#### **E. Computer, Automation Information and GIS**

1. Administrative software: MIPS Inc.
2. CAMA software: MIPS Inc.
3. Cadastral maps or GIS software: ESRI – Arc View 2005
  - a. Who maintains the Cadastral Maps? Assessor  
The cadastral maps are dated back to 1975 and current.
  - b. Who maintains the GIS software and maps? Staff
4. Personal Property software: MIPS Inc.

#### **F. Zoning Information**

1. Does the county have zoning? Yes

- a. If so, is the zoning county wide? Yes
- b. What municipalities in the county are zoned? Beemer, West Point and Wisner
- c. When was zoning implemented? 2000

**G. Contracted Services**

- 1. Appraisal Services - NA
- 2. Other Services - NA

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

**II. Assessment Actions**

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

- 1. Residential – Working on the replacement cost update in the city of West Point. Converting the lot values to the square foot method and will continue to work on this for 2007.
  
- 2. Commercial – Continue to complete pick up work, no major assessment changes.
  
- 3. Agricultural – The County has reviewed the sales and completed an analysis determining changes in the market boundaries.



Endnotes:

<sup>1</sup> 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.”

<sup>2</sup> 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.”

<sup>3</sup> 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...”

<sup>4</sup> 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.”

<sup>5</sup> 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 20 - Cuming**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 8,416	<b>Value</b> 891,302,155	<b>Total Growth</b> 1,969,965 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	304	2,264,370	7	123,955	43	700,555	354	3,088,880	
2. Res Improv Land	2,316	18,538,355	46	675,795	194	2,786,920	2,556	22,001,070	
3. Res Improvements	2,358	133,056,105	51	5,428,920	220	15,084,120	2,629	153,569,145	
4. Res Total	2,662	153,858,830	58	6,228,670	263	18,571,595	2,983	178,659,095	499,910
% of Total	89.23	86.11	1.94	3.48	8.81	10.39	35.44	20.04	25.37
5. Rec UnImp Land	0	0	1	5,800	3	11,170	4	16,970	
6. Rec Improv Land	0	0	1	4,760	2	12,370	3	17,130	
7. Rec Improvements	0	0	1	375	18	288,110	19	288,485	
8. Rec Total	0	0	2	10,935	21	311,650	23	322,585	0
% of Total	0.00	0.00	8.69	3.38	91.30	96.61	0.27	0.03	0.00
Res+Rec Total	2,662	153,858,830	60	6,239,605	284	18,883,245	3,006	178,981,680	499,910
% of Total	88.55	85.96	1.99	3.48	9.44	10.55	35.71	20.08	25.37

**County 20 - Cuming**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 8,416	<b>Value</b> 891,302,155	<b>Total Growth</b> 1,969,965 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Com and Ind)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	92	1,726,265	5	68,930	13	144,010	110	1,939,205	
10. Comm Improv Land	462	6,266,305	20	515,210	17	295,730	499	7,077,245	
11. Comm Improvements	474	40,082,300	21	3,483,935	23	785,675	518	44,351,910	
12. Comm Total	566	48,074,870	26	4,068,075	36	1,225,415	628	53,368,360	33,810
% of Total	90.12	90.08	4.14	7.62	5.73	2.29	7.46	5.98	1.71
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	6	265,395	3	264,490	1	60,215	10	590,100	
15. Ind Improvements	7	4,127,690	3	3,688,180	1	3,309,810	11	11,125,680	
16. Ind Total	7	4,393,085	3	3,952,670	1	3,370,025	11	11,715,780	98,300
% of Total	63.63	37.49	27.27	33.73	9.09	28.76	0.13	1.31	4.98
Comm+Ind Total	573	52,467,955	29	8,020,745	37	4,595,440	11	11,715,780	98,300
% of Total	89.67	80.61	4.53	12.32	5.79	7.06	7.59	7.30	6.70
17. Taxable Total	3,235	206,326,785	89	14,260,350	321	23,478,685	3,645	244,065,820	632,020
% of Total	88.75	84.53	2.44	2.55	8.80	7.73	43.31	27.38	32

**County 20 - Cuming**

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**Schedule II: Tax Increment Financing (TIF)**

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	15,635	292,130	0	0	0
20. Industrial	1	2,375	471,880	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	15,635	292,130
20. Industrial	1	2,100	3,370,025	2	4,475	3,841,905
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>3</b>	<b>20,110</b>	<b>4,134,035</b>

**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
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	0	0	0			
<b>25. Mineral Interest Total</b>	<b>0</b>	<b>0</b>	<b>0</b>			

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	99	0	5	104

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	72,200	3,140	343,826,630	3,142	343,898,830
28. Ag-Improved Land	0	0	27	1,231,540	1,655	219,704,865	1,682	220,936,405
29. Ag-Improvements	0	0	5	355,065	1,624	82,046,035	1,629	82,401,100
<b>30. Ag-Total Taxable</b>							<b>4,771</b>	<b>647,236,335</b>

**County 20 - Cuming**

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**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	4		225,690	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	6	11.500	58,500	
37. FarmSite Improv	0		0	5		129,375	
38. FarmSite Total							
39. Road & Ditches		0.000			27.360		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	4	2.000	12,000	4	2.000	12,000	
32. HomeSite Improv Land	1,220	1,195.450	7,172,760	1,220	1,195.450	7,172,760	
33. HomeSite Improvements	1,235		46,785,840	1,239		47,011,530	474,280
34. HomeSite Total				1,243	1,197.450	54,196,290	
35. FarmSite UnImp Land	10	17.770	53,310	10	17.770	53,310	
36. FarmSite Impr Land	1,432	3,855.840	11,567,685	1,438	3,867.340	11,626,185	
37. FarmSite Improv	1,560		35,260,195	1,565		35,389,570	863,665
38. FarmSite Total				1,575	3,885.110	47,069,065	
39. Road & Ditches		7,359.580			7,386.940		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				<b>2,818</b>	<b>12,469.500</b>	<b>101,265,355</b>	<b>1,337,945</b>

**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	2	82.930	50,755	2	82.930	50,755

**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	40	1,745.000	1,980,080	40	1,745.000	1,980,080
44. Recapture Val			6,337,130			6,337,130

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	3,381.410	7,574,395	3,381.410	7,574,395
46. 1A	0.000	0	0.000	0	5,395.540	12,086,010	5,395.540	12,086,010
47. 2A1	0.000	0	0.000	0	366.040	772,350	366.040	772,350
48. 2A	0.000	0	0.000	0	6,408.970	13,522,990	6,408.970	13,522,990
49. 3A1	0.000	0	0.000	0	2,515.240	4,213,140	2,515.240	4,213,140
50. 3A	0.000	0	0.000	0	4,378.470	7,334,045	4,378.470	7,334,045
51. 4A1	0.000	0	0.000	0	1,049.970	1,102,475	1,049.970	1,102,475
52. 4A	0.000	0	0.000	0	13.000	13,650	13.000	13,650
53. Total	0.000	0	0.000	0	23,508.640	46,619,055	23,508.640	46,619,055
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	13,904.940	29,061,595	13,904.940	29,061,595
55. 1D	0.000	0	0.000	0	39,834.450	83,254,485	39,834.450	83,254,485
56. 2D1	0.000	0	1.000	1,960	2,314.780	4,536,980	2,315.780	4,538,940
57. 2D	0.000	0	5.880	11,525	12,292.830	24,094,120	12,298.710	24,105,645
58. 3D1	0.000	0	0.000	0	17,390.950	26,521,175	17,390.950	26,521,175
59. 3D	0.000	0	12.000	18,300	37,916.590	57,438,415	37,928.590	57,456,715
60. 4D1	0.000	0	0.000	0	12,762.320	11,486,140	12,762.320	11,486,140
61. 4D	0.000	0	0.000	0	184.550	166,095	184.550	166,095
62. Total	0.000	0	18.880	31,785	136,601.410	236,559,005	136,620.290	236,590,790
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	383.480	308,730	383.480	308,730
64. 1G	0.000	0	0.000	0	2,116.270	1,703,800	2,116.270	1,703,800
65. 2G1	0.000	0	0.000	0	630.550	507,620	630.550	507,620
66. 2G	0.000	0	0.000	0	4,024.760	3,018,690	4,024.760	3,018,690
67. 3G1	0.000	0	0.000	0	702.310	467,130	702.310	467,130
68. 3G	0.000	0	0.000	0	1,409.480	895,165	1,409.480	895,165
69. 4G1	0.000	0	0.000	0	1,227.000	723,945	1,227.000	723,945
70. 4G	0.000	0	0.000	0	297.450	166,580	297.450	166,580
71. Total	0.000	0	0.000	0	10,791.300	7,791,660	10,791.300	7,791,660
72. Waste	0.000	0	0.000	0	4,606.400	921,270	4,606.400	921,270
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	18.880	31,785	175,507.750	291,890,990	175,526.630	291,922,775

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	867.450	1,704,540	867.450	1,704,540
46. 1A	0.000	0	0.000	0	1,701.150	3,342,810	1,701.150	3,342,810
47. 2A1	0.000	0	0.000	0	26.020	48,010	26.020	48,010
48. 2A	0.000	0	21.000	38,745	980.240	1,808,600	1,001.240	1,847,345
49. 3A1	0.000	0	0.000	0	390.500	616,990	390.500	616,990
50. 3A	0.000	0	0.000	0	1,626.420	2,569,745	1,626.420	2,569,745
51. 4A1	0.000	0	0.000	0	441.260	421,430	441.260	421,430
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	21.000	38,745	6,033.040	10,512,125	6,054.040	10,550,870
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	3,559.040	6,459,725	3,559.040	6,459,725
55. 1D	0.000	0	156.130	283,390	9,060.210	16,444,560	9,216.340	16,727,950
56. 2D1	0.000	0	7.500	12,715	59.390	100,670	66.890	113,385
57. 2D	0.000	0	83.580	141,670	4,585.300	7,772,340	4,668.880	7,914,010
58. 3D1	0.000	0	36.110	47,415	2,910.210	4,145,375	2,946.320	4,192,790
59. 3D	0.000	0	261.780	306,770	6,460.660	8,898,220	6,722.440	9,204,990
60. 4D1	0.000	0	69.910	56,285	2,172.980	1,749,340	2,242.890	1,805,625
61. 4D	0.000	0	35.370	28,475	73.640	59,290	109.010	87,765
62. Total	0.000	0	650.380	876,720	28,881.430	45,629,520	29,531.810	46,506,240
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	165.310	133,085	165.310	133,085
64. 1G	0.000	0	11.810	9,510	786.380	633,125	798.190	642,635
65. 2G1	0.000	0	0.000	0	64.500	51,920	64.500	51,920
66. 2G	0.000	0	35.960	26,975	2,113.300	1,585,065	2,149.260	1,612,040
67. 3G1	0.000	0	7.040	4,680	303.150	201,625	310.190	206,305
68. 3G	0.000	0	60.780	38,590	965.750	613,300	1,026.530	651,890
69. 4G1	0.000	0	50.170	29,600	1,100.210	649,125	1,150.380	678,725
70. 4G	0.000	0	9.730	5,455	796.270	445,915	806.000	451,370
71. Total	0.000	0	175.490	114,810	6,294.870	4,313,160	6,470.360	4,427,970
72. Waste	0.000	0	18.000	3,600	2,852.690	570,530	2,870.690	574,130
73. Other	0.000	0	0.000	0	141.970	42,590	141.970	42,590
74. Exempt	0.000		0.000		83.030		83.030	
75. Total	0.000	0	864.870	1,033,875	44,204.000	61,067,925	45,068.870	62,101,800

County 20 - Cuming

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,077.260	2,073,740	1,077.260	2,073,740
46. 1A	0.000	0	0.000	0	2,756.920	5,307,150	2,756.920	5,307,150
47. 2A1	0.000	0	0.000	0	194.510	354,990	194.510	354,990
48. 2A	0.000	0	0.000	0	2,183.940	3,985,730	2,183.940	3,985,730
49. 3A1	0.000	0	0.000	0	1,063.010	1,621,125	1,063.010	1,621,125
50. 3A	0.000	0	0.000	0	4,045.850	6,169,990	4,045.850	6,169,990
51. 4A1	0.000	0	0.000	0	1,387.690	1,283,655	1,387.690	1,283,655
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	12,709.180	20,796,380	12,709.180	20,796,380
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	3,771.740	6,695,085	3,771.740	6,695,085
55. 1D	0.000	0	0.000	0	12,399.330	22,009,315	12,399.330	22,009,315
56. 2D1	0.000	0	0.000	0	692.770	1,160,430	692.770	1,160,430
57. 2D	0.000	0	0.000	0	5,067.630	8,488,480	5,067.630	8,488,480
58. 3D1	0.000	0	0.000	0	5,200.540	7,049,425	5,200.540	7,049,425
59. 3D	0.000	0	0.000	0	14,380.630	18,887,890	14,380.630	18,887,890
60. 4D1	0.000	0	0.000	0	4,265.790	3,306,145	4,265.790	3,306,145
61. 4D	0.000	0	0.000	0	38.620	29,935	38.620	29,935
62. Total	0.000	0	0.000	0	45,817.050	67,626,705	45,817.050	67,626,705
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	294.670	237,250	294.670	237,250
64. 1G	0.000	0	0.000	0	508.340	409,265	508.340	409,265
65. 2G1	0.000	0	0.000	0	367.140	295,565	367.140	295,565
66. 2G	0.000	0	0.000	0	1,174.210	880,690	1,174.210	880,690
67. 3G1	0.000	0	0.000	0	253.070	168,315	253.070	168,315
68. 3G	0.000	0	0.000	0	1,071.970	680,745	1,071.970	680,745
69. 4G1	0.000	0	0.000	0	701.460	413,865	701.460	413,865
70. 4G	0.000	0	0.000	0	344.210	192,755	344.210	192,755
71. Total	0.000	0	0.000	0	4,715.070	3,278,450	4,715.070	3,278,450
72. Waste	0.000	0	0.000	0	2,294.490	458,895	2,294.490	458,895
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	65,535.790	92,160,430	65,535.790	92,160,430



