

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Dawson County**  
**24**

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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### Residential Real Property - Current

<b>Number of Sales</b>	<b>762</b>	<b>COD</b>	<b>13.80</b>
Total Sales Price	55177981	<b>PRD</b>	<b>103.76</b>
Total Adj. Sales Price	55478981	COV	25.27
Total Assessed Value	52277830	STD	24.71
Avg. Adj. Sales Price	72807.06	Avg. Abs. Dev.	13.46
Avg. Assessed Value	68606.08	Min	10.21
<b>Median</b>	<b>97.50</b>	Max	472.00
Wgt. Mean	94.23	95% Median C.I.	96.99 to 98.08
Mean	97.77	95% Wgt. Mean C.I.	93.16 to 95.30
		95% Mean C.I.	96.02 to 99.52
% of Value of the Class of all Real Property Value in the County			41.8
% of Records Sold in the Study Period			8.39
% of Value Sold in the Study Period			9.6
Average Assessed Value of the Base			59,970

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>762</b>	<b>97.50</b>	<b>13.80</b>	<b>103.76</b>
<b>2005</b>	785	98.42	13.37	103.54
<b>2004</b>	782	98.85	19.57	105.41
<b>2003</b>	777	99	18.94	103.7
<b>2002</b>	827	94	22.23	104.61
<b>2001</b>	910	96	23.08	105.7

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>101</b>	<b>COD</b>	<b>13.71</b>
Total Sales Price	9186557	<b>PRD</b>	<b>101.47</b>
Total Adj. Sales Price	9140557	COV	23.36
Total Assessed Value	9021974	STD	23.39
Avg. Adj. Sales Price	90500.56	Avg. Abs. Dev.	13.62
Avg. Assessed Value	89326.48	Min	49.81
<b>Median</b>	<b>99.36</b>	Max	207.50
Wgt. Mean	98.70	95% Median C.I.	98.93 to 99.80
Mean	100.16	95% Wgt. Mean C.I.	94.22 to 103.19
		95% Mean C.I.	95.59 to 104.72
% of Value of the Class of all Real Property Value in the County			12.99
% of Records Sold in the Study Period			8.66
% of Value Sold in the Study Period			5.33
Average Assessed Value of the Base			145,184

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>101</b>	<b>99.36</b>	<b>13.71</b>	<b>101.47</b>
<b>2005</b>	95	97.38	23.07	104.67
<b>2004</b>	118	97.63	25.89	104.71
<b>2003</b>	124	97	33.84	102.2
<b>2002</b>	139	100	30.11	103.75
<b>2001</b>	133	100	24.35	101.76



## **2006 Opinions of the Property Tax Administrator for Dawson 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 Dawson County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Dawson 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 Dawson County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Dawson County is in compliance with generally accepted mass appraisal practices.

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

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### Recommendations

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

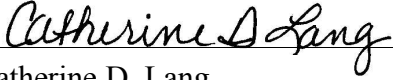
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
Catherine D. Lang  
Property Tax Administrator

**2006 Correlation Section  
for Dawson County**

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**Residential Real Property**

**I. Correlation**

Dawson: RESIDENTIAL: The qualified residential statistics support the actions taken by Dawson County. All three measures of central tendency are within the parameters for an acceptable level of value. The qualitative measures 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 Dawson 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>1124</b>	<b>910</b>	<b>80.96</b>
<b>2002</b>	<b>1094</b>	<b>827</b>	<b>75.59</b>
<b>2003</b>	<b>1031</b>	<b>777</b>	<b>75.36</b>
<b>2004</b>	<b>1061</b>	<b>782</b>	<b>73.7</b>
<b>2005</b>	<b>1087</b>	<b>785</b>	<b>72.22</b>
<b>2006</b>	<b>1080</b>	<b>762</b>	<b>70.56</b>

Dawson: RESIDENTIAL: A review of the table will demonstrate from historical data that the county continues to be somewhat consistent in the utilization of a large percent of the qualified sales for the measurement of the residential class of property and does not excessively trim the sample.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county

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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>88</b>	<b>9.32</b>	<b>96.2</b>	<b>96</b>
<b>2002</b>	<b>94</b>	<b>0.3</b>	<b>94.28</b>	<b>94</b>
<b>2003</b>	<b>91</b>	<b>5.81</b>	<b>96.29</b>	<b>99</b>
<b>2004</b>	<b>96.66</b>	<b>5.38</b>	<b>101.86</b>	<b>98.85</b>
<b>2005</b>	<b>97.21</b>	<b>1.71</b>	<b>98.87</b>	<b>98.42</b>
<b>2006</b>	<b>96.21</b>	<b>1.87</b>	<b>98.01</b>	<b>97.50</b>

Dawson: RESIDENTIAL: The comparison indicates that the two statistics, the Trended Preliminary Ratio and the R&O Ratio are essentially identical (when rounded) and absolutely support each other. Indicating that there is no appreciable difference in the treatment of the sold versus unsold properties.

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

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**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>% Change in Assessed Value (excl. growth)</b>
<b>8.65</b>	<b>2001</b>	<b>9.32</b>
<b>-0.1</b>	<b>2002</b>	<b>0.3</b>
<b>10.47</b>	<b>2003</b>	<b>5.81</b>
<b>8.95</b>	<b>2004</b>	<b>5.38</b>
<b>4.04</b>	<b>2005</b>	<b>1.71</b>
<b>6.62</b>	<b>2006</b>	<b>1.87</b>

Dawson: RESIDENTIAL: Comparison of the percent change in the sales file to the percent change to the residential base (excluding growth) reveals a difference of 4.75 points. However, the assessment actions and their effect need to be taken into account; in the analysis of the residential class the assessor will focus on those subclasses needing attention. For 2006 a market update was done for leasehold properties sitting on Johnson Lake, rural residential homes around Gothenburg and Cozad were repriced, and six subdivisions within the City of Gothenburg were repriced. With these assessment practices the sold and unsold properties are treated in a uniform and proportionate manner. The actions

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taken by the assessor to only the various subclasses are therefore more dominant in the sales file than in the overall base of the residential property.