County 20 - Cuming

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	552.640	1,160,545	552.640	1,160,545
46. 1A	0.000	0	0.000	0	1,504.400	3,159,245	1,504.400	3,159,245
47. 2A1	0.000	0	0.000	0	47.500	96,425	47.500	96,425
48. 2A	0.000	0	0.000	0	713.660	1,448,740	713.660	1,448,740
49. 3A1	0.000	0	0.000	0	435.000	741,700	435.000	741,700
50. 3A	0.000	0	0.000	0	691.980	1,179,860	691.980	1,179,860
51. 4A1	0.000	0	0.000	0	47.000	46,295	47.000	46,295
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	3,992.180	7,832,810	3,992.180	7,832,810
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	7,344.680	14,322,255	7,344.680	14,322,255
55. 1D	0.000	0	0.000	0	17,269.000	33,674,830	17,269.000	33,674,830
56. 2D1	0.000	0	0.000	0	428.320	805,280	428.320	805,280
57. 2D	0.000	0	39.500	74,260	4,372.140	8,219,660	4,411.640	8,293,920
58. 3D1	0.000	0	0.000	0	5,619.420	8,569,905	5,619.420	8,569,905
59. 3D	0.000	0	0.000	0	13,646.190	20,810,775	13,646.190	20,810,775
60. 4D1	0.000	0	0.000	0	1,224.690	1,022,650	1,224.690	1,022,650
61. 4D	0.000	0	0.000	0	24.000	20,040	24.000	20,040
62. Total	0.000	0	39.500	74,260	49,928.440	87,445,395	49,967.940	87,519,655
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	84.300	67,870	84.300	67,870
64. 1G	0.000	0	0.000	0	979.560	788,640	979.560	788,640
65. 2G1	0.000	0	0.000	0	243.320	195,885	243.320	195,885
66. 2G	0.000	0	0.000	0	2,675.240	2,006,470	2,675.240	2,006,470
67. 3G1	0.000	0	0.000	0	300.190	199,670	300.190	199,670
68. 3G	0.000	0	0.000	0	461.800	293,305	461.800	293,305
69. 4G1	0.000	0	0.000	0	255.690	150,855	255.690	150,855
70. 4G	0.000	0	0.000	0	310.760	174,025	310.760	174,025
71. Total	0.000	0	0.000	0	5,310.860	3,876,720	5,310.860	3,876,720
72. Waste	0.000	0	35.000	7,000	2,561.060	512,210	2,596.060	519,210
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	74.500	81,260	61,792.540	99,667,135	61,867.040	99,748,395

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	21.000	38,745	46,243.040	85,760,370	46,264.040	85,799,115
77.Dry Land	0.000	0	708.760	982,765	261,228.330	437,260,625	261,937.090	438,243,390
78.Grass	0.000	0	175.490	114,810	27,112.100	19,259,990	27,287.590	19,374,800
79.Waste	0.000	0	53.000	10,600	12,314.640	2,462,905	12,367.640	2,473,505
80.Other	0.000	0	0.000	0	141.970	42,590	141.970	42,590
81.Exempt	0.000	0	0.000	0	83.030	0	83.030	0
<b>82.Total</b>	<b>0.000</b>	<b>0</b>	<b>958.250</b>	<b>1,146,920</b>	<b>347,040.080</b>	<b>544,786,480</b>	<b>347,998.330</b>	<b>545,933,400</b>

## 2006 Agricultural Land Detail

### County 20 - Cuming

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	3,381.410	14.38%	7,574,395	16.25%	2,240.010
1A	5,395.540	22.95%	12,086,010	25.93%	2,240.000
2A1	366.040	1.56%	772,350	1.66%	2,110.015
2A	6,408.970	27.26%	13,522,990	29.01%	2,110.009
3A1	2,515.240	10.70%	4,213,140	9.04%	1,675.044
3A	4,378.470	18.62%	7,334,045	15.73%	1,675.024
4A1	1,049.970	4.47%	1,102,475	2.36%	1,050.006
4A	13.000	0.06%	13,650	0.03%	1,050.000
<b>Irrigated Total</b>	<b>23,508.640</b>	<b>100.00%</b>	<b>46,619,055</b>	<b>100.00%</b>	<b>1,983.060</b>
<b>Dry:</b>					
1D1	13,904.940	10.18%	29,061,595	12.28%	2,090.019
1D	39,834.450	29.16%	83,254,485	35.19%	2,090.012
2D1	2,315.780	1.70%	4,538,940	1.92%	1,960.004
2D	12,298.710	9.00%	24,105,645	10.19%	1,960.014
3D1	17,390.950	12.73%	26,521,175	11.21%	1,524.998
3D	37,928.590	27.76%	57,456,715	24.29%	1,514.865
4D1	12,762.320	9.34%	11,486,140	4.85%	900.004
4D	184.550	0.14%	166,095	0.07%	900.000
<b>Dry Total</b>	<b>136,620.290</b>	<b>100.00%</b>	<b>236,590,790</b>	<b>100.00%</b>	<b>1,731.739</b>
<b>Grass:</b>					
1G1	383.480	3.55%	308,730	3.96%	805.074
1G	2,116.270	19.61%	1,703,800	21.87%	805.095
2G1	630.550	5.84%	507,620	6.51%	805.043
2G	4,024.760	37.30%	3,018,690	38.74%	750.029
3G1	702.310	6.51%	467,130	6.00%	665.133
3G	1,409.480	13.06%	895,165	11.49%	635.103
4G1	1,227.000	11.37%	723,945	9.29%	590.012
4G	297.450	2.76%	166,580	2.14%	560.026
<b>Grass Total</b>	<b>10,791.300</b>	<b>100.00%</b>	<b>7,791,660</b>	<b>100.00%</b>	<b>722.031</b>
<b>Irrigated Total</b>	<b>23,508.640</b>	<b>13.39%</b>	<b>46,619,055</b>	<b>15.97%</b>	<b>1,983.060</b>
<b>Dry Total</b>	<b>136,620.290</b>	<b>77.83%</b>	<b>236,590,790</b>	<b>81.05%</b>	<b>1,731.739</b>
<b>Grass Total</b>	<b>10,791.300</b>	<b>6.15%</b>	<b>7,791,660</b>	<b>2.67%</b>	<b>722.031</b>
Waste	4,606.400	2.62%	921,270	0.32%	199.997
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>175,526.630</b>	<b>100.00%</b>	<b>291,922,775</b>	<b>100.00%</b>	<b>1,663.125</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>23,508.640</b>	<b>50.81%</b>	<b>46,619,055</b>	<b>54.34%</b>	
<b>Dry Total</b>	<b>136,620.290</b>	<b>52.16%</b>	<b>236,590,790</b>	<b>53.99%</b>	
<b>Grass Total</b>	<b>10,791.300</b>	<b>39.55%</b>	<b>7,791,660</b>	<b>40.22%</b>	
Waste	4,606.400	37.25%	921,270	37.25%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>175,526.630</b>	<b>50.44%</b>	<b>291,922,775</b>	<b>53.47%</b>	

## 2006 Agricultural Land Detail

### County 20 - Cuming

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	867.450	14.33%	1,704,540	16.16%	1,965.000
1A	1,701.150	28.10%	3,342,810	31.68%	1,965.029
2A1	26.020	0.43%	48,010	0.46%	1,845.119
2A	1,001.240	16.54%	1,847,345	17.51%	1,845.057
3A1	390.500	6.45%	616,990	5.85%	1,580.000
3A	1,626.420	26.87%	2,569,745	24.36%	1,580.000
4A1	441.260	7.29%	421,430	3.99%	955.060
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>6,054.040</b>	<b>100.00%</b>	<b>10,550,870</b>	<b>100.00%</b>	<b>1,742.781</b>
<b>Dry:</b>					
1D1	3,559.040	12.05%	6,459,725	13.89%	1,815.018
1D	9,216.340	31.21%	16,727,950	35.97%	1,815.031
2D1	66.890	0.23%	113,385	0.24%	1,695.096
2D	4,668.880	15.81%	7,914,010	17.02%	1,695.055
3D1	2,946.320	9.98%	4,192,790	9.02%	1,423.059
3D	6,722.440	22.76%	9,204,990	19.79%	1,369.293
4D1	2,242.890	7.59%	1,805,625	3.88%	805.043
4D	109.010	0.37%	87,765	0.19%	805.109
<b>Dry Total</b>	<b>29,531.810</b>	<b>100.00%</b>	<b>46,506,240</b>	<b>100.00%</b>	<b>1,574.784</b>
<b>Grass:</b>					
1G1	165.310	2.55%	133,085	3.01%	805.063
1G	798.190	12.34%	642,635	14.51%	805.115
2G1	64.500	1.00%	51,920	1.17%	804.961
2G	2,149.260	33.22%	1,612,040	36.41%	750.044
3G1	310.190	4.79%	206,305	4.66%	665.092
3G	1,026.530	15.87%	651,890	14.72%	635.042
4G1	1,150.380	17.78%	678,725	15.33%	590.000
4G	806.000	12.46%	451,370	10.19%	560.012
<b>Grass Total</b>	<b>6,470.360</b>	<b>100.00%</b>	<b>4,427,970</b>	<b>100.00%</b>	<b>684.346</b>
<hr/>					
<b>Irrigated Total</b>	<b>6,054.040</b>	<b>13.43%</b>	<b>10,550,870</b>	<b>16.99%</b>	<b>1,742.781</b>
<b>Dry Total</b>	<b>29,531.810</b>	<b>65.53%</b>	<b>46,506,240</b>	<b>74.89%</b>	<b>1,574.784</b>
<b>Grass Total</b>	<b>6,470.360</b>	<b>14.36%</b>	<b>4,427,970</b>	<b>7.13%</b>	<b>684.346</b>
Waste	2,870.690	6.37%	574,130	0.92%	199.997
Other	141.970	0.32%	42,590	0.07%	299.992
Exempt	83.030	0.18%			
<b>Market Area Total</b>	<b>45,068.870</b>	<b>100.00%</b>	<b>62,101,800</b>	<b>100.00%</b>	<b>1,377.931</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>6,054.040</b>	<b>13.09%</b>	<b>10,550,870</b>	<b>12.30%</b>	
<b>Dry Total</b>	<b>29,531.810</b>	<b>11.27%</b>	<b>46,506,240</b>	<b>10.61%</b>	
<b>Grass Total</b>	<b>6,470.360</b>	<b>23.71%</b>	<b>4,427,970</b>	<b>22.85%</b>	
Waste	2,870.690	23.21%	574,130	23.21%	
Other	141.970	100.00%	42,590	100.00%	
Exempt	83.030	100.00%			
<b>Market Area Total</b>	<b>45,068.870</b>	<b>12.95%</b>	<b>62,101,800</b>	<b>11.38%</b>	

## 2006 Agricultural Land Detail

### County 20 - Cuming

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,077.260	8.48%	2,073,740	9.97%	1,925.013
1A	2,756.920	21.69%	5,307,150	25.52%	1,925.028
2A1	194.510	1.53%	354,990	1.71%	1,825.047
2A	2,183.940	17.18%	3,985,730	19.17%	1,825.018
3A1	1,063.010	8.36%	1,621,125	7.80%	1,525.032
3A	4,045.850	31.83%	6,169,990	29.67%	1,525.016
4A1	1,387.690	10.92%	1,283,655	6.17%	925.030
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>12,709.180</b>	<b>100.00%</b>	<b>20,796,380</b>	<b>100.00%</b>	<b>1,636.327</b>

**Dry:**

1D1	3,771.740	8.23%	6,695,085	9.90%	1,775.065
1D	12,399.330	27.06%	22,009,315	32.55%	1,775.040
2D1	692.770	1.51%	1,160,430	1.72%	1,675.058
2D	5,067.630	11.06%	8,488,480	12.55%	1,675.039
3D1	5,200.540	11.35%	7,049,425	10.42%	1,355.517
3D	14,380.630	31.39%	18,887,890	27.93%	1,313.425
4D1	4,265.790	9.31%	3,306,145	4.89%	775.036
4D	38.620	0.08%	29,935	0.04%	775.116
<b>Dry Total</b>	<b>45,817.050</b>	<b>100.00%</b>	<b>67,626,705</b>	<b>100.00%</b>	<b>1,476.016</b>

**Grass:**

1G1	294.670	6.25%	237,250	7.24%	805.137
1G	508.340	10.78%	409,265	12.48%	805.100
2G1	367.140	7.79%	295,565	9.02%	805.047
2G	1,174.210	24.90%	880,690	26.86%	750.027
3G1	253.070	5.37%	168,315	5.13%	665.092
3G	1,071.970	22.73%	680,745	20.76%	635.041
4G1	701.460	14.88%	413,865	12.62%	590.005
4G	344.210	7.30%	192,755	5.88%	559.992
<b>Grass Total</b>	<b>4,715.070</b>	<b>100.00%</b>	<b>3,278,450</b>	<b>100.00%</b>	<b>695.313</b>

<b>Irrigated Total</b>	<b>12,709.180</b>	<b>19.39%</b>	<b>20,796,380</b>	<b>22.57%</b>	<b>1,636.327</b>
<b>Dry Total</b>	<b>45,817.050</b>	<b>69.91%</b>	<b>67,626,705</b>	<b>73.38%</b>	<b>1,476.016</b>
<b>Grass Total</b>	<b>4,715.070</b>	<b>7.19%</b>	<b>3,278,450</b>	<b>3.56%</b>	<b>695.313</b>
Waste	2,294.490	3.50%	458,895	0.50%	199.998
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>65,535.790</b>	<b>100.00%</b>	<b>92,160,430</b>	<b>100.00%</b>	<b>1,406.261</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>12,709.180</b>	<b>27.47%</b>	<b>20,796,380</b>	<b>24.24%</b>	
<b>Dry Total</b>	<b>45,817.050</b>	<b>17.49%</b>	<b>67,626,705</b>	<b>15.43%</b>	
<b>Grass Total</b>	<b>4,715.070</b>	<b>17.28%</b>	<b>3,278,450</b>	<b>16.92%</b>	
Waste	2,294.490	18.55%	458,895	18.55%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>65,535.790</b>	<b>18.83%</b>	<b>92,160,430</b>	<b>16.88%</b>	

## 2006 Agricultural Land Detail

### County 20 - Cuming

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	552.640	13.84%	1,160,545	14.82%	2,100.001
1A	1,504.400	37.68%	3,159,245	40.33%	2,100.003
2A1	47.500	1.19%	96,425	1.23%	2,030.000
2A	713.660	17.88%	1,448,740	18.50%	2,030.014
3A1	435.000	10.90%	741,700	9.47%	1,705.057
3A	691.980	17.33%	1,179,860	15.06%	1,705.049
4A1	47.000	1.18%	46,295	0.59%	985.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>3,992.180</b>	<b>100.00%</b>	<b>7,832,810</b>	<b>100.00%</b>	<b>1,962.038</b>

#### Dry:

1D1	7,344.680	14.70%	14,322,255	16.36%	1,950.017
1D	17,269.000	34.56%	33,674,830	38.48%	1,950.016
2D1	428.320	0.86%	805,280	0.92%	1,880.089
2D	4,411.640	8.83%	8,293,920	9.48%	1,880.008
3D1	5,619.420	11.25%	8,569,905	9.79%	1,525.051
3D	13,646.190	27.31%	20,810,775	23.78%	1,525.024
4D1	1,224.690	2.45%	1,022,650	1.17%	835.027
4D	24.000	0.05%	20,040	0.02%	835.000
<b>Dry Total</b>	<b>49,967.940</b>	<b>100.00%</b>	<b>87,519,655</b>	<b>100.00%</b>	<b>1,751.516</b>