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio

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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>97.50</b>	<b>94.23</b>	<b>97.77</b>

Dawson: RESIDENTIAL: All three measures of central tendency are within the acceptable parameters and the median is strongly supported by the Trended Preliminary Ratio.

**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>13.80</b>	<b>103.76</b>
<b>Difference</b>	<b>0</b>	<b>0.76</b>

Dawson: RESIDENTIAL: For the most part the qualitative measures are indicating that there is uniform and proportionate treatment within the residential class of property even though the price

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related differential is slightly above the upper limit of the range.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>760</b>	<b>762</b>	<b>2</b>
<b>Median</b>	<b>96.21</b>	<b>97.50</b>	<b>1.29</b>
<b>Wgt. Mean</b>	<b>90.46</b>	<b>94.23</b>	<b>3.77</b>
<b>Mean</b>	<b>95.14</b>	<b>97.77</b>	<b>2.63</b>
<b>COD</b>	<b>15.79</b>	<b>13.80</b>	<b>-1.99</b>
<b>PRD</b>	<b>105.17</b>	<b>103.76</b>	<b>-1.41</b>
<b>Min Sales Ratio</b>	<b>6.45</b>	<b>10.21</b>	<b>3.76</b>
<b>Max Sales Ratio</b>	<b>472.00</b>	<b>472.00</b>	<b>0</b>

Dawson: RESIDENTIAL: Two sales were added to the R&O statistics after the preliminary statistics had been calculated. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support the actions taken by Dawson County within the residential class of property.



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**Commerical Real Property**

**I. Correlation**

Dawson: COMMERCIAL: The qualified commercial statistics support the actions taken by Dawson County. All three measures of central tendency are within the parameters for an acceptable level of value. The coefficient of dispersion and the price related differential are indicative of uniform and proportionate assessment of the commercial property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Dawson 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>191</b>	<b>133</b>	<b>69.63</b>
<b>2002</b>	<b>192</b>	<b>139</b>	<b>72.4</b>
<b>2003</b>	<b>179</b>	<b>124</b>	<b>69.27</b>
<b>2004</b>	<b>186</b>	<b>118</b>	<b>63.44</b>
<b>2005</b>	<b>176</b>	<b>95</b>	<b>53.98</b>
<b>2006</b>	<b>187</b>	<b>101</b>	<b>54.01</b>

Dawson: COMMERCIAL: Dawson County continues to use a sufficient portion of the commercial sales in the measurement of the commercial class of property.

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

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

**2006 Correlation Section  
for Dawson County**

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.

Gloudeamans, 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>100</b>	<b>0.74</b>	<b>100.74</b>	<b>100</b>
<b>2002</b>	<b>100</b>	<b>-0.1</b>	<b>99.9</b>	<b>100</b>
<b>2003</b>	<b>97</b>	<b>0.61</b>	<b>97.59</b>	<b>97</b>
<b>2004</b>	<b>91.40</b>	<b>1.29</b>	<b>92.58</b>	<b>97.63</b>
<b>2005</b>	<b>97.02</b>	<b>-0.16</b>	<b>96.87</b>	<b>97.38</b>
<b>2006</b>	<b>90.42</b>	<b>5.9</b>	<b>95.76</b>	<b>99.36</b>

Dawson: COMMERCIAL: The table will indicate a 3.60 point difference between the Trended Preliminary Ratio and the R&O Ratio. The R&O Ratio will be more reflective of the commercial reappraisal in which all buildings were revalued and most land values remaining constant with the exception of the land around or near the Walmart area in Lexington which raised substantially.

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

**2006 Correlation Section  
for Dawson County**

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**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>% Change in Assessed Value (excl. growth)</b>
<b>5.23</b>	<b>2001</b>	<b>0.74</b>
<b>3.77</b>	<b>2002</b>	<b>-0.1</b>
<b>0</b>	<b>2003</b>	<b>0.61</b>
<b>6.18</b>	<b>2004</b>	<b>1.29</b>
<b>4.8</b>	<b>2005</b>	<b>-0.16</b>
<b>27.09</b>	<b>2006</b>	<b>5.9</b>

Dawson: COMMERCIAL: A comparison of the percent change in the sales file to the percent change to the commercial base (excluding growth) reveals a difference of 21.19 points. However, the assessment actions and their effect need to be taken into account; all commercial improvements were revalued for 2006 with the assistance of a contracted appraiser. Within the study period used for this analysis there are four sales that are having a significant impact on the percent change in the sales file. One sale involved a fast food franchise and through the reappraisal process it was discovered that it had not previously been equalized with other like properties. Two of the sales in the study period involved

## **2006 Correlation Section for Dawson County**

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sales that were substantially improved and no longer reflective of the properties at time of sale, and they should have been eliminated from the sales study but were inadvertently missed. The last sale involved a correction to the occupancy code and therefore an increase value. The assessor makes every attempt to treat the sold and unsold properties in a uniform and proportionate manner.

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential

**2006 Correlation Section  
for Dawson County**

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>99.36</b>	<b>98.70</b>	<b>100.16</b>

Dawson: COMMERCIAL: All three measures of central tendency are within the acceptable parameters and the median is somewhat supported by the Trended Preliminary Ratio.