#### Grass:

1G1	84.300	1.59%	67,870	1.75%	805.100
1G	979.560	18.44%	788,640	20.34%	805.096
2G1	243.320	4.58%	195,885	5.05%	805.050
2G	2,675.240	50.37%	2,006,470	51.76%	750.014
3G1	300.190	5.65%	199,670	5.15%	665.145
3G	461.800	8.70%	293,305	7.57%	635.134
4G1	255.690	4.81%	150,855	3.89%	589.991
4G	310.760	5.85%	174,025	4.49%	559.998
<b>Grass Total</b>	<b>5,310.860</b>	<b>100.00%</b>	<b>3,876,720</b>	<b>100.00%</b>	<b>729.960</b>

<b>Irrigated Total</b>	<b>3,992.180</b>	<b>6.45%</b>	<b>7,832,810</b>	<b>7.85%</b>	<b>1,962.038</b>
<b>Dry Total</b>	<b>49,967.940</b>	<b>80.77%</b>	<b>87,519,655</b>	<b>87.74%</b>	<b>1,751.516</b>
<b>Grass Total</b>	<b>5,310.860</b>	<b>8.58%</b>	<b>3,876,720</b>	<b>3.89%</b>	<b>729.960</b>
Waste	2,596.060	4.20%	519,210	0.52%	199.999
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>61,867.040</b>	<b>100.00%</b>	<b>99,748,395</b>	<b>100.00%</b>	<b>1,612.302</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>3,992.180</b>	<b>8.63%</b>	<b>7,832,810</b>	<b>9.13%</b>	
<b>Dry Total</b>	<b>49,967.940</b>	<b>19.08%</b>	<b>87,519,655</b>	<b>19.97%</b>	
<b>Grass Total</b>	<b>5,310.860</b>	<b>19.46%</b>	<b>3,876,720</b>	<b>20.01%</b>	
Waste	2,596.060	20.99%	519,210	20.99%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>61,867.040</b>	<b>17.78%</b>	<b>99,748,395</b>	<b>18.27%</b>	

## 2006 Agricultural Land Detail

### County 20 - Cuming

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	21.000	38,745	46,243.040	85,760,370
Dry	0.000	0	708.760	982,765	261,228.330	437,260,625
Grass	0.000	0	175.490	114,810	27,112.100	19,259,990
Waste	0.000	0	53.000	10,600	12,314.640	2,462,905
Other	0.000	0	0.000	0	141.970	42,590
Exempt	0.000	0	0.000	0	83.030	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>958.250</b>	<b>1,146,920</b>	<b>347,040.080</b>	<b>544,786,480</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	46,264.040	85,799,115	46,264.040	13.29%	85,799,115	15.72%	1,854.553
Dry	261,937.090	438,243,390	261,937.090	75.27%	438,243,390	80.27%	1,673.086
Grass	27,287.590	19,374,800	27,287.590	7.84%	19,374,800	3.55%	710.022
Waste	12,367.640	2,473,505	12,367.640	3.55%	2,473,505	0.45%	199.998
Other	141.970	42,590	141.970	0.04%	42,590	0.01%	299.992
Exempt	83.030	0	83.030	0.02%	0	0.00%	0.000
<b>Total</b>	<b>347,998.330</b>	<b>545,933,400</b>	<b>347,998.330</b>	<b>100.00%</b>	<b>545,933,400</b>	<b>100.00%</b>	<b>1,568.781</b>

\* Department of Property Assessment & Taxation Calculates

# Cuming County Plan of Assessment

## Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

## General Description of Cuming County

Cuming County has a total population of 10,117. We are listing 2,977 parcels of Residential property, 21 parcels of Recreational property, 625 parcels as Commercial property, 10 parcels as Industrial property, 1242 rural residential properties and 4,797 parcels as Agricultural property. Cuming County also has 118 exempt parcels.

Cuming County has approximately 1400 Personal Property Schedules filed. We also have approximately 550 Homestead Exemption applications filed each year.

The Assessor's Office has 4 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; and 3 clerks, who are the all-around helpers. We all share in the responsibilities of collecting information for the real estate, personal property, homestead exemptions, etc. The Assessor, Dorothy Roth retired in February 2005, so the office is still in training of all duties to the new Assessor and two new employees that are in the office less than a year.

## Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy of this Policy is written into the minutes at every County Board of Equalization Protest Hearing. A copy for review is available in the Assessor's Office at all times.

## Responsibilities

### Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor. The background flight is a 1975 aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current FSA maps (these are very accessible to our office from their office). The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. In September 2005, our office will be starting with the GIS Workshop on updating our Cadastral Maps with the GIS system.

### Property Record Cards

The Property Record Cards were replaced in 1998 and are still in good condition listing 5 or more years of valuation information.

### Report Generation

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 20 –Personal Property Abstract – Due June 15

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments –Due June 15 to County Board, October 31 to PA & T

Certificate of Taxes Levied – Due December 1

Generate Tax Roll and Tax Statements – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22



## Tax List Corrections – On an as needed basis

### Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1

### Filing Personal Property

Accept Personal Property Schedules on or before May 1

Apply 10% penalty if filed after May 1 and by July 31

Apply 25% penalty if filed on or after August 1

Personal Property Abstract filed by June 15

### Centrally Assessed Value

Review valuations certified by PA & T for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

### Tax Increment Financing

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

### Tax Districts and Tax Rates

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process, we work with the Clerk's office.

## **Real Property**

The Assessor's Office started a county/wide reappraisal project in 1997. We started in the city of West Point with the residential property and placed the values on the tax rolls in 1998. We continued with Wisner, Beemer and Bancroft. The final city values were added to the tax rolls in the year 2000. We then proceeded to do the rural homes and buildings; this is still an ongoing project. In 2006 we plan on updating our Marshall & Swift pricing and starting another reappraisal on all properties.

Our review process consists of physical inspections and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/remeasuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire for the property owner to fill out and return to our office / call our office with the information. If there continues to be questions we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

The assessor's office uses a CAMA 2000 computerized program, which implements the Marshall & Swift pricing system. We use this program to develop the cost approach and sales comparison approach for all residential properties. The program was obtained in July of 2003 with several bugs, which we are in the process of cleaning up, with the assistance of MIPS. (They have been a great help, but this was a much bigger project than we expected.) In addition to the cleanup of the program, we also encountered unforeseen delays. These delays included, but are not limited to, data not transferring to the new program, more required data, and more data input. As we are cleaning up these properties we have just started to sketch the residential properties using APEX sketching, which links the sketches to the file. At the same time, we are attaching the digital photos with the property file. The linking of these digital photos allows us to print digital photos on our sales files and with the property record card. (Much larger project than expected) Hopefully the data conversion of the previously inputted files can be completed by the 2006 year. The sketching is an ongoing process with

no specific timetable set as of yet. The digital photos are being linked as we encounter the individual file.

Our pick-up work is started in the late summer and continues until the March deadline for the abstract filing. We use building permits, taxpayer information sheets, and in-field sightings for adding properties to the tax rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or town. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the taxpayer to schedule the appointments around their schedules. The properties, where the owner doesn't schedule an appointment, are inspected as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

### **Sales Review**

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

### **County Board of Equalization**

The Assessor and Appraiser attend county board of equalization meetings for valuation protest. We review the properties in question a second time and spend lots of valuable time on these extra issues.

### **TERC**

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

### **CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2006 – 2008**

We are currently in the process of inspecting and reappraising all rural residences and rural buildings. This is one of our primary goals at this time. We have been understaffed and have been unable to work on this project with any consistency. This has limited our ability to complete this portion of our reappraisal. For the rural residential this includes, but is not limited to, data collection, data input, sketching of the home, and attaching the photos in the CAMA 2000 system. We are also revaluing the rural buildings using an Excel spreadsheet that we have developed. This allows us to do a complete reappraisal on each property. (Cost approach and Comparable sales approach for every rural residential property) We took aerial photos in the year 2000 to assist us in this process. We have delayed our plans to take aerial photos in the 2005 year, because we are still in the process of reappraising all rural residences. We will consider taking new aerial photos in 2007. We are adding these new values on the tax rolls as we complete them. Our goal is to do 2 to 3 townships a year, time permitting, since we have been doing an on-site viewing as part of the process. We would have been farther along with this revaluation, if the Property Tax Division and the Tax Equalization and Review Commission would allow us to finish our revaluation.

The town and village residential properties are monitored on a yearly basis. We completed a reappraisal of West Point residential properties in 2004. This includes the process, which we explained in the REAL PROPERTY section. **We cannot emphasize enough how time consuming this project was to update the new program with all of the additional data for West Point City.** Our goal in the upcoming years will be to **repeat this process** with the other towns and villages in Cuming County.

Within our three year plan, our goal is to complete a review of the West Point commercial property.

To update our Marshall & Swift pricing on all the homes in the county.

The Beemer, Bancroft, & Wisner commercial properties are monitored on a yearly basis.

The special valuation (greenbelt) land surrounding the city of West Point is constantly being reviewed.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e. irrigated, dryland, pasture, etc) using FSA maps, inspections, and taxpayer provided information. We are developing a sales file on feedlots and recreation land. This will provide significant insight into these properties, and provide us with data, which should be quite useful in our continued monitoring of the valuations.

Each year we have a significant amount of pickup work. (nearly 600 parcels / year) As we inspect a property for new improvements or removal of any improvements, we complete a reappraisal of that parcel. We would rather revalue the property at the same time, instead of returning to the property and irritating the taxpayer again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to increase our efficiency in the continuing reappraisal process.

The Cuming County Assessor's Office would like to update the cadastral maps to a Geographic Information System (GIS) in the future. This would be a large project (this is what other counties implementing the system have said) and would be quite expensive. The added costs would include, but are not limited to, adding a full time employee, computer hardware, and training. The full time employee would convert the data from the current cadastral maps and the irregular tract book to the GIS program. This would be a very time consuming project, but we believe this would be very beneficial for not only our office, but other county offices as well (i.e. zoning, roads dept, E911, and the sheriff's dept). We plan on starting this in the fall of 2005. It is expected to be a couple of years of inputting before it will be used to its full capacity.

Cuming County is a very prosperous county, and even with a slow down in the economy, we are still seeing a significant amount of improvements each year within the county. Along with those improvements, we have seen the sale of properties, within the county, continue to be very strong. This indicates a continual need to monitor the assessed values on an annual basis. There is also, a significant increase in the number of irrigated acres added each year. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. Our office has added an employee. This should help with our ability to work consistently on the reappraisal. We have developed sales files, depreciation studies, etc. for each town, village, and township. This is a never-ending task, and some are quite time-consuming to develop, but well worth the effort in the long term. Along with these processes, the assessor's staff attends education classes to further their knowledge of the appraisal

process. We work very hard to implement any process that might improve our ability to value properties fairly and equitably.

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies to keep current in our assessment process. We are quite grateful for that. We don't need to be constantly going to battle with the Board, as some counties do. Their support is much appreciated and we hope it will continue in the future. We are very appreciative for the approving of the GIS mapping program. I feel this is a definite step forward. The biggest portion of the Assessor's budget is the salaries, and I feel this will continue as it takes good quality employees to get the work done in our office. We are still in the training process for many things since Dorothy as left, but I feel we are moving forward in every aspect of the office. The staff is doing a very good job and we hope someday to be caught up.

Respectfully submitted

Assessor signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Cuming County**

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

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Cuming County is 77% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Cuming County is in compliance with generally accepted mass appraisal practices.

### **Special Valuation of Agricultural Land**

It is my opinion that the level of value of the special valuation of the class of agricultural land in Cuming County is % of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Cuming County is not in compliance with generally accepted mass appraisal practices.

### **Recapture Valuation of Agricultural Land**

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Cuming County is % of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Cuming County is not in compliance with generally accepted mass appraisal practices.

# 2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Cuming County

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## Recommendations

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

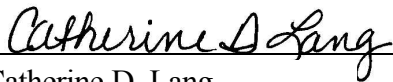
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
Catherine D. Lang  
Property Tax Administrator

## **SPECIAL VALUE SECTION CORRELATION FOR CUMING COUNTY**

### **I. Agricultural Land Value Correlation**

In Cuming County there are one hundred two qualified unimproved agricultural sales that are valued as having non-influenced values. The county completed an analysis of the agricultural market activity in the county and applied value increases where necessary to create uniformity and equalization within the agricultural class. The measures of central tendency rounded are the median 77, weighted mean 74, mean 83, and are relatively close to each other. The measures of dispersion will indicate the coefficient of dispersion (25.79) and the price related differential (112.08).

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(! : Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	108.32	108.32	109.35	17.35	99.05	89.52	127.11	N/A	79,382	86,807
10/01/02 TO 12/31/02	3	81.29	84.13	87.08	16.13	96.62	65.90	105.22	N/A	103,308	89,961
01/01/03 TO 03/31/03	9	78.74	87.63	87.62	18.89	100.00	71.38	127.60	71.84 to 103.42	136,580	119,677
04/01/03 TO 06/30/03	10	90.85	101.40	92.49	21.03	109.64	74.49	170.74	76.21 to 116.94	105,477	97,557
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	17	78.58	77.81	75.82	10.87	102.63	46.31	91.80	70.57 to 88.25	167,871	127,274
01/01/04 TO 03/31/04	15	81.72	79.52	78.40	23.17	101.42	13.33	128.85	64.28 to 93.18	157,798	123,719
04/01/04 TO 06/30/04	9	88.94	97.03	87.29	32.99	111.15	45.13	173.73	66.33 to 131.54	77,020	67,232
07/01/04 TO 09/30/04	2	51.70	51.70	51.80	1.57	99.81	50.89	52.51	N/A	226,469	117,300
10/01/04 TO 12/31/04	10	74.17	104.93	71.80	54.09	146.14	61.12	337.00	61.74 to 138.84	165,814	119,060
01/01/05 TO 03/31/05	17	63.38	67.50	65.44	15.36	103.16	50.45	94.28	56.80 to 80.47	253,698	166,020
04/01/05 TO 06/30/05	8	62.64	67.03	64.27	16.99	104.28	51.75	96.06	51.75 to 96.06	188,399	121,088
<u>Study Years</u>											
07/01/02 TO 06/30/03	24	88.99	94.65	90.68	19.71	104.38	65.90	170.74	76.21 to 105.22	114,695	104,006
07/01/03 TO 06/30/04	41	81.59	82.65	78.20	21.04	105.70	13.33	173.73	72.59 to 86.46	144,243	112,793
07/01/04 TO 06/30/05	37	63.57	76.66	65.77	29.68	116.56	50.45	337.00	61.25 to 74.25	214,355	140,979
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	36	84.83	86.82	82.06	16.43	105.79	46.31	170.74	74.49 to 88.46	142,717	117,120
01/01/04 TO 12/31/04	36	76.36	89.41	75.15	37.16	118.98	13.33	337.00	66.33 to 88.94	143,645	107,947
<u>ALL</u>											
	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950