**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>13.71</b>	<b>101.47</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**2006 Correlation Section  
for Dawson County**

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Dawson: COMMERCIAL: Both qualitative measures, the coefficient of dispersion and the price related differential, are within the acceptable range. These measures appear to indicate that the commercial properties are being treated uniformly and proportionately.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>100</b>	<b>101</b>	<b>1</b>
<b>Median</b>	<b>90.42</b>	<b>99.36</b>	<b>8.94</b>
<b>Wgt. Mean</b>	<b>86.22</b>	<b>98.70</b>	<b>12.48</b>
<b>Mean</b>	<b>92.99</b>	<b>100.16</b>	<b>7.17</b>
<b>COD</b>	<b>23.45</b>	<b>13.71</b>	<b>-9.74</b>
<b>PRD</b>	<b>107.85</b>	<b>101.47</b>	<b>-6.38</b>
<b>Min Sales Ratio</b>	<b>40.17</b>	<b>49.81</b>	<b>9.64</b>
<b>Max Sales Ratio</b>	<b>268.16</b>	<b>207.50</b>	<b>-60.66</b>

Dawson: COMMERCIAL: One sale was added to the R&O statistics after the preliminary statistics had been calculated. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support the actions taken by Dawson County within 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	474,628,684	488,361,241	13,732,557	2.89	8,044,785	1.2
2. Recreational	50,767,532	56,222,075	5,454,543	10.74	1,295,973	8.19
3. Ag-Homesite Land, Ag-Res Dwellings	65,124,174	66,927,490	1,803,316	2.77	*-----	2.77
<b>4. Total Residential (sum lines 1-3)</b>	<b>590,520,390</b>	<b>611,510,806</b>	<b>20,990,416</b>	<b>3.55</b>	<b>9,340,758</b>	<b>1.97</b>
5. Commercial	125,305,862	134,899,843	9,593,981	7.66	739,740	7.07
6. Industrial	33,845,984	34,384,811	538,827	1.59	0	1.59
7. Ag-Farmsite Land, Outbuildings	22,300,686	23,649,024	1,348,338	6.05	3,285,467	-8.69
8. Minerals	4,257	4,257	0	0	0	0
<b>9. Total Commercial (sum lines 5-8)</b>	<b>181,456,789</b>	<b>192,937,935</b>	<b>11,481,146</b>	<b>6.33</b>	<b>3,992,352</b>	<b>4.13</b>
<b>10. Total Non-Agland Real Property</b>	<b>771,977,179</b>	<b>804,448,741</b>	<b>32,471,562</b>	<b>4.21</b>	<b>13,365,965</b>	<b>2.47</b>
11. Irrigated	378,060,183	378,216,040	155,857	0.04		
12. Dryland	19,436,402	19,396,675	-39,727	-0.2		
13. Grassland	95,916,073	95,843,317	-72,756	-0.08		
14. Wasteland	158,227	157,996	-231	-0.15		
15. Other Agland	4,828,303	4,828,181	-122	0		
<b>16. Total Agricultural Land</b>	<b>498,399,188</b>	<b>498,442,209</b>	<b>43,021</b>	<b>0.01</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>1,270,376,367</b>	<b>1,302,890,950</b>	<b>32,514,583</b>	<b>2.56</b>	<b>13,365,965</b>	<b>1.51</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)

(!: Derived)

NUMBER of Sales:	762	<b>MEDIAN:</b>	<b>98</b>	COV:	25.27	95% Median C.I.:	96.99 to 98.08
TOTAL Sales Price:	55,177,981	WGT. MEAN:	94	STD:	24.71	95% Wgt. Mean C.I.:	93.16 to 95.30
TOTAL Adj.Sales Price:	55,478,981	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	96.02 to 99.52
TOTAL Assessed Value:	52,277,830						
AVG. Adj. Sales Price:	72,807	COD:	13.80	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	68,606	PRD:	103.76	MIN Sales Ratio:	10.21		

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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
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	114	98.40	99.78	96.54	10.19	103.36	55.49	159.21	97.44 to 99.21	71,419	68,946
10/01/03 TO 12/31/03	98	98.47	102.24	96.97	16.15	105.43	10.21	472.00	97.71 to 99.65	64,644	62,684
01/01/04 TO 03/31/04	74	97.71	99.86	94.51	11.76	105.66	43.66	200.00	96.36 to 98.74	74,420	70,332
04/01/04 TO 06/30/04	95	97.78	96.69	94.75	11.42	102.05	35.00	149.44	95.11 to 98.97	75,141	71,195
07/01/04 TO 09/30/04	103	97.13	97.87	95.17	13.97	102.84	56.00	188.52	94.89 to 98.51	71,142	67,704
10/01/04 TO 12/31/04	85	98.27	96.30	94.90	13.65	101.48	43.82	160.18	95.20 to 98.97	69,930	66,361
01/01/05 TO 03/31/05	74	94.38	94.60	92.21	14.82	102.60	57.60	161.76	90.58 to 98.57	79,202	73,029
04/01/05 TO 06/30/05	119	91.82	94.66	89.86	17.57	105.34	40.34	189.54	88.23 to 95.29	77,510	69,648
<u>Study Years</u>											
07/01/03 TO 06/30/04	381	98.13	99.66	95.76	12.35	104.07	10.21	472.00	97.75 to 98.63	71,187	68,165
07/01/04 TO 06/30/05	381	95.60	95.88	92.77	15.32	103.35	40.34	189.54	93.77 to 97.18	74,426	69,046
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	357	97.52	97.60	94.85	12.79	102.90	35.00	200.00	96.89 to 98.25	72,597	68,858
<u>ALL</u>											
	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COZAD	149	95.20	99.09	93.30	17.29	106.21	57.53	174.12	92.39 to 98.66	55,022	51,335
COZAD RURAL	23	98.23	105.20	92.38	30.31	113.88	43.66	472.00	77.30 to 100.00	103,206	95,343
EDDYVILLE	2	78.00	78.00	71.79	28.21	108.64	56.00	100.00	N/A	390	280
FARNAM	6	120.39	116.34	101.68	16.85	114.43	76.10	151.04	76.10 to 151.04	20,416	20,758
GOTHENBURG	150	95.91	97.37	93.79	13.27	103.82	56.53	188.52	93.56 to 98.37	81,247	76,199
GOTHENBURG RURAL	13	99.21	98.85	99.21	0.74	99.64	96.36	100.00	98.54 to 99.74	101,253	100,451
JOHNSON LAKE	65	96.12	98.46	94.24	16.09	104.48	37.50	200.00	94.42 to 99.13	96,717	91,145
LEXINGTON	280	97.93	97.72	95.53	9.69	102.29	40.34	211.76	97.47 to 98.28	70,308	67,167
LEXINGTON RURAL	27	94.87	94.25	91.84	12.31	102.63	68.58	149.44	86.20 to 100.00	98,779	90,714
OVERTON	25	92.88	95.14	88.20	25.77	107.87	35.00	159.21	78.93 to 107.39	46,505	41,018
OVERTON RURAL	10	96.97	90.75	94.68	17.09	95.85	60.36	117.30	60.48 to 112.00	106,517	100,846
SUMNER	11	95.15	80.77	86.42	17.85	93.46	10.21	99.67	48.32 to 98.49	29,754	25,714
SUMNER RURAL	1	91.20	91.20	91.20			91.20	91.20	N/A	85,000	77,520
<u>ALL</u>											
	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606