**PA&T 2006 Special Value Statistics**

Base Stat

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NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(!: Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1509	6	69.36	85.44	66.48	32.43	128.51	61.74	170.74	61.74 to 170.74	175,057	116,386	
1511	8	83.00	84.55	82.22	14.85	102.83	64.28	128.85	64.28 to 128.85	182,106	149,725	
1513	10	71.50	78.63	69.80	19.90	112.65	56.80	127.11	63.38 to 109.18	248,040	173,135	
1515	6	90.26	88.12	82.05	21.87	107.39	58.46	110.11	58.46 to 110.11	177,862	145,942	
1537	5	81.72	83.13	79.83	10.74	104.14	70.87	100.56	N/A	201,458	160,816	
1539	7	61.82	82.08	61.66	41.72	133.13	50.45	173.73	50.45 to 173.73	141,829	87,446	
1541	4	63.39	64.46	70.61	29.56	91.29	45.13	85.92	N/A	142,819	100,841	
1543	10	83.62	104.80	71.92	54.61	145.73	51.75	337.00	54.28 to 110.81	117,768	84,693	
1789	3	84.25	84.77	79.39	10.44	106.79	71.84	98.23	N/A	160,966	127,785	
1791	4	79.96	65.03	76.49	24.00	85.01	13.33	86.85	N/A	100,500	76,875	
1793	9	81.11	81.87	76.04	26.70	107.66	50.89	127.60	52.51 to 116.94	136,535	103,827	
1795	8	71.96	71.86	70.28	9.81	102.25	58.16	88.25	58.16 to 88.25	192,305	135,160	
1821	9	75.43	82.70	74.13	25.36	111.56	53.30	131.54	61.25 to 109.74	162,098	120,163	
1823	7	76.07	81.31	81.16	9.74	100.19	72.31	96.06	72.31 to 96.06	98,584	80,010	
1825	2	93.21	93.21	93.20	0.03	100.01	93.18	93.24	N/A	105,802	98,607	
1827	4	83.87	92.71	79.62	25.60	116.44	64.25	138.84	N/A	195,312	155,500	
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	51	75.29	82.17	72.57	25.69	113.23	45.13	173.73	70.24 to 81.72	184,498	133,889	
2	17	81.11	78.26	77.51	22.11	100.97	13.33	127.60	61.12 to 91.80	121,965	94,529	
3	21	84.25	94.23	77.89	32.88	120.98	51.75	337.00	70.74 to 98.23	148,449	115,623	
4	13	74.25	76.70	73.77	11.89	103.97	58.16	93.24	66.33 to 89.18	153,657	113,347	
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

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	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(!: Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
11-0014												
11-0020												
19-0059	3	78.21	77.33	72.19	10.77	107.11	64.25	89.52	N/A	231,416	167,070	
20-0001	44	77.48	82.33	74.70	20.44	110.21	50.45	173.73	72.31 to 86.85	150,759	112,611	
20-0020	9	81.72	86.41	81.98	17.38	105.41	58.46	110.11	71.38 to 108.24	179,935	147,506	
20-0030	27	76.93	90.72	74.19	36.54	122.28	45.13	337.00	64.24 to 90.30	154,065	114,297	
20-0055	5	61.04	57.41	70.38	34.98	81.58	13.33	85.92	N/A	112,313	79,043	
20-0082	11	70.57	76.66	68.68	20.69	111.63	54.61	127.11	56.80 to 109.18	240,946	165,470	
27-0046	2	116.04	116.04	118.19	19.65	98.18	93.24	138.84	N/A	79,500	93,960	
27-0062												
27-0594	1	53.30	53.30	53.30			53.30	53.30	N/A	120,000	63,955	
87-0001												
NonValid School												
____ALL____	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	2	213.65	213.65	164.83	57.73	129.62	90.30	337.00	N/A	4,137	6,820	
10.01 TO 30.00	10	86.46	88.20	86.04	29.98	102.51	13.33	170.74	61.04 to 110.81	37,928	32,634	
30.01 TO 50.00	23	78.74	83.77	78.81	21.74	106.29	45.13	173.73	71.38 to 88.94	77,691	61,229	
50.01 TO 100.00	43	76.65	81.27	76.55	22.76	106.16	46.31	138.84	70.57 to 84.95	159,147	121,834	
100.01 TO 180.00	23	71.43	74.34	71.70	16.94	103.68	50.45	116.94	63.38 to 81.72	304,826	218,548	
180.01 TO 330.00	1	56.80	56.80	56.80			56.80	56.80	N/A	569,000	323,220	
____ALL____	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000	
DRY	63	76.93	84.33	72.96	24.75	115.57	50.45	337.00	71.43 to 84.25	172,874	126,135	
DRY-N/A	25	74.49	83.21	80.52	27.89	103.35	45.13	138.84	70.24 to 94.28	147,800	119,003	
GRASS	1	90.30	90.30	90.30			90.30	90.30	N/A	5,775	5,215	
GRASS-N/A	3	65.90	71.49	60.68	22.03	117.81	52.51	96.06	N/A	120,360	73,035	
IRRGTD	2	96.13	96.13	84.57	32.74	113.68	64.66	127.60	N/A	173,921	147,082	
IRRGTD-N/A	7	78.94	84.82	70.47	18.48	120.36	56.80	110.81	56.80 to 110.81	181,000	127,550	
____ALL____	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000
DRY	76	77.57	84.15	73.84	24.06	113.95	50.45	337.00	71.84 to 84.25	172,880	127,662
DRY-N/A	12	74.37	83.15	84.25	33.36	98.70	45.13	131.54	54.28 to 116.94	120,603	101,608
GRASS	2	93.18	93.18	95.46	3.09	97.61	90.30	96.06	N/A	27,887	26,622
GRASS-N/A	2	59.20	59.20	54.99	11.31	107.65	52.51	65.90	N/A	155,540	85,537
IRRGTD	7	75.43	88.60	72.00	29.10	123.05	56.80	127.60	56.80 to 127.60	194,406	139,980
IRRGTD-N/A	2	82.89	82.89	81.56	4.77	101.64	78.94	86.85	N/A	127,000	103,577
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**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	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000
DRY	86	77.57	84.60	75.04	25.26	112.74	46.31	337.00	72.49 to 84.25	168,303	126,294
DRY-N/A	2	58.72	58.72	53.87	23.14	109.01	45.13	72.31	N/A	56,000	30,165
GRASS	2	93.18	93.18	95.46	3.09	97.61	90.30	96.06	N/A	27,887	26,622
GRASS-N/A	2	59.20	59.20	54.99	11.31	107.65	52.51	65.90	N/A	155,540	85,537
IRRGTD	9	78.94	87.33	73.51	23.24	118.81	56.80	127.60	64.66 to 110.81	179,427	131,890
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**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	337.00	337.00	337.00			337.00	337.00	N/A	2,500	8,425
5000 TO 9999	1	90.30	90.30	90.30			90.30	90.30	N/A	5,775	5,215
Total \$											
1 TO 9999	2	213.65	213.65	164.83	57.73	129.62	90.30	337.00	N/A	4,137	6,820
10000 TO 29999	1	170.74	170.74	170.74			170.74	170.74	N/A	18,030	30,785
30000 TO 59999	15	86.46	90.70	92.26	28.91	98.31	13.33	173.73	72.31 to 110.81	42,181	38,917
60000 TO 99999	16	87.60	90.27	91.23	17.39	98.95	45.13	138.84	78.58 to 93.24	79,787	72,789
100000 TO 149999	24	79.72	82.27	82.07	20.97	100.25	46.31	127.60	70.57 to 98.23	125,184	102,735
150000 TO 249999	22	72.45	72.17	71.30	16.33	101.22	50.89	116.94	61.12 to 80.47	194,801	138,896
250000 TO 499999	20	70.81	71.23	70.56	12.69	100.95	52.51	103.42	63.38 to 76.21	315,157	222,366
500000 +	2	53.63	53.63	53.83	5.93	99.62	50.45	56.80	N/A	534,500	287,725
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 5122

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

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(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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<b>ASSESSED VALUE *</b>											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	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000	
5000 TO 9999	2	213.65	213.65	164.83	57.73	129.62	90.30	337.00	N/A	4,137	6,820	
Total \$ _____												
1 TO 9999	3	90.30	146.88	46.09	119.47	318.70	13.33	337.00	N/A	12,758	5,880	
10000 TO 29999	3	72.31	69.28	69.36	6.20	99.88	61.04	74.49	N/A	36,818	25,536	
30000 TO 59999	17	86.46	90.79	81.30	24.76	111.68	45.13	170.74	65.90 to 110.81	55,486	45,107	
60000 TO 99999	20	76.42	80.39	75.07	20.51	107.10	53.30	173.73	66.33 to 88.35	102,434	76,892	
100000 TO 149999	30	80.03	84.54	78.24	24.82	108.05	50.89	138.84	72.42 to 93.18	158,358	123,905	
150000 TO 249999	22	75.82	76.33	74.23	13.33	102.83	58.16	116.94	64.25 to 84.70	263,744	195,779	
250000 TO 499999	7	66.58	68.82	65.90	16.08	104.43	50.45	103.42	50.45 to 103.42	414,857	273,388	
ALL												
	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

# **SPECIAL VALUE SECTION CORRELATION FOR CUMING COUNTY**

## **II. Special Value Correlation**

There are no sales to indicate that Cuming County is affected by special value, for purposes of valuation. The special value is derived from the sales file and equalized to the surrounding market values on a yearly basis. It is the opinion that the level of value for special value in Cuming County is equal to the uninfluenced agricultural level.

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

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AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	108.32	108.32	109.35	17.35	99.05	89.52	127.11	N/A	79,382	86,807
10/01/02 TO 12/31/02	3	81.29	84.13	87.08	16.13	96.62	65.90	105.22	N/A	103,308	89,961
01/01/03 TO 03/31/03	9	78.74	87.63	87.62	18.89	100.00	71.38	127.60	71.84 to 103.42	136,580	119,677
04/01/03 TO 06/30/03	10	90.85	101.40	92.49	21.03	109.64	74.49	170.74	76.21 to 116.94	105,477	97,557
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	17	78.58	77.81	75.82	10.87	102.63	46.31	91.80	70.57 to 88.25	167,871	127,274
01/01/04 TO 03/31/04	15	81.72	79.52	78.40	23.17	101.42	13.33	128.85	64.28 to 93.18	157,798	123,719
04/01/04 TO 06/30/04	9	88.94	97.03	87.29	32.99	111.15	45.13	173.73	66.33 to 131.54	77,020	67,232
07/01/04 TO 09/30/04	2	51.70	51.70	51.80	1.57	99.81	50.89	52.51	N/A	226,469	117,300
10/01/04 TO 12/31/04	10	74.17	104.93	71.80	54.09	146.14	61.12	337.00	61.74 to 138.84	165,814	119,060
01/01/05 TO 03/31/05	17	63.38	67.50	65.44	15.36	103.16	50.45	94.28	56.80 to 80.47	253,698	166,020
04/01/05 TO 06/30/05	8	62.64	67.03	64.27	16.99	104.28	51.75	96.06	51.75 to 96.06	188,399	121,088
<u>Study Years</u>											
07/01/02 TO 06/30/03	24	88.99	94.65	90.68	19.71	104.38	65.90	170.74	76.21 to 105.22	114,695	104,006
07/01/03 TO 06/30/04	41	81.59	82.65	78.20	21.04	105.70	13.33	173.73	72.59 to 86.46	144,243	112,793
07/01/04 TO 06/30/05	37	63.57	76.66	65.77	29.68	116.56	50.45	337.00	61.25 to 74.25	214,355	140,979
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	36	84.83	86.82	82.06	16.43	105.79	46.31	170.74	74.49 to 88.46	142,717	117,120
01/01/04 TO 12/31/04	36	76.36	89.41	75.15	37.16	118.98	13.33	337.00	66.33 to 88.94	143,645	107,947
<u>ALL</u>											
	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

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Base Stat

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Printed: 04/04/2006 10:45:20

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1509	6	69.36	85.44	66.48	32.43	128.51	61.74	170.74	61.74 to 170.74	175,057	116,386	
1511	8	83.00	84.55	82.22	14.85	102.83	64.28	128.85	64.28 to 128.85	182,106	149,725	
1513	10	71.50	78.63	69.80	19.90	112.65	56.80	127.11	63.38 to 109.18	248,040	173,135	
1515	6	90.26	88.12	82.05	21.87	107.39	58.46	110.11	58.46 to 110.11	177,862	145,942	
1537	5	81.72	83.13	79.83	10.74	104.14	70.87	100.56	N/A	201,458	160,816	
1539	7	61.82	82.08	61.66	41.72	133.13	50.45	173.73	50.45 to 173.73	141,829	87,446	
1541	4	63.39	64.46	70.61	29.56	91.29	45.13	85.92	N/A	142,819	100,841	
1543	10	83.62	104.80	71.92	54.61	145.73	51.75	337.00	54.28 to 110.81	117,768	84,693	
1789	3	84.25	84.77	79.39	10.44	106.79	71.84	98.23	N/A	160,966	127,785	
1791	4	79.96	65.03	76.49	24.00	85.01	13.33	86.85	N/A	100,500	76,875	
1793	9	81.11	81.87	76.04	26.70	107.66	50.89	127.60	52.51 to 116.94	136,535	103,827	
1795	8	71.96	71.86	70.28	9.81	102.25	58.16	88.25	58.16 to 88.25	192,305	135,160	
1821	9	75.43	82.70	74.13	25.36	111.56	53.30	131.54	61.25 to 109.74	162,098	120,163	
1823	7	76.07	81.31	81.16	9.74	100.19	72.31	96.06	72.31 to 96.06	98,584	80,010	
1825	2	93.21	93.21	93.20	0.03	100.01	93.18	93.24	N/A	105,802	98,607	
1827	4	83.87	92.71	79.62	25.60	116.44	64.25	138.84	N/A	195,312	155,500	
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	51	75.29	82.17	72.57	25.69	113.23	45.13	173.73	70.24 to 81.72	184,498	133,889	
2	17	81.11	78.26	77.51	22.11	100.97	13.33	127.60	61.12 to 91.80	121,965	94,529	
3	21	84.25	94.23	77.89	32.88	120.98	51.75	337.00	70.74 to 98.23	148,449	115,623	
4	13	74.25	76.70	73.77	11.89	103.97	58.16	93.24	66.33 to 89.18	153,657	113,347	
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

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	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 5122

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(!: Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
11-0014												
11-0020												
19-0059	3	78.21	77.33	72.19	10.77	107.11	64.25	89.52	N/A	231,416	167,070	
20-0001	44	77.48	82.33	74.70	20.44	110.21	50.45	173.73	72.31 to 86.85	150,759	112,611	
20-0020	9	81.72	86.41	81.98	17.38	105.41	58.46	110.11	71.38 to 108.24	179,935	147,506	
20-0030	27	76.93	90.72	74.19	36.54	122.28	45.13	337.00	64.24 to 90.30	154,065	114,297	
20-0055	5	61.04	57.41	70.38	34.98	81.58	13.33	85.92	N/A	112,313	79,043	
20-0082	11	70.57	76.66	68.68	20.69	111.63	54.61	127.11	56.80 to 109.18	240,946	165,470	
27-0046	2	116.04	116.04	118.19	19.65	98.18	93.24	138.84	N/A	79,500	93,960	
27-0062												
27-0594	1	53.30	53.30	53.30			53.30	53.30	N/A	120,000	63,955	
87-0001												
NonValid School												
____ALL____	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	2	213.65	213.65	164.83	57.73	129.62	90.30	337.00	N/A	4,137	6,820	
10.01 TO 30.00	10	86.46	88.20	86.04	29.98	102.51	13.33	170.74	61.04 to 110.81	37,928	32,634	
30.01 TO 50.00	23	78.74	83.77	78.81	21.74	106.29	45.13	173.73	71.38 to 88.94	77,691	61,229	
50.01 TO 100.00	43	76.65	81.27	76.55	22.76	106.16	46.31	138.84	70.57 to 84.95	159,147	121,834	
100.01 TO 180.00	23	71.43	74.34	71.70	16.94	103.68	50.45	116.94	63.38 to 81.72	304,826	218,548	
180.01 TO 330.00	1	56.80	56.80	56.80			56.80	56.80	N/A	569,000	323,220	
____ALL____	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000	
DRY	63	76.93	84.33	72.96	24.75	115.57	50.45	337.00	71.43 to 84.25	172,874	126,135	
DRY-N/A	25	74.49	83.21	80.52	27.89	103.35	45.13	138.84	70.24 to 94.28	147,800	119,003	
GRASS	1	90.30	90.30	90.30			90.30	90.30	N/A	5,775	5,215	
GRASS-N/A	3	65.90	71.49	60.68	22.03	117.81	52.51	96.06	N/A	120,360	73,035	
IRRGTD	2	96.13	96.13	84.57	32.74	113.68	64.66	127.60	N/A	173,921	147,082	
IRRGTD-N/A	7	78.94	84.82	70.47	18.48	120.36	56.80	110.81	56.80 to 110.81	181,000	127,550	
____ALL____	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	



**PA&T 2006 Special Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(!: Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000
DRY	76	77.57	84.15	73.84	24.06	113.95	50.45	337.00	71.84 to 84.25	172,880	127,662
DRY-N/A	12	74.37	83.15	84.25	33.36	98.70	45.13	131.54	54.28 to 116.94	120,603	101,608
GRASS	2	93.18	93.18	95.46	3.09	97.61	90.30	96.06	N/A	27,887	26,622
GRASS-N/A	2	59.20	59.20	54.99	11.31	107.65	52.51	65.90	N/A	155,540	85,537
IRRGTD	7	75.43	88.60	72.00	29.10	123.05	56.80	127.60	56.80 to 127.60	194,406	139,980
IRRGTD-N/A	2	82.89	82.89	81.56	4.77	101.64	78.94	86.85	N/A	127,000	103,577
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**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	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000
DRY	86	77.57	84.60	75.04	25.26	112.74	46.31	337.00	72.49 to 84.25	168,303	126,294
DRY-N/A	2	58.72	58.72	53.87	23.14	109.01	45.13	72.31	N/A	56,000	30,165
GRASS	2	93.18	93.18	95.46	3.09	97.61	90.30	96.06	N/A	27,887	26,622
GRASS-N/A	2	59.20	59.20	54.99	11.31	107.65	52.51	65.90	N/A	155,540	85,537
IRRGTD	9	78.94	87.33	73.51	23.24	118.81	56.80	127.60	64.66 to 110.81	179,427	131,890
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**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	337.00	337.00	337.00			337.00	337.00	N/A	2,500	8,425
5000 TO 9999	1	90.30	90.30	90.30			90.30	90.30	N/A	5,775	5,215
Total \$											
1 TO 9999	2	213.65	213.65	164.83	57.73	129.62	90.30	337.00	N/A	4,137	6,820
10000 TO 29999	1	170.74	170.74	170.74			170.74	170.74	N/A	18,030	30,785
30000 TO 59999	15	86.46	90.70	92.26	28.91	98.31	13.33	173.73	72.31 to 110.81	42,181	38,917
60000 TO 99999	16	87.60	90.27	91.23	17.39	98.95	45.13	138.84	78.58 to 93.24	79,787	72,789
100000 TO 149999	24	79.72	82.27	82.07	20.97	100.25	46.31	127.60	70.57 to 98.23	125,184	102,735
150000 TO 249999	22	72.45	72.17	71.30	16.33	101.22	50.89	116.94	61.12 to 80.47	194,801	138,896
250000 TO 499999	20	70.81	71.23	70.56	12.69	100.95	52.51	103.42	63.38 to 76.21	315,157	222,366
500000 +	2	53.63	53.63	53.83	5.93	99.62	50.45	56.80	N/A	534,500	287,725
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(!: Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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<b>ASSESSED VALUE *</b>											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	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000	
5000 TO 9999	2	213.65	213.65	164.83	57.73	129.62	90.30	337.00	N/A	4,137	6,820	
Total \$												
1 TO 9999	3	90.30	146.88	46.09	119.47	318.70	13.33	337.00	N/A	12,758	5,880	
10000 TO 29999	3	72.31	69.28	69.36	6.20	99.88	61.04	74.49	N/A	36,818	25,536	
30000 TO 59999	17	86.46	90.79	81.30	24.76	111.68	45.13	170.74	65.90 to 110.81	55,486	45,107	
60000 TO 99999	20	76.42	80.39	75.07	20.51	107.10	53.30	173.73	66.33 to 88.35	102,434	76,892	
100000 TO 149999	30	80.03	84.54	78.24	24.82	108.05	50.89	138.84	72.42 to 93.18	158,358	123,905	
150000 TO 249999	22	75.82	76.33	74.23	13.33	102.83	58.16	116.94	64.25 to 84.70	263,744	195,779	
250000 TO 499999	7	66.58	68.82	65.90	16.08	104.43	50.45	103.42	50.45 to 103.42	414,857	273,388	
ALL												
	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

# **SPECIAL VALUE SECTION CORRELATION FOR CUMING COUNTY**

## **III. Recapture Value Correlation**

In Cuming County a review of the 2006 Agricultural Unimproved statistics of the sales indicated that there were no sales with recapture value. There is no other information available to suggest that the level of value is not in compliance.

**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(! : Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	108.32	108.32	109.35	17.35	99.05	89.52	127.11	N/A	79,382	86,807
10/01/02 TO 12/31/02	3	81.29	84.13	87.08	16.13	96.62	65.90	105.22	N/A	103,308	89,961
01/01/03 TO 03/31/03	9	78.74	87.63	87.62	18.89	100.00	71.38	127.60	71.84 to 103.42	136,580	119,677
04/01/03 TO 06/30/03	10	90.85	101.40	92.49	21.03	109.64	74.49	170.74	76.21 to 116.94	105,477	97,557
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	17	78.58	77.81	75.82	10.87	102.63	46.31	91.80	70.57 to 88.25	167,871	127,274
01/01/04 TO 03/31/04	15	81.72	79.52	78.40	23.17	101.42	13.33	128.85	64.28 to 93.18	157,798	123,719
04/01/04 TO 06/30/04	9	88.94	97.03	87.29	32.99	111.15	45.13	173.73	66.33 to 131.54	77,020	67,232
07/01/04 TO 09/30/04	2	51.70	51.70	51.80	1.57	99.81	50.89	52.51	N/A	226,469	117,300
10/01/04 TO 12/31/04	10	74.17	104.93	71.80	54.09	146.14	61.12	337.00	61.74 to 138.84	165,814	119,060
01/01/05 TO 03/31/05	17	63.38	67.50	65.44	15.36	103.16	50.45	94.28	56.80 to 80.47	253,698	166,020
04/01/05 TO 06/30/05	8	62.64	67.03	64.27	16.99	104.28	51.75	96.06	51.75 to 96.06	188,399	121,088
<u>Study Years</u>											
07/01/02 TO 06/30/03	24	88.99	94.65	90.68	19.71	104.38	65.90	170.74	76.21 to 105.22	114,695	104,006
07/01/03 TO 06/30/04	41	81.59	82.65	78.20	21.04	105.70	13.33	173.73	72.59 to 86.46	144,243	112,793
07/01/04 TO 06/30/05	37	63.57	76.66	65.77	29.68	116.56	50.45	337.00	61.25 to 74.25	214,355	140,979
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	36	84.83	86.82	82.06	16.43	105.79	46.31	170.74	74.49 to 88.46	142,717	117,120
01/01/04 TO 12/31/04	36	76.36	89.41	75.15	37.16	118.98	13.33	337.00	66.33 to 88.94	143,645	107,947
<u>ALL</u>											
	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(! : Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1509	6	69.36	85.44	66.48	32.43	128.51	61.74	170.74	61.74 to 170.74	175,057	116,386	
1511	8	83.00	84.55	82.22	14.85	102.83	64.28	128.85	64.28 to 128.85	182,106	149,725	
1513	10	71.50	78.63	69.80	19.90	112.65	56.80	127.11	63.38 to 109.18	248,040	173,135	
1515	6	90.26	88.12	82.05	21.87	107.39	58.46	110.11	58.46 to 110.11	177,862	145,942	
1537	5	81.72	83.13	79.83	10.74	104.14	70.87	100.56	N/A	201,458	160,816	
1539	7	61.82	82.08	61.66	41.72	133.13	50.45	173.73	50.45 to 173.73	141,829	87,446	
1541	4	63.39	64.46	70.61	29.56	91.29	45.13	85.92	N/A	142,819	100,841	
1543	10	83.62	104.80	71.92	54.61	145.73	51.75	337.00	54.28 to 110.81	117,768	84,693	
1789	3	84.25	84.77	79.39	10.44	106.79	71.84	98.23	N/A	160,966	127,785	
1791	4	79.96	65.03	76.49	24.00	85.01	13.33	86.85	N/A	100,500	76,875	
1793	9	81.11	81.87	76.04	26.70	107.66	50.89	127.60	52.51 to 116.94	136,535	103,827	
1795	8	71.96	71.86	70.28	9.81	102.25	58.16	88.25	58.16 to 88.25	192,305	135,160	
1821	9	75.43	82.70	74.13	25.36	111.56	53.30	131.54	61.25 to 109.74	162,098	120,163	
1823	7	76.07	81.31	81.16	9.74	100.19	72.31	96.06	72.31 to 96.06	98,584	80,010	
1825	2	93.21	93.21	93.20	0.03	100.01	93.18	93.24	N/A	105,802	98,607	
1827	4	83.87	92.71	79.62	25.60	116.44	64.25	138.84	N/A	195,312	155,500	
_____ALL_____												
	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	51	75.29	82.17	72.57	25.69	113.23	45.13	173.73	70.24 to 81.72	184,498	133,889	
2	17	81.11	78.26	77.51	22.11	100.97	13.33	127.60	61.12 to 91.80	121,965	94,529	
3	21	84.25	94.23	77.89	32.88	120.98	51.75	337.00	70.74 to 98.23	148,449	115,623	
4	13	74.25	76.70	73.77	11.89	103.97	58.16	93.24	66.33 to 89.18	153,657	113,347	
_____ALL_____												
	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

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	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	
_____ALL_____												
	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950	

**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(!: Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0014											
11-0020											
19-0059	3	78.21	77.33	72.19	10.77	107.11	64.25	89.52	N/A	231,416	167,070
20-0001	44	77.48	82.33	74.70	20.44	110.21	50.45	173.73	72.31 to 86.85	150,759	112,611
20-0020	9	81.72	86.41	81.98	17.38	105.41	58.46	110.11	71.38 to 108.24	179,935	147,506
20-0030	27	76.93	90.72	74.19	36.54	122.28	45.13	337.00	64.24 to 90.30	154,065	114,297
20-0055	5	61.04	57.41	70.38	34.98	81.58	13.33	85.92	N/A	112,313	79,043
20-0082	11	70.57	76.66	68.68	20.69	111.63	54.61	127.11	56.80 to 109.18	240,946	165,470
27-0046	2	116.04	116.04	118.19	19.65	98.18	93.24	138.84	N/A	79,500	93,960
27-0062											
27-0594	1	53.30	53.30	53.30			53.30	53.30	N/A	120,000	63,955
87-0001											
NonValid School											
____ALL____	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**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	2	213.65	213.65	164.83	57.73	129.62	90.30	337.00	N/A	4,137	6,820
10.01 TO 30.00	10	86.46	88.20	86.04	29.98	102.51	13.33	170.74	61.04 to 110.81	37,928	32,634
30.01 TO 50.00	23	78.74	83.77	78.81	21.74	106.29	45.13	173.73	71.38 to 88.94	77,691	61,229
50.01 TO 100.00	43	76.65	81.27	76.55	22.76	106.16	46.31	138.84	70.57 to 84.95	159,147	121,834
100.01 TO 180.00	23	71.43	74.34	71.70	16.94	103.68	50.45	116.94	63.38 to 81.72	304,826	218,548
180.01 TO 330.00	1	56.80	56.80	56.80			56.80	56.80	N/A	569,000	323,220
____ALL____	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**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	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000
DRY	63	76.93	84.33	72.96	24.75	115.57	50.45	337.00	71.43 to 84.25	172,874	126,135
DRY-N/A	25	74.49	83.21	80.52	27.89	103.35	45.13	138.84	70.24 to 94.28	147,800	119,003
GRASS	1	90.30	90.30	90.30			90.30	90.30	N/A	5,775	5,215
GRASS-N/A	3	65.90	71.49	60.68	22.03	117.81	52.51	96.06	N/A	120,360	73,035
IRRGTD	2	96.13	96.13	84.57	32.74	113.68	64.66	127.60	N/A	173,921	147,082
IRRGTD-N/A	7	78.94	84.82	70.47	18.48	120.36	56.80	110.81	56.80 to 110.81	181,000	127,550
____ALL____	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72		
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09		(!: Derived)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15		(!: land+NAT=0)
(AgLand) TOTAL Assessed Value:	12,336,970								
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00				
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33				