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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	762	<b>MEDIAN:</b>	<b>98</b>	COV:	25.27	95% Median C.I.:	96.99 to 98.08
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TOTAL Adj.Sales Price:	55,478,981	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	96.02 to 99.52
TOTAL Assessed Value:	52,277,830						
AVG. Adj. Sales Price:	72,807	COD:	13.80	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	68,606	PRD:	103.76	MIN Sales Ratio:	10.21		

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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	608	97.50	97.63	94.44	12.87	103.38	10.21	211.76	96.98 to 98.08	66,803	63,088
2	17	97.28	95.80	89.19	28.77	107.40	43.66	168.61	58.89 to 123.67	72,558	64,717
3	137	97.69	98.63	94.06	16.05	104.86	37.50	472.00	95.10 to 99.13	99,483	93,577
ALL	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606

**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	662	97.43	96.94	94.14	12.00	102.97	40.34	211.76	96.90 to 98.03	76,350	71,874
2	67	100.00	101.02	91.13	26.46	110.85	10.21	200.00	96.36 to 108.00	17,134	15,614
3	33	95.10	107.86	96.40	22.18	111.89	67.65	472.00	93.25 to 98.97	114,756	110,620
ALL	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	761	97.50	97.80	94.23	13.80	103.78	10.21	472.00	96.99 to 98.11	72,886	68,683
06											
07	1	77.58	77.58	77.58			77.58	77.58	N/A	12,000	9,310
ALL	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606

**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

NUMBER of Sales:	762	<b>MEDIAN:</b>	<b>98</b>	COV:	25.27	95% Median C.I.:	96.99 to 98.08
TOTAL Sales Price:	55,177,981	WGT. MEAN:	94	STD:	24.71	95% Wgt. Mean C.I.:	93.16 to 95.30
TOTAL Adj.Sales Price:	55,478,981	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	96.02 to 99.52
TOTAL Assessed Value:	52,277,830						
AVG. Adj. Sales Price:	72,807	COD:	13.80	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	68,606	PRD:	103.76	MIN Sales Ratio:	10.21		

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

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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)											
10-0009											
21-0180											
24-0001	281	97.85	97.56	95.33	9.81	102.34	40.34	211.76	97.42 to 98.27	70,810	67,503
24-0004	35	95.54	93.37	90.40	22.39	103.28	35.00	159.21	78.95 to 104.25	62,765	56,742
24-0011	155	95.20	98.42	92.68	17.30	106.20	43.66	174.12	92.18 to 98.66	56,455	52,320
24-0013	2	275.69	275.69	100.49	71.21	274.35	79.38	472.00	N/A	46,500	46,726
24-0015	61	97.37	97.92	94.19	15.43	103.96	37.50	200.00	94.89 to 100.00	98,113	92,416
24-0016	6	93.35	94.70	93.56	6.95	101.23	81.00	107.60	81.00 to 107.60	114,166	106,808
24-0017	8	92.38	92.10	92.38	13.52	99.70	68.58	117.30	68.58 to 117.30	93,837	86,683
24-0020	159	96.84	97.60	94.27	12.45	103.53	56.53	188.52	94.52 to 98.92	83,021	78,263
24-0022	9	99.49	95.62	93.94	10.10	101.79	73.32	122.70	77.08 to 103.43	66,277	62,261
24-0025											
24-0029	14	98.50	91.30	95.35	12.50	95.75	67.65	118.48	70.72 to 100.00	108,071	103,043
24-0044											
24-0081											
24-0100	1	99.28	99.28	99.28			99.28	99.28	N/A	170,000	168,772
24-0101	14	95.15	81.12	87.38	17.63	92.84	10.21	100.00	56.00 to 98.49	29,505	25,781
32-0095	17	110.25	108.22	95.50	18.10	113.32	76.10	151.04	86.54 to 133.33	72,188	68,939
NonValid School											
ALL	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	762	<b>MEDIAN:</b>	<b>98</b>	COV:	25.27	95% Median C.I.:	96.99 to 98.08
TOTAL Sales Price:	55,177,981	WGT. MEAN:	94	STD:	24.71	95% Wgt. Mean C.I.:	93.16 to 95.30
TOTAL Adj.Sales Price:	55,478,981	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	96.02 to 99.52
TOTAL Assessed Value:	52,277,830						
AVG. Adj. Sales Price:	72,807	COD:	13.80	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	68,606	PRD:	103.76	MIN Sales Ratio:	10.21		

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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	99	99.82	100.56	95.47	21.44	105.33	10.21	200.00	98.56 to 100.00	44,725	42,700
Prior TO 1860											
1860 TO 1899	10	97.40	88.86	90.76	14.23	97.91	60.36	112.00	60.48 to 105.68	69,757	63,311
1900 TO 1919	114	98.28	100.07	94.42	15.17	105.98	40.34	211.76	96.99 to 99.15	51,957	49,058
1920 TO 1939	134	97.44	99.86	94.69	15.40	105.46	59.33	472.00	96.13 to 98.42	57,707	54,644
1940 TO 1949	50	96.74	99.48	95.82	12.24	103.82	57.53	188.52	94.22 to 98.13	59,731	57,232
1950 TO 1959	84	97.65	97.82	96.20	9.87	101.68	51.80	156.86	95.54 to 98.58	78,998	75,997
1960 TO 1969	82	95.31	96.54	94.09	11.76	102.61	67.65	155.48	92.20 to 97.81	87,990	82,789
1970 TO 1979	129	96.65	93.40	91.91	10.64	101.62	57.60	143.65	91.82 to 98.40	98,199	90,255
1980 TO 1989	20	94.14	93.27	92.99	7.44	100.31	78.58	115.83	87.57 to 98.33	106,172	98,725
1990 TO 1994	9	99.13	99.33	100.37	5.17	98.96	84.23	118.48	95.42 to 101.63	133,111	133,602
1995 TO 1999	20	95.29	93.09	92.52	14.04	100.62	43.66	135.35	83.58 to 99.81	114,250	105,700
2000 TO Present	11	98.28	99.08	96.76	9.42	102.40	84.11	128.21	88.23 to 109.40	144,159	139,482
ALL	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606

**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	15	100.00	106.20	107.17	26.17	99.10	56.00	200.00	78.93 to 133.33	2,764	2,962
5000 TO 9999	26	108.13	126.54	122.80	38.09	103.05	10.21	472.00	99.00 to 141.67	6,825	8,381
Total \$											
1 TO 9999	41	105.59	119.10	119.84	34.22	99.39	10.21	472.00	100.00 to 130.77	5,339	6,398
10000 TO 29999	104	100.80	107.37	107.44	20.82	99.93	35.00	189.54	98.04 to 107.39	19,181	20,609
30000 TO 59999	167	98.13	99.79	99.14	16.31	100.65	40.34	211.76	96.99 to 98.86	45,383	44,993
60000 TO 99999	283	97.01	93.38	93.34	8.49	100.04	51.80	135.71	95.33 to 97.71	76,863	71,745
100000 TO 149999	109	95.29	92.20	92.35	8.93	99.84	62.59	135.35	91.82 to 97.69	122,430	113,065
150000 TO 249999	55	93.56	91.32	91.59	9.85	99.70	61.17	118.48	91.60 to 98.35	177,079	162,186
250000 TO 499999	3	96.12	95.85	95.32	3.90	100.55	90.08	101.34	N/A	283,150	269,901
ALL	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	762	<b>MEDIAN:</b>	<b>98</b>	COV:	25.27	95% Median C.I.:	96.99 to 98.08
TOTAL Sales Price:	55,177,981	WGT. MEAN:	94	STD:	24.71	95% Wgt. Mean C.I.:	93.16 to 95.30
TOTAL Adj.Sales Price:	55,478,981	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	96.02 to 99.52
TOTAL Assessed Value:	52,277,830						
AVG. Adj. Sales Price:	72,807	COD:	13.80	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	68,606	PRD:	103.76	MIN Sales Ratio:	10.21		

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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	18	92.20	85.31	73.99	26.98	115.29	10.21	133.33	66.67 to 100.00	3,831	2,835
5000 TO 9999	29	100.00	106.82	93.34	26.64	114.44	37.50	200.00	92.48 to 129.59	8,395	7,835
Total \$ _____											
1 TO 9999	47	100.00	98.58	89.07	26.01	110.68	10.21	200.00	92.39 to 105.59	6,647	5,920
10000 TO 29999	100	98.74	102.41	91.45	23.40	111.99	40.34	472.00	96.31 to 102.16	21,983	20,103
30000 TO 59999	195	96.73	98.50	93.51	16.42	105.34	51.80	189.54	94.17 to 97.77	49,094	45,908
60000 TO 99999	276	97.53	96.72	94.52	9.41	102.33	62.59	211.76	96.90 to 98.26	80,217	75,823
100000 TO 149999	106	97.25	94.25	92.95	8.33	101.40	61.17	135.35	94.87 to 98.28	131,646	122,364
150000 TO 249999	35	98.40	97.80	97.33	5.13	100.48	77.92	112.55	96.12 to 99.81	185,215	180,275
250000 TO 499999	3	101.34	103.30	101.44	9.34	101.83	90.08	118.48	N/A	272,583	276,517
ALL _____											
	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	94	99.79	99.76	94.66	21.79	105.39	10.21	200.00	98.36 to 100.68	44,027	41,674
10	16	98.93	102.24	98.74	16.81	103.55	60.48	151.04	87.57 to 114.22	63,081	62,286
20	257	97.35	96.88	94.10	12.54	102.96	40.34	173.20	96.33 to 98.17	56,811	53,458
30	369	97.13	97.88	93.91	12.85	104.24	57.60	472.00	95.64 to 97.81	84,397	79,253
40	25	95.42	94.79	95.32	6.65	99.45	80.23	118.48	91.82 to 98.58	176,515	168,248
50	1	99.43	99.43	99.43			99.43	99.43	N/A	175,000	174,008
ALL _____											
	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	762	<b>MEDIAN:</b>	<b>98</b>	COV:	25.27	95% Median C.I.:	96.99 to 98.08
TOTAL Sales Price:	55,177,981	WGT. MEAN:	94	STD:	24.71	95% Wgt. Mean C.I.:	93.16 to 95.30
TOTAL Adj.Sales Price:	55,478,981	MEAN:	98	AVG.ABS.DEV:	13.46	95% Mean C.I.:	96.02 to 99.52
TOTAL Assessed Value:	52,277,830						
AVG. Adj. Sales Price:	72,807	COD:	13.80	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	68,606	PRD:	103.76	MIN Sales Ratio:	10.21		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	93	100.00	99.94	94.73	22.12	105.50	10.21	200.00	98.36 to 100.74	43,527	41,233	
100	2	88.90	88.90	88.48	10.71	100.48	79.38	98.42	N/A	62,250	55,080	
101	471	96.99	97.51	94.06	13.02	103.67	40.34	472.00	95.56 to 97.62	72,569	68,256	
102	32	98.71	96.91	94.97	8.99	102.05	68.58	159.21	91.20 to 99.99	84,758	80,491	
103	26	96.86	94.75	91.69	11.56	103.34	62.59	174.12	86.60 to 99.01	97,415	89,320	
104	109	98.08	98.94	96.02	12.31	103.05	60.36	211.76	96.70 to 98.97	81,790	78,533	
106	2	80.99	80.99	80.45	3.28	100.66	78.33	83.64	N/A	125,000	100,568	
111	20	95.01	94.46	90.95	10.46	103.86	70.48	155.48	86.57 to 98.74	111,277	101,205	
301	5	98.50	94.50	97.00	4.68	97.42	77.28	99.61	N/A	62,100	60,239	
304	1	124.31	124.31	124.31			124.31	124.31	N/A	65,000	80,800	
307	1	103.39	103.39	103.39			103.39	103.39	N/A	115,000	118,900	
<u>ALL</u>												
	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	92	100.00	99.77	94.51	22.19	105.57	10.21	200.00	98.36 to 100.68	43,538	41,149	
10	1	100.40	100.40	100.40			100.40	100.40	N/A	32,000	32,129	
20	30	98.47	104.41	102.32	16.73	102.04	60.48	161.76	94.53 to 110.93	34,053	34,844	
30	583	97.40	97.60	94.30	12.63	103.50	40.34	472.00	96.89 to 97.85	74,487	70,243	
40	52	92.46	92.01	91.34	9.22	100.73	69.84	135.35	88.72 to 97.06	122,907	112,265	
50	4	95.94	100.06	103.69	9.57	96.50	89.86	118.48	N/A	150,625	156,179	
<u>ALL</u>												
	762	97.50	97.77	94.23	13.80	103.76	10.21	472.00	96.99 to 98.08	72,807	68,606	