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000
DRY	76	77.57	84.15	73.84	24.06	113.95	50.45	337.00	71.84 to 84.25	172,880	127,662
DRY-N/A	12	74.37	83.15	84.25	33.36	98.70	45.13	131.54	54.28 to 116.94	120,603	101,608
GRASS	2	93.18	93.18	95.46	3.09	97.61	90.30	96.06	N/A	27,887	26,622
GRASS-N/A	2	59.20	59.20	54.99	11.31	107.65	52.51	65.90	N/A	155,540	85,537
IRRGTD	7	75.43	88.60	72.00	29.10	123.05	56.80	127.60	56.80 to 127.60	194,406	139,980
IRRGTD-N/A	2	82.89	82.89	81.56	4.77	101.64	78.94	86.85	N/A	127,000	103,577
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**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	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000
DRY	86	77.57	84.60	75.04	25.26	112.74	46.31	337.00	72.49 to 84.25	168,303	126,294
DRY-N/A	2	58.72	58.72	53.87	23.14	109.01	45.13	72.31	N/A	56,000	30,165
GRASS	2	93.18	93.18	95.46	3.09	97.61	90.30	96.06	N/A	27,887	26,622
GRASS-N/A	2	59.20	59.20	54.99	11.31	107.65	52.51	65.90	N/A	155,540	85,537
IRRGTD	9	78.94	87.33	73.51	23.24	118.81	56.80	127.60	64.66 to 110.81	179,427	131,890
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**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	337.00	337.00	337.00			337.00	337.00	N/A	2,500	8,425
5000 TO 9999	1	90.30	90.30	90.30			90.30	90.30	N/A	5,775	5,215
Total \$											
1 TO 9999	2	213.65	213.65	164.83	57.73	129.62	90.30	337.00	N/A	4,137	6,820
10000 TO 29999	1	170.74	170.74	170.74			170.74	170.74	N/A	18,030	30,785
30000 TO 59999	15	86.46	90.70	92.26	28.91	98.31	13.33	173.73	72.31 to 110.81	42,181	38,917
60000 TO 99999	16	87.60	90.27	91.23	17.39	98.95	45.13	138.84	78.58 to 93.24	79,787	72,789
100000 TO 149999	24	79.72	82.27	82.07	20.97	100.25	46.31	127.60	70.57 to 98.23	125,184	102,735
150000 TO 249999	22	72.45	72.17	71.30	16.33	101.22	50.89	116.94	61.12 to 80.47	194,801	138,896
250000 TO 499999	20	70.81	71.23	70.56	12.69	100.95	52.51	103.42	63.38 to 76.21	315,157	222,366
500000 +	2	53.63	53.63	53.83	5.93	99.62	50.45	56.80	N/A	534,500	287,725
ALL	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950

**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 5122

Type: Qualified

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

NUMBER of Sales:	102	<b>MEDIAN:</b>	<b>77</b>	COV:	42.32	95% Median C.I.:	72.49 to 81.72	(!: Derived)
(AgLand) TOTAL Sales Price:	16,653,826	WGT. MEAN:	74	STD:	35.26	95% Wgt. Mean C.I.:	70.57 to 78.09	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,597,826	MEAN:	83	AVG.ABS.DEV:	19.80	95% Mean C.I.:	76.46 to 90.15	
(AgLand) TOTAL Assessed Value:	12,336,970							
AVG. Adj. Sales Price:	162,723	COD:	25.79	MAX Sales Ratio:	337.00			
AVG. Assessed Value:	120,950	PRD:	112.08	MIN Sales Ratio:	13.33			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	13.33	13.33	13.33			13.33	13.33	N/A	30,000	4,000
5000 TO 9999	2	213.65	213.65	164.83	57.73	129.62	90.30	337.00	N/A	4,137	6,820
Total \$ _____											
1 TO 9999	3	90.30	146.88	46.09	119.47	318.70	13.33	337.00	N/A	12,758	5,880
10000 TO 29999	3	72.31	69.28	69.36	6.20	99.88	61.04	74.49	N/A	36,818	25,536
30000 TO 59999	17	86.46	90.79	81.30	24.76	111.68	45.13	170.74	65.90 to 110.81	55,486	45,107
60000 TO 99999	20	76.42	80.39	75.07	20.51	107.10	53.30	173.73	66.33 to 88.35	102,434	76,892
100000 TO 149999	30	80.03	84.54	78.24	24.82	108.05	50.89	138.84	72.42 to 93.18	158,358	123,905
150000 TO 249999	22	75.82	76.33	74.23	13.33	102.83	58.16	116.94	64.25 to 84.70	263,744	195,779
250000 TO 499999	7	66.58	68.82	65.90	16.08	104.43	50.45	103.42	50.45 to 103.42	414,857	273,388
ALL											
	102	76.79	83.30	74.33	25.79	112.08	13.33	337.00	72.49 to 81.72	162,723	120,950



March 1, 2006

Nebraska Department of  
Property Assessment of Taxation  
1033 "O" Street, Suite 600  
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 74-80% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The recapture values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

Cherie J. Kreikemeier  
CUMING COUNTY ASSESSOR

## **Purpose Statements**

### **Commission Summary**

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

### **Property Tax Administrator's Opinions & Recommendations**

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

### **Correlation Section**

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

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

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

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

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

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

### **Statistical Reports Section**

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

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

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

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

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

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

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

### **County Assessment Survey**

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

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

## **County Reports Section**

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

### **County Abstract of Assessment for Real Property, Form 45**

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

### **County Agricultural Land Detail**

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

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

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

## **Special Valuation Section**

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

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

### **Nebraska Constitutional Provisions:**

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

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

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

### **Nebraska Statutory Provisions for Agricultural Land:**

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

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

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

### **Nebraska Statutory Provisions for Special Valuation:**

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

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

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

### **Nebraska Statutory Provisions for Measurement of Level of Value:**

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

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

### **Discussion of the Constitutional and Statutory Provisions:**

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

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

### **Discussion of Special Valuation:**

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

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

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

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

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

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

### **Measurement of Special Valuation**

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

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



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

#### Rent Data

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

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

#### Rate Data

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

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

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

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

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

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

#### Valuation Calculation

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

#### Measurement Calculation

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

### **Measurement of Recapture Valuation**

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

### **Measurement of Agricultural Land Valuation**

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

### **Purpose Statements Section**

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

### **Glossary**

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

### **Technical Specifications Section**

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

### **Certification**

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

### **Map Section**

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

### **Valuation History Charts Section**

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

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Commission Summary Calculations

### For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

### For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

**VI. Analysis of R&O COD and PRD**

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max



## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

### **Agricultural: (Optional)**

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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

## Statistical Calculations

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

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

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

## Coding Information & Calculations

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

### Number of Sales

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

### Total Sales Price

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

### Total Adj. Sales Price

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

### Total Assessed Value

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

### Avg. Adj. Sales Price

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

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:
- Calculation
  - If the number of ratios is Odd
    - $j = 1.96 \times \sqrt{n}/2$
  - If the number of ratios is Even
    - $j = 1.96 \times \sqrt{n}/2 + 0.5$
  - 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:*

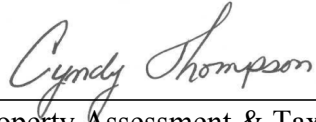
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

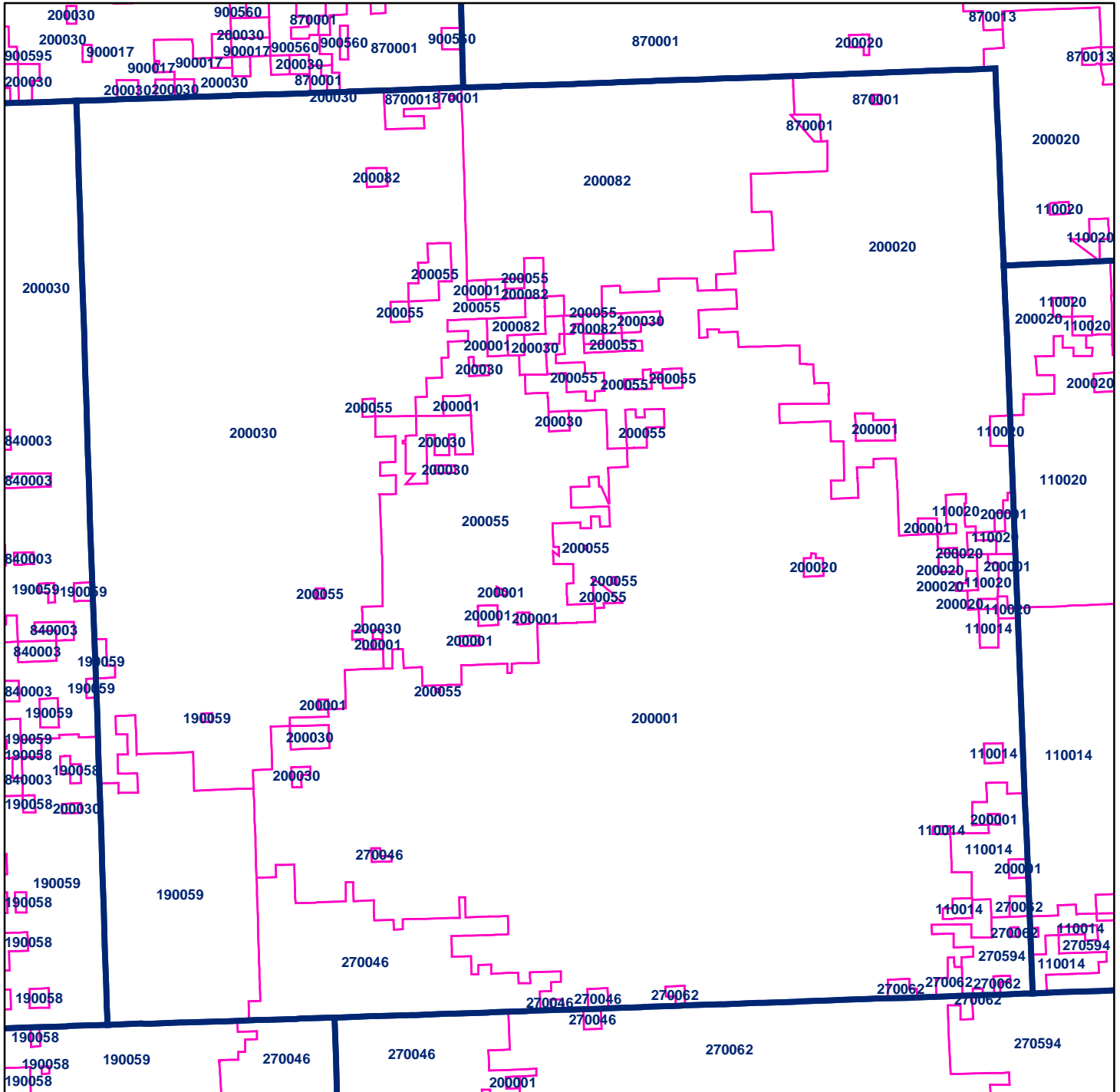
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Cuming County County Assessor, by certified mail, return receipt requested, 7024 1160 0001 1212 7949.

Dated this 10th day of April, 2006.