**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:	101	<b>MEDIAN:</b>	<b>99</b>	COV:	23.36	95% Median C.I.:	98.93 to 99.80
TOTAL Sales Price:	9,186,557	WGT. MEAN:	99	STD:	23.39	95% Wgt. Mean C.I.:	94.22 to 103.19
TOTAL Adj.Sales Price:	9,140,557	MEAN:	100	AVG.ABS.DEV:	13.62	95% Mean C.I.:	95.59 to 104.72
TOTAL Assessed Value:	9,021,974						
AVG. Adj. Sales Price:	90,500	COD:	13.71	MAX Sales Ratio:	207.50		
AVG. Assessed Value:	89,326	PRD:	101.47	MIN Sales Ratio:	49.81		

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

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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	10	103.00	117.02	106.67	18.85	109.70	89.60	154.29	98.78 to 151.97	85,650	91,366
10/01/02 TO 12/31/02	7	99.40	105.96	116.07	15.55	91.29	72.48	141.45	72.48 to 141.45	72,465	84,111
01/01/03 TO 03/31/03	6	104.77	107.80	103.23	6.74	104.43	98.93	122.29	98.93 to 122.29	65,375	67,486
04/01/03 TO 06/30/03	11	99.80	98.96	103.71	7.10	95.42	58.82	113.88	98.29 to 113.66	192,409	199,550
07/01/03 TO 09/30/03	7	96.67	93.33	98.16	7.22	95.08	75.56	105.45	75.56 to 105.45	59,785	58,687
10/01/03 TO 12/31/03	7	99.00	95.72	101.18	8.21	94.60	79.65	110.72	79.65 to 110.72	41,357	41,846
01/01/04 TO 03/31/04	5	98.11	91.37	85.10	8.01	107.36	70.00	100.00	N/A	34,500	29,360
04/01/04 TO 06/30/04	11	99.15	101.40	92.23	18.02	109.94	65.79	207.50	72.73 to 100.00	45,081	41,581
07/01/04 TO 09/30/04	10	99.88	98.55	94.37	12.86	104.43	59.85	134.08	73.75 to 118.57	55,025	51,928
10/01/04 TO 12/31/04	11	91.11	87.31	87.76	12.91	99.49	49.81	103.43	54.09 to 101.54	112,227	98,489
01/01/05 TO 03/31/05	5	99.18	90.52	92.99	9.29	97.34	59.01	100.24	N/A	242,200	225,210
04/01/05 TO 06/30/05	11	99.77	106.75	98.55	24.32	108.32	69.42	175.88	73.77 to 155.00	81,445	80,264
<u>Study Years</u>											
07/01/02 TO 06/30/03	34	100.00	107.27	105.94	12.68	101.26	58.82	154.29	99.56 to 110.63	113,897	120,659
07/01/03 TO 06/30/04	30	98.65	96.52	95.03	11.68	101.57	65.79	207.50	92.20 to 99.15	45,880	43,597
07/01/04 TO 06/30/05	37	99.18	96.56	92.80	16.05	104.05	49.81	175.88	91.36 to 99.85	105,179	97,611
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	31	99.56	98.67	102.70	7.86	96.07	58.82	122.29	98.57 to 103.64	103,766	106,571
01/01/04 TO 12/31/04	37	99.00	95.09	89.96	13.98	105.70	49.81	207.50	91.11 to 99.85	66,301	59,644
<u>ALL</u>											
	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COZAD	19	99.09	97.63	97.82	10.78	99.81	54.09	151.97	94.64 to 100.24	121,026	118,390
COZAD RURAL	1	99.40	99.40	99.40			99.40	99.40	N/A	50,000	49,700
EDDYVILLE	1	154.29	154.29	154.29			154.29	154.29	N/A	20,000	30,857
GOTHENBURG	31	99.66	104.60	99.82	14.84	104.79	65.79	207.50	96.67 to 101.35	64,093	63,978
GOTHENBURG RURAL	1	141.45	141.45	141.45			141.45	141.45	N/A	91,906	130,000
LEXINGTON	42	99.26	96.05	97.57	12.63	98.44	49.81	140.16	98.11 to 99.80	107,648	105,032
LEXINGTON RURAL	2	119.89	119.89	116.06	16.59	103.29	100.00	139.77	N/A	26,000	30,176
OVERTON	3	89.42	92.25	93.58	3.17	98.58	89.42	97.92	N/A	32,666	30,570
OVERTON RURAL	1	72.48	72.48	72.48			72.48	72.48	N/A	21,000	15,221
<u>ALL</u>											
	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	101	<b>MEDIAN:</b>	<b>99</b>	COV:	23.36	95% Median C.I.:	98.93 to 99.80
TOTAL Sales Price:	9,186,557	WGT. MEAN:	99	STD:	23.39	95% Wgt. Mean C.I.:	94.22 to 103.19
TOTAL Adj.Sales Price:	9,140,557	MEAN:	100	AVG.ABS.DEV:	13.62	95% Mean C.I.:	95.59 to 104.72
TOTAL Assessed Value:	9,021,974						
AVG. Adj. Sales Price:	90,500	COD:	13.71	MAX Sales Ratio:	207.50		
AVG. Assessed Value:	89,326	PRD:	101.47	MIN Sales Ratio:	49.81		