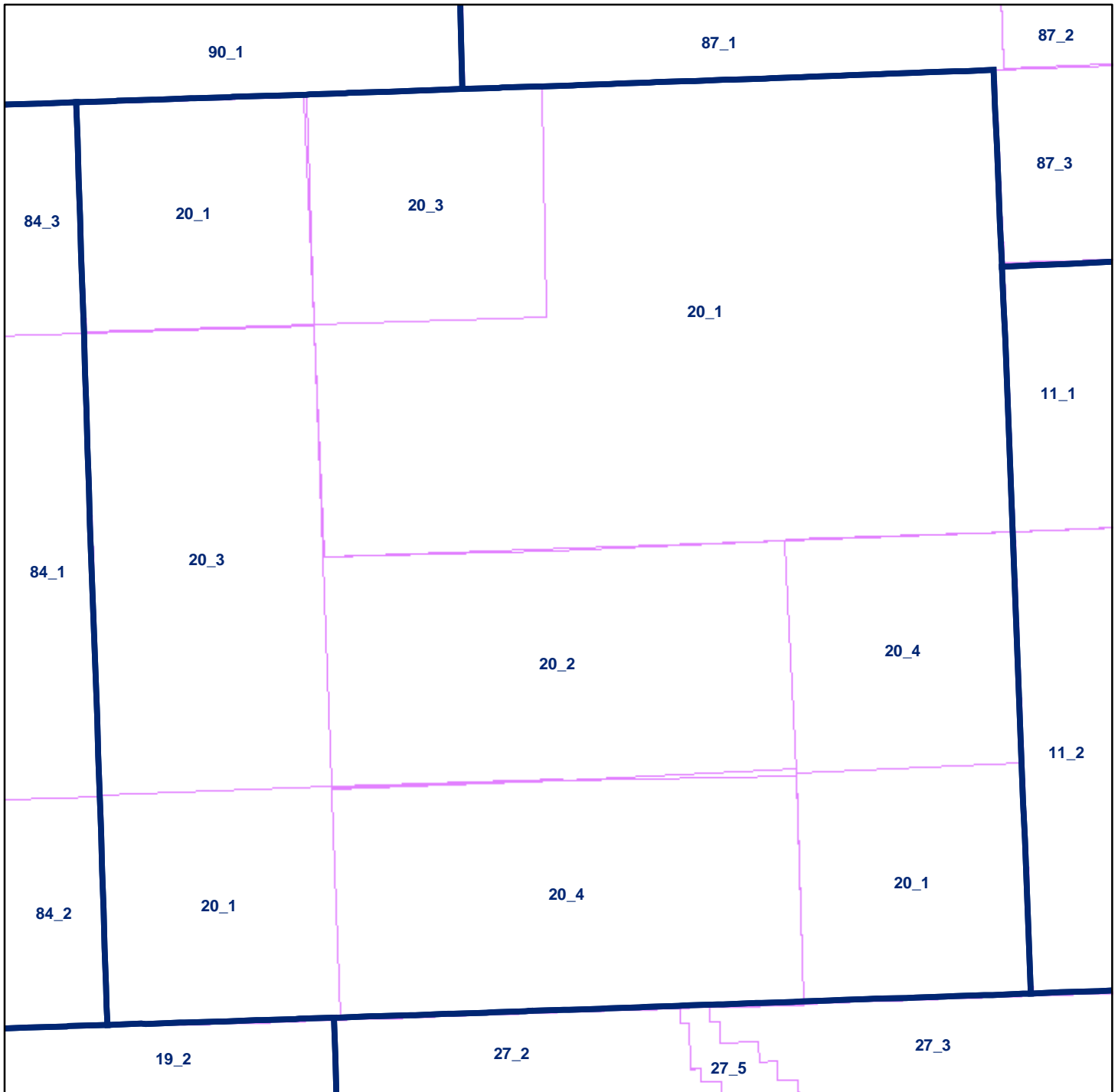
  

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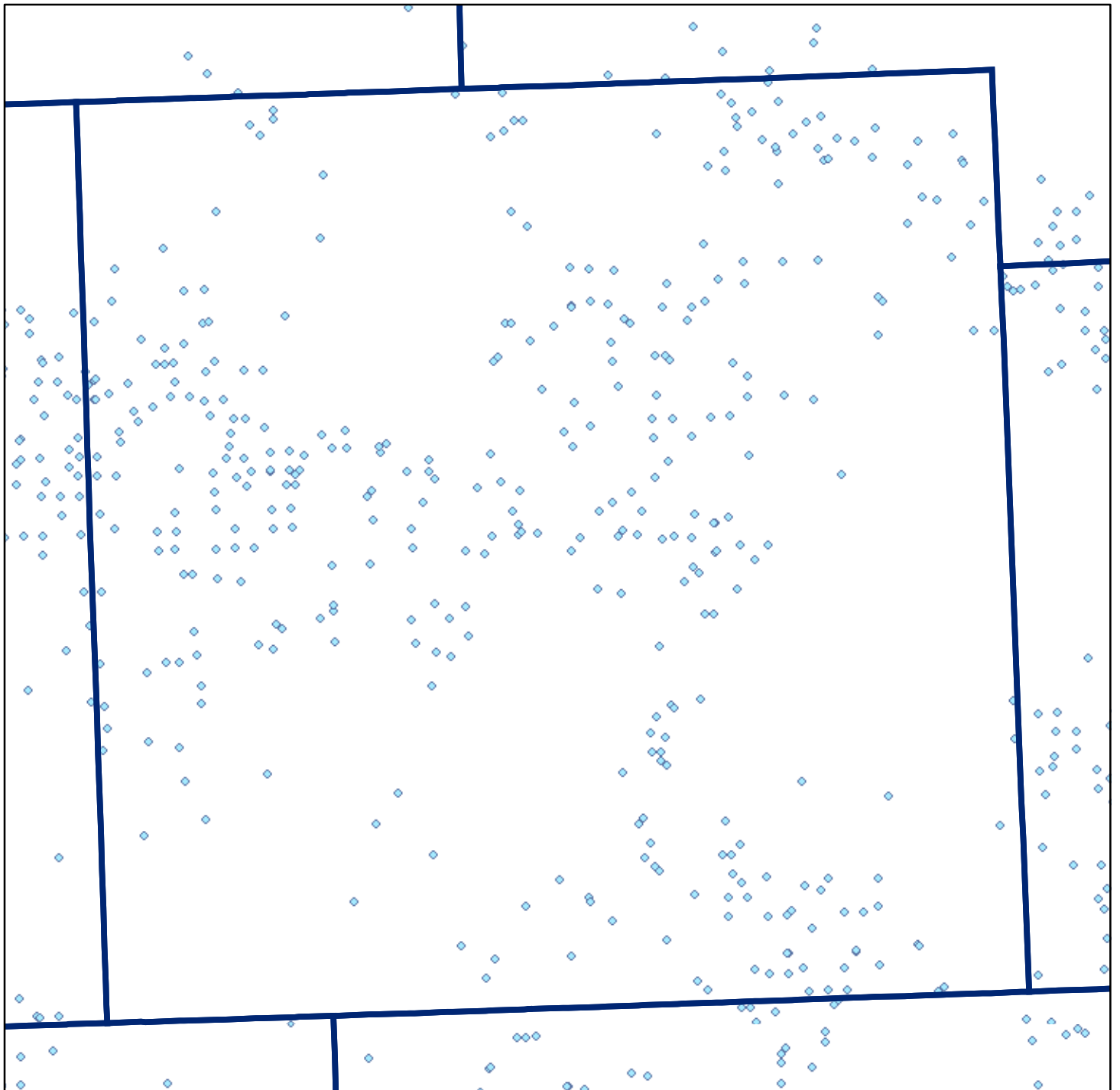
Property Assessment & Taxation



School Districts



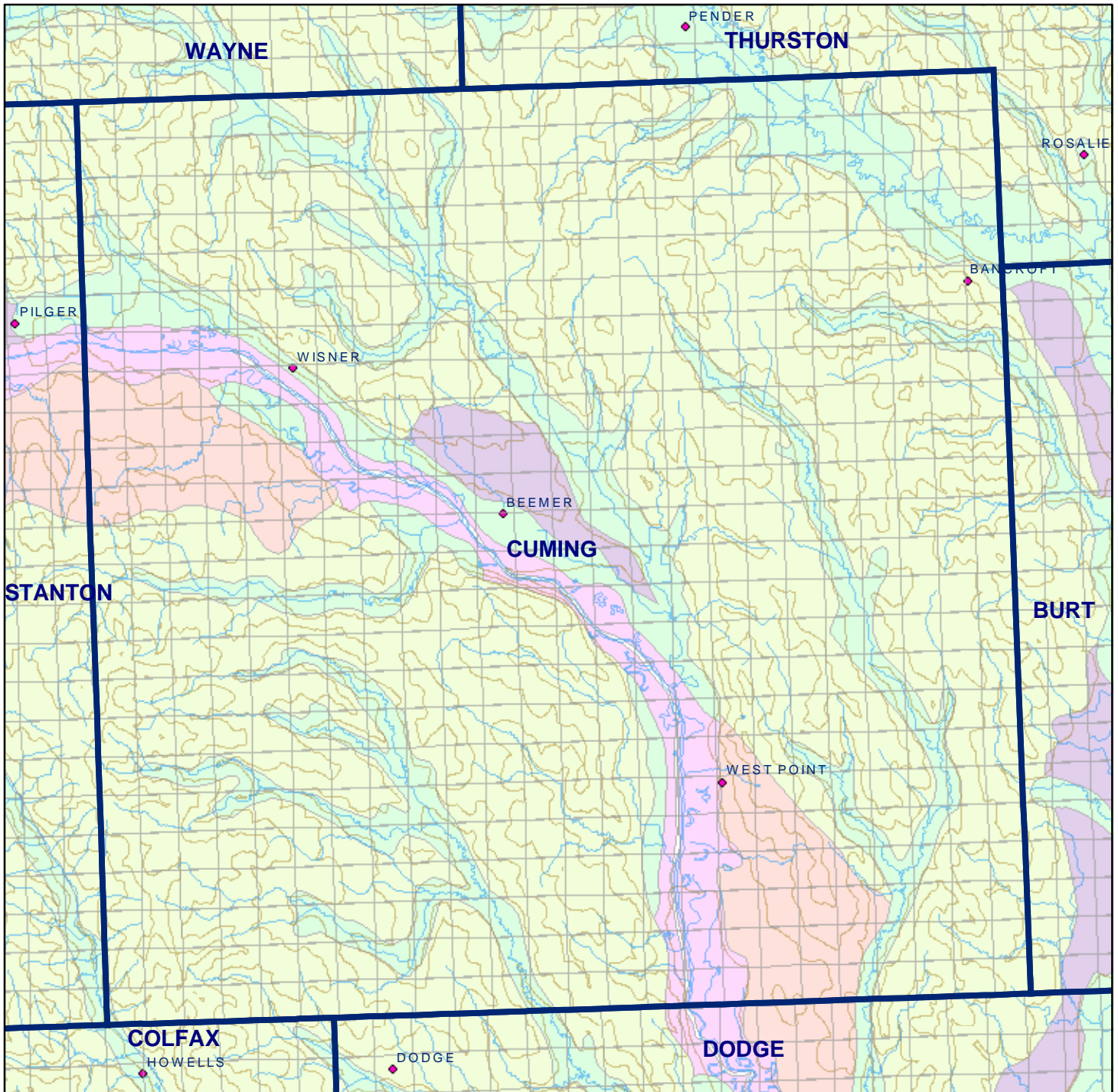
 Market Areas



● Registered Wells > 500 GPM

1265	1263	1261	1259	1257	1255
1507	1509	1511	1513	1515	1517
1545	1543	1541	1539	1537	1535
1787	1789	1791	1793	1795	1797
1829	1827	1825	1823	1821	1819
2071	2073	2075	2077	2079	2081

 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

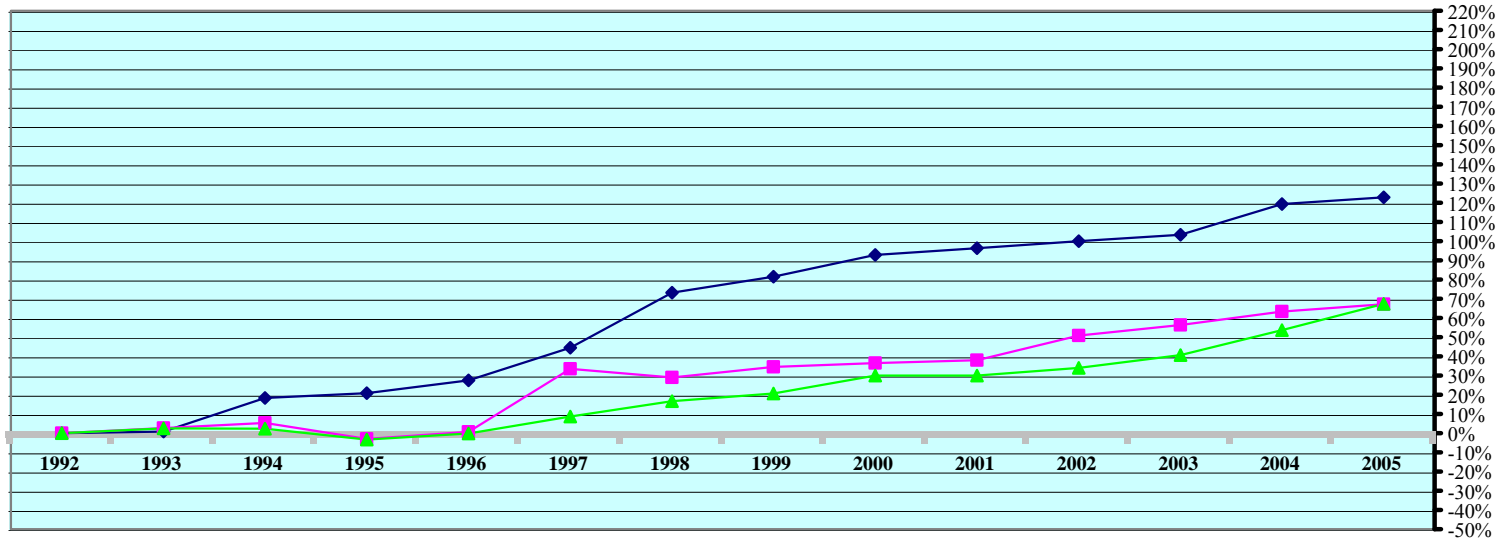
**Cuming County**





### REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005

◆ ResRec  
 ■ Comm&Indust  
 ▲ Total Agland



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	79,101,295	--	--	--	36,198,310	--	--	--	295,799,000	--	--	--
1993	79,809,895	708,600	0.90%	0.90%	37,177,665	979,355	2.71%	2.71%	303,291,130	7,492,130	2.53%	2.53%
1994	93,604,125	13,794,230	17.28%	18.33%	38,101,070	923,405	2.48%	5.26%	302,888,115	-403,015	-0.13%	2.40%
1995	95,537,525	1,933,400	2.07%	20.78%	35,119,265	-2,981,805	-7.83%	-2.98%	285,874,610	-17,013,505	-5.62%	-3.36%
1996	100,835,232	5,297,707	5.55%	27.48%	36,467,080	1,347,815	3.84%	0.74%	295,433,770	9,559,160	3.34%	-0.12%
1997	114,263,655	13,428,423	13.32%	44.45%	48,350,525	11,883,445	32.59%	33.57%	321,584,950	26,151,180	8.85%	8.72%
1998	136,947,937	22,684,282	19.85%	73.13%	46,691,945	-1,658,580	-3.43%	28.99%	345,014,860	23,429,910	7.29%	16.64%
1999	143,572,685	6,624,748	4.84%	81.50%	48,665,240	1,973,295	4.23%	34.44%	356,827,730	11,812,870	3.42%	20.63%
2000	152,477,335	8,904,650	6.20%	92.76%	49,420,507	755,267	1.55%	36.53%	384,456,170	27,628,440	7.74%	29.97%
2001	155,243,410	2,766,075	1.81%	96.26%	49,949,087	528,580	1.07%	37.99%	384,508,750	52,580	0.01%	29.99%
2002	158,204,260	2,960,850	1.91%	100.00%	54,572,635	4,623,548	9.26%	50.76%	396,303,705	11,794,955	3.07%	33.98%
2003	160,880,135	2,675,875	1.69%	103.38%	56,601,520	2,028,885	3.72%	56.37%	416,296,200	19,992,495	5.04%	40.74%
2004	173,503,380	12,623,245	7.85%	119.34%	59,116,430	2,514,910	4.44%	63.31%	454,352,305	38,056,105	9.14%	53.60%
2005	176,198,815	2,695,435	1.55%	122.75%	60,496,405	1,379,975	2.33%	67.12%	494,967,700	40,615,395	8.94%	67.33%

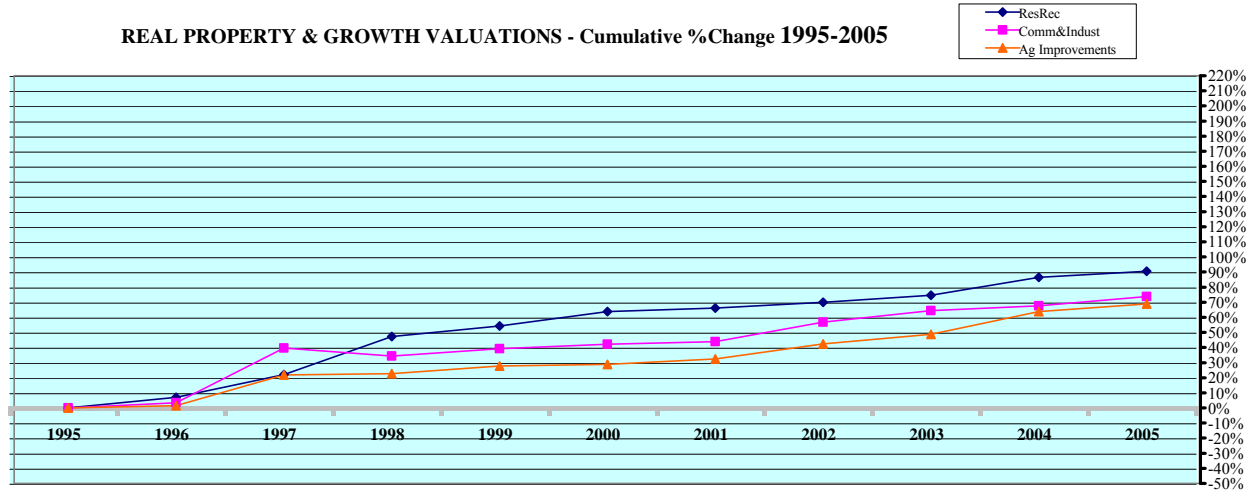
1992-2005 Rate Ann. %chg: Resid & Rec. **6.35%**      Comm & Indust **4.03%**      Agland **4.04%**