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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	95	99.18	99.25	98.21	13.06	101.05	49.81	207.50	98.73 to 99.80	93,941	92,263
2	1	134.08	134.08	134.08			134.08	134.08	N/A	1,250	1,676
3	5	100.00	110.62	118.78	21.87	93.13	72.48	141.45	N/A	42,981	51,054
ALL	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

**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	87	99.33	99.53	99.22	11.33	100.31	49.81	175.88	98.73 to 99.80	98,921	98,152
2	11	99.15	92.28	88.67	23.17	104.07	54.09	140.16	59.01 to 122.29	45,286	40,155
3	3	134.08	147.19	113.04	26.73	130.22	100.00	207.50	N/A	12,083	13,658
ALL	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0009											
21-0180											
24-0001	41	99.18	95.12	97.56	12.09	97.50	49.81	140.16	95.17 to 99.80	110,243	107,553
24-0004	4	89.42	87.31	89.86	7.11	97.16	72.48	97.92	N/A	29,750	26,732
24-0011	19	99.09	97.63	97.82	10.78	99.81	54.09	151.97	94.64 to 100.24	121,026	118,390
24-0013											
24-0015											
24-0016	2	119.89	119.89	116.06	16.59	103.29	100.00	139.77	N/A	26,000	30,176
24-0017											
24-0020	32	99.68	105.75	101.66	15.69	104.02	65.79	207.50	96.67 to 103.09	64,962	66,041
24-0022	1	134.08	134.08	134.08			134.08	134.08	N/A	1,250	1,676
24-0025											
24-0029	1	99.40	99.40	99.40			99.40	99.40	N/A	50,000	49,700
24-0044											
24-0081											
24-0100											
24-0101	1	154.29	154.29	154.29			154.29	154.29	N/A	20,000	30,857
32-0095											
NonValid School											
ALL	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	101	<b>MEDIAN:</b>	<b>99</b>	COV:	23.36	95% Median C.I.:	98.93 to 99.80
TOTAL Sales Price:	9,186,557	WGT. MEAN:	99	STD:	23.39	95% Wgt. Mean C.I.:	94.22 to 103.19
TOTAL Adj.Sales Price:	9,140,557	MEAN:	100	AVG.ABS.DEV:	13.62	95% Mean C.I.:	95.59 to 104.72
TOTAL Assessed Value:	9,021,974						
AVG. Adj. Sales Price:	90,500	COD:	13.71	MAX Sales Ratio:	207.50		
AVG. Assessed Value:	89,326	PRD:	101.47	MIN Sales Ratio:	49.81		

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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	17	99.81	97.74	95.80	18.51	102.02	54.09	140.16	72.48 to 116.40	62,979	60,336
Prior TO 1860											
1860 TO 1899	2	74.48	74.48	69.36	33.12	107.38	49.81	99.14	N/A	132,500	91,900
1900 TO 1919	17	99.18	97.33	96.31	14.43	101.06	58.82	151.97	76.73 to 104.13	68,647	66,113
1920 TO 1939	18	98.43	101.83	103.81	11.62	98.09	79.65	155.00	89.60 to 100.00	40,888	42,445
1940 TO 1949	9	99.80	111.18	101.13	17.49	109.94	75.56	207.50	98.11 to 118.57	56,888	57,530
1950 TO 1959	7	95.95	91.20	88.69	10.68	102.84	69.42	105.90	69.42 to 105.90	83,428	73,989
1960 TO 1969	5	99.00	106.55	99.49	23.66	107.10	65.79	175.88	N/A	78,280	77,880
1970 TO 1979	11	99.85	103.35	100.21	10.96	103.13	73.77	141.45	87.20 to 123.17	153,296	153,623
1980 TO 1989	9	99.69	102.01	106.12	8.56	96.13	74.36	134.08	98.29 to 113.66	164,250	174,295
1990 TO 1994	2	99.20	99.20	99.17	0.47	100.03	98.73	99.66	N/A	116,250	115,290
1995 TO 1999	2	99.90	99.90	100.21	0.34	99.70	99.56	100.24	N/A	435,250	436,150
2000 TO Present	2	96.36	96.36	93.88	5.18	102.64	91.36	101.35	N/A	73,500	69,000
ALL	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