Cnty# **20**  
 County **CUMING**

FL area **4**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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	79,101,295	not avail.	--	--	--	--	36,198,310	not avail.	--	--	--	--
1993	79,809,895	not avail.	--	--	--	--	37,177,665	not avail.	--	--	--	--
1994	93,604,125	not avail.	--	--	--	--	38,101,070	not avail.	--	--	--	--
1995	95,537,525	3,879,885	4.06%	91,657,640	--	--	35,119,265	922,255	2.63%	34,197,010	--	--
1996	100,835,232	2,707,795	2.69%	98,127,437	2.71%	7.06%	36,467,080	1,099,080	3.01%	35,368,000	0.71%	3.42%
1997	114,263,655	2,443,620	2.14%	111,820,035	10.89%	22.00%	48,350,525	576,045	1.19%	47,774,480	31.01%	39.70%
1998	136,947,937	1,983,040	1.45%	134,964,897	18.12%	47.25%	46,691,945	733,055	1.57%	45,958,890	-4.95%	34.39%
1999	143,572,685	2,209,245	1.54%	141,363,440	3.22%	54.23%	48,665,240	1,089,293	2.24%	47,575,947	1.89%	39.12%
2000	152,477,335	2,283,025	1.50%	150,194,310	4.61%	63.86%	49,420,507	820,075	1.66%	48,600,432	-0.13%	42.12%
2001	155,243,410	2,905,953	1.87%	152,337,457	-0.09%	66.20%	49,949,087	754,360	1.51%	49,194,727	-0.46%	43.86%
2002	158,204,260	2,358,380	1.49%	155,845,880	0.39%	70.03%	54,572,635	977,110	1.79%	53,595,525	7.30%	56.73%
2003	160,880,135	903,880	0.56%	159,976,255	1.12%	74.54%	56,601,520	369,960	0.65%	56,231,560	3.04%	64.43%
2004	173,503,380	2,606,045	1.50%	170,897,335	6.23%	86.45%	59,116,430	1,759,950	2.98%	57,356,480	1.33%	67.72%
2005	176,198,815	1,583,490	0.90%	174,615,325	0.64%	90.51%	60,496,405	1,094,730	1.81%	59,401,675	0.48%	73.70%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **6.66%**

Comm & Indust **5.68%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			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 Imprvmtnts Total Value					
1992	not avail	not avail	49,382,395					
1993	not avail	not avail	50,023,205					
1994	not avail	not avail	54,687,565					
1995	26,169,905	34,342,010	60,511,915	2,728,440	4.51%	57,783,475	--	--
1996	26,662,405	33,152,555	59,814,960	1,132,540	1.89%	58,682,420	-3.02%	1.56%
1997	31,400,780	40,175,495	71,576,275	1,229,910	1.72%	70,346,365	17.61%	21.74%
1998	30,764,750	41,972,195	72,736,945	1,782,000	2.45%	70,954,945	-0.87%	22.79%
1999	31,715,580	43,368,265	75,083,845	1,304,861	1.74%	73,778,984	1.43%	27.68%
2000	32,308,675	42,797,905	75,106,580	654,385	0.87%	74,452,195	-0.84%	28.85%
2001	33,425,635	44,445,097	77,870,732	1,388,125	1.78%	76,482,607	1.83%	32.36%
2002	37,719,180	45,027,745	82,746,925	440,318	0.53%	82,306,607	5.70%	42.44%
2003	41,665,760	44,565,375	86,231,135	314,125	0.36%	85,917,010	3.83%	48.69%
2004	50,367,665	44,566,605	94,934,270	285,182	0.30%	94,649,088	9.76%	63.80%
2005	52,687,200	46,080,060	98,767,260	1,150,647	1.17%	97,616,613	2.83%	68.94%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmtnts **5.38%**

(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

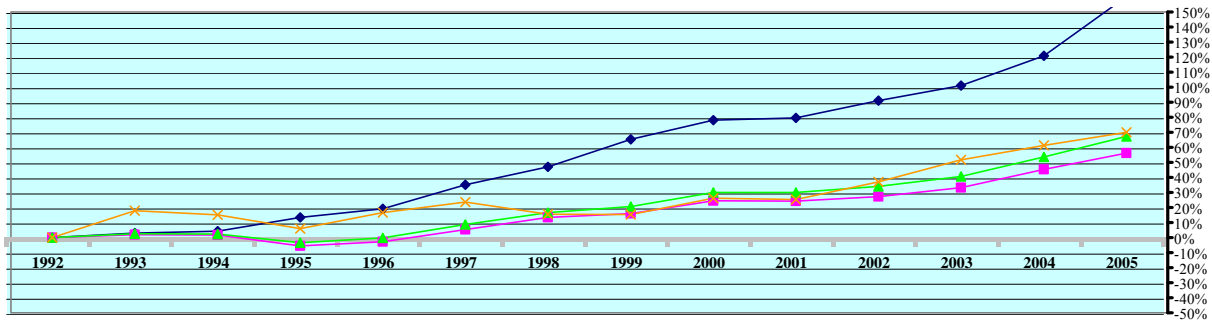
Cnty# **20**  
County **CUMING**

FL area **4**

CHART 2

EXHIBIT **20B** 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	28,438,905	--	--	--	258,499,905	--	--	--	8,663,675	--	--	--
1993	29,270,935	832,030	2.93%	2.93%	263,566,665	5,066,760	1.96%	1.96%	10,213,095	1,549,420	17.88%	17.88%
1994	29,676,500	405,565	1.39%	4.35%	262,995,435	-571,230	-0.22%	1.74%	9,966,130	-246,965	-2.42%	15.03%
1995	32,229,830	2,553,330	8.60%	13.33%	244,198,875	-18,796,560	-7.15%	-5.53%	9,177,655	-788,475	-7.91%	5.93%
1996	33,892,140	1,662,310	5.16%	19.18%	251,145,965	6,947,090	2.84%	-2.84%	10,106,315	928,660	10.12%	16.65%
1997	38,395,390	4,503,250	13.29%	35.01%	272,163,425	21,017,460	8.37%	5.29%	10,718,255	611,940	6.06%	23.71%
1998	41,796,960	3,401,570	8.86%	46.97%	292,889,850	20,726,425	7.62%	13.30%	10,017,220	-701,035	-6.54%	15.62%
1999	47,021,380	5,224,420	12.50%	65.34%	299,503,215	6,613,365	2.26%	15.86%	9,993,785	-23,435	-0.23%	15.35%
2000	50,628,955	3,607,575	7.67%	78.03%	321,657,255	22,154,040	7.40%	24.43%	10,923,055	929,270	9.30%	26.08%
2001	51,052,610	423,655	0.84%	79.52%	321,323,030	-334,225	-0.10%	24.30%	10,851,710	-71,345	-0.65%	25.26%
2002	54,322,755	3,270,145	6.41%	91.02%	328,823,665	7,500,635	2.33%	27.20%	11,877,785	1,026,075	9.46%	37.10%
2003	57,206,125	2,883,370	5.31%	101.15%	344,082,405	15,258,740	4.64%	33.11%	13,134,185	1,256,400	10.58%	51.60%
2004	62,800,540	5,594,415	9.78%	120.83%	375,544,000	31,461,595	9.14%	45.28%	13,971,045	836,860	6.37%	61.26%
2005	73,989,185	11,188,645	17.82%	160.17%	403,971,675	28,427,675	7.57%	56.28%	14,732,795	761,750	5.45%	70.05%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	196,515	--	--	--	295,799,000	--	--	--
1993	--	--	--	--	240,435	43,920	22.35%	22.35%	303,291,130	7,492,130	2.53%	2.53%
1994	--	--	--	--	250,050	--	0.00%	27.24%	302,888,115	-403,015	-0.13%	2.40%
1995	--	--	--	--	268,250	18,200	7.28%	36.50%	285,874,610	-17,013,505	-5.62%	-3.36%
1996	--	--	--	--	289,350	21,100	7.87%	47.24%	295,433,770	9,559,160	3.34%	-0.12%
1997	--	--	--	--	307,880	18,530	6.40%	56.67%	321,584,950	26,151,180	8.85%	8.72%
1998	--	--	--	--	310,830	2,950	0.96%	58.17%	345,014,860	23,429,910	7.29%	16.64%
1999	--	--	--	--	309,350	-1,480	-0.48%	57.42%	356,827,730	11,812,870	3.42%	20.63%
2000	--	--	--	--	1,246,905	937,555	303.07%	534.51%	384,456,170	27,628,440	7.74%	29.97%
2001	--	--	--	--	1,281,400	34,495	2.77%	552.06%	384,508,750	52,580	0.01%	29.99%
2002	--	--	--	--	1,279,500	-1,900	-0.15%	551.10%	396,303,705	11,794,955	3.07%	33.98%
2003	1,873,485	n/a	n/a	n/a	0	n/a	n/a	n/a	416,296,200	19,992,495	5.04%	40.74%
2004	1,994,130	120,645	6.44%	6.44%	42,590	42,590	n/a	n/a	454,352,305	38,056,105	9.14%	53.60%
2005	2,231,455	237,325	11.90%	19.11%	42,590	0	0.00%	n/a	494,967,700	40,615,395	8.94%	67.33%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 20B 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)<sup>(1)</sup>**

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	28,438,905	32,101	886	--	--	258,984,525	285,438	907	--	--	8,640,240	23,327	370	--	--
1993	29,298,545	32,788	894	0.90%	0.90%	265,085,175	280,582	945	4.19%	4.19%	9,634,345	26,009	370	0.00%	0.00%
1994	29,887,575	33,483	893	-0.11%	0.79%	263,369,000	279,155	943	-0.21%	3.97%	9,947,310	26,748	372	0.54%	0.54%
1995	31,515,890	33,552	939	5.15%	5.98%	245,623,450	277,019	887	-5.94%	-2.21%	8,901,160	26,938	330	-11.29%	-10.81%
1996	34,277,185	34,732	987	5.11%	11.40%	252,435,785	273,834	922	3.95%	1.65%	9,687,885	28,750	337	2.12%	-8.92%
1997	38,330,425	36,773	1,042	5.57%	17.61%	272,556,765	270,729	1,007	9.22%	11.03%	10,625,325	28,613	371	10.09%	0.27%
1998	41,880,735	36,870	1,136	9.02%	28.22%	293,042,595	270,096	1,085	7.75%	19.63%	9,906,755	28,646	346	-6.74%	-6.49%
1999	44,451,970	36,963	1,203	5.90%	35.78%	301,943,630	269,828	1,119	3.13%	23.37%	9,979,520	28,883	346	0.00%	-6.49%
2000	50,602,810	39,117	1,294	7.56%	46.05%	321,664,230	267,733	1,201	7.33%	32.41%	10,935,300	28,858	379	9.54%	2.43%
2001	50,798,590	39,287	1,293	-0.08%	45.94%	321,712,815	267,731	1,202	0.08%	32.52%	10,935,950	28,863	379	0.00%	2.43%
2002	52,930,590	39,438	1,342	3.79%	51.47%	329,749,620	267,556	1,232	2.50%	35.83%	11,975,890	28,596	419	10.55%	13.24%
2003	57,189,065	40,508	1,412	5.22%	59.37%	343,835,815	266,887	1,288	4.55%	42.01%	13,242,435	28,250	469	11.93%	26.76%
2004	62,251,865	40,560	1,535	8.70%	73.23%	376,002,200	267,129	1,408	9.28%	55.19%	14,000,240	27,979	500	6.69%	35.24%
2005	67,187,490	40,946	1,641	6.91%	85.20%	409,926,215	266,822	1,536	9.15%	69.39%	14,897,790	27,841	535	6.94%	44.62%

1992-2005 Rate Ann.%chg AvgVal/Acre: 4.85%

4.14%

2.88%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	187,970	7,515	25	--	--	0	0		--	--	296,251,640	348,382	850	--	--
1993	225,865	9,026	25	0.00%		0	0				304,243,930	348,405	873	2.71%	2.71%
1994	236,200	9,433	25	0.00%		0	0				303,440,085	348,824	870	-0.34%	2.35%
1995	266,110	10,633	25	0.00%		0	0				286,306,610	348,141	822	-5.52%	-3.29%
1996	273,760	10,937	25	0.00%		0	0				296,674,615	348,253	852	3.65%	0.24%
1997						304,350	12,155	25	--	--	321,816,865	348,270	924	8.45%	8.71%
1998						306,810	12,253	25	0.00%		345,136,895	347,865	992	7.36%	16.71%
1999						308,985	12,340	25	0.00%		356,684,105	348,015	1,025	3.33%	20.59%
2000						1,237,615	12,376	100	300.00%		384,439,955	348,084	1,104	7.71%	29.88%
2001						1,247,090	12,471	100	0.00%		384,694,445	348,352	1,104	0.00%	29.88%
2002						1,252,505	12,525	100	0.00%		395,908,605	348,115	1,137	2.99%	33.76%
2003	0	0		n/a	n/a	1,871,430	12,476	150	n/a	n/a	416,138,745	348,121	1,195	5.10%	40.59%
2004	1,993,460	12,459	160		n/a	42,590	142	300	100.00%	n/a	454,290,355	348,269	1,304	9.16%	53.46%
2005	2,243,390	12,463	180	12.50%	n/a	42,590	142	300	0.00%	n/a	494,297,475	348,214	1,420	8.82%	67.00%

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

4.02%

**20**  
**CUMING**

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
10,203	<b>CUMING</b>	52,774,793	3,783,621	884,021	175,877,640	53,019,660	7,476,745	321,175	494,967,700	52,687,200	46,080,060	0	887,872,615
<i>cnty sectorvalue % of total value:</i>		5.94%	0.43%	0.10%	19.81%	5.97%	0.84%	0.04%	55.75%	5.93%	5.19%		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
520	BANCROFT	242,761	160,482	19,164	9,931,865	2,790,855	0	0	0	0	0	0	13,145,127
773	BEEMER	344,557	169,330	19,329	12,894,565	3,776,470	0	0	0	0	0	0	17,204,251
3,660	WEST POINT	7,193,600	1,201,986	315,666	98,925,065	34,898,565	3,524,075	0	0	0	0	0	146,058,957
1,270	WISNER	754,577	322,481	63,073	29,995,290	6,292,250	0	0	0	0	0	0	37,427,671
<b>Total of All City Values:</b>		<b>8,535,495</b>	<b>1,854,279</b>	<b>417,232</b>	<b>151,746,785</b>	<b>47,758,140</b>	<b>3,524,075</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>213,836,006</b>
<i>% total citysect of cnty sector</i>		16.17%	49.01%	47.20%	86.28%	90.08%	47.13%						24.08%

**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
5.10%	BANCROFT	0.46%	4.24%	2.17%	5.65%	5.26%							1.48%
7.58%	BEEMER	0.65%	4.48%	2.19%	7.33%	7.12%							1.94%
35.87%	WEST POINT	13.63%	31.77%	35.71%	56.25%	65.82%	47.13%						16.45%
12.45%	WISNER	1.43%	8.52%	7.13%	17.05%	11.87%							4.22%

Cnty# **20**  
County **CUMING**

FL area **4**