**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	117.04	131.94	133.81	33.20	98.60	86.17	207.50	N/A	3,187	4,265
5000 TO 9999	3	99.15	106.40	107.70	8.25	98.79	97.76	122.29	N/A	7,883	8,490
Total \$											
1 TO 9999	7	100.00	120.99	116.85	25.83	103.55	86.17	207.50	86.17 to 207.50	5,200	6,076
10000 TO 29999	16	94.21	102.23	104.46	28.89	97.87	54.09	175.88	75.56 to 139.77	19,087	19,938
30000 TO 59999	31	99.00	97.30	97.33	6.10	99.97	65.79	118.57	96.67 to 99.88	43,806	42,637
60000 TO 99999	21	99.67	101.19	101.00	13.17	100.19	58.82	155.00	92.20 to 99.91	76,464	77,232
100000 TO 149999	13	99.66	96.71	96.75	11.20	99.95	69.42	130.17	73.77 to 105.45	115,192	111,453
150000 TO 249999	6	99.29	89.00	89.05	19.94	99.95	49.81	123.17	49.81 to 123.17	178,250	158,727
250000 TO 499999	5	99.81	97.31	96.38	2.65	100.96	87.20	100.00	N/A	333,600	321,540
500000 +	2	106.95	106.95	106.74	6.27	100.20	100.24	113.66	N/A	800,000	853,922
ALL	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326



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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	101	<b>MEDIAN:</b>	<b>99</b>	COV:	23.36	95% Median C.I.:	98.93 to 99.80
TOTAL Sales Price:	9,186,557	WGT. MEAN:	99	STD:	23.39	95% Wgt. Mean C.I.:	94.22 to 103.19
TOTAL Adj.Sales Price:	9,140,557	MEAN:	100	AVG.ABS.DEV:	13.62	95% Mean C.I.:	95.59 to 104.72
TOTAL Assessed Value:	9,021,974						
AVG. Adj. Sales Price:	90,500	COD:	13.71	MAX Sales Ratio:	207.50		
AVG. Assessed Value:	89,326	PRD:	101.47	MIN Sales Ratio:	49.81		

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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	100.00	106.75	100.13	15.97	106.61	86.17	134.08	N/A	2,916	2,920
5000 TO 9999	6	98.38	102.89	87.54	32.85	117.54	54.09	207.50	54.09 to 207.50	8,900	7,791
Total \$											
1 TO 9999	9	99.00	104.18	89.31	27.26	116.64	54.09	207.50	59.85 to 134.08	6,905	6,167
10000 TO 29999	14	93.04	93.22	90.69	15.44	102.79	65.79	139.77	75.56 to 99.50	22,875	20,746
30000 TO 59999	33	99.40	102.15	97.03	12.35	105.28	58.82	175.88	98.00 to 100.00	44,769	43,439
60000 TO 99999	20	99.09	92.03	88.14	10.70	104.41	49.81	113.88	89.60 to 99.85	85,542	75,400
100000 TO 149999	15	101.54	109.04	104.05	15.70	104.80	59.01	155.00	99.14 to 130.17	116,327	121,033
150000 TO 249999	4	101.49	106.23	105.62	6.96	100.58	98.78	123.17	N/A	201,750	213,090
250000 TO 499999	4	99.90	96.75	95.83	3.25	100.97	87.20	100.00	N/A	354,500	339,700
500000 +	2	106.95	106.95	106.74	6.27	100.20	100.24	113.66	N/A	800,000	853,922
ALL	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	99.90	99.76	95.85	19.37	104.08	54.09	140.16	86.17 to 116.40	59,550	57,077
10	15	98.93	103.37	97.08	15.20	106.48	69.42	175.88	89.42 to 99.88	42,483	41,241
20	67	99.50	99.91	99.31	11.63	100.60	49.81	207.50	98.78 to 99.85	110,647	109,885
30	1	75.56	75.56	75.56			75.56	75.56	N/A	18,000	13,600
ALL	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	101	<b>MEDIAN:</b>	<b>99</b>	COV:	23.36	95% Median C.I.:	98.93 to 99.80
TOTAL Sales Price:	9,186,557	WGT. MEAN:	99	STD:	23.39	95% Wgt. Mean C.I.:	94.22 to 103.19
TOTAL Adj.Sales Price:	9,140,557	MEAN:	100	AVG.ABS.DEV:	13.62	95% Mean C.I.:	95.59 to 104.72
TOTAL Assessed Value:	9,021,974						
AVG. Adj. Sales Price:	90,500	COD:	13.71	MAX Sales Ratio:	207.50		
AVG. Assessed Value:	89,326	PRD:	101.47	MIN Sales Ratio:	49.81		

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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)	19	100.00	105.43	96.26	23.99	109.52	54.09	207.50	86.17 to 122.29	56,626	54,510
322	1	96.67	96.67	96.67			96.67	96.67	N/A	30,000	29,000
325	7	98.73	96.20	98.64	15.50	97.53	65.79	141.45	65.79 to 141.45	92,772	91,512
326	1	99.00	99.00	99.00			99.00	99.00	N/A	10,000	9,900
333	1	99.36	99.36	99.36			99.36	99.36	N/A	55,000	54,650
336	1	101.54	101.54	101.54			101.54	101.54	N/A	130,000	132,000
341	1	75.56	75.56	75.56			75.56	75.56	N/A	18,000	13,600
343	1	113.66	113.66	113.66			113.66	113.66	N/A	775,000	880,844
344	11	99.09	97.28	102.75	9.06	94.68	72.73	123.17	79.65 to 106.00	63,318	65,057
349	2	100.06	100.06	100.23	0.18	99.83	99.88	100.24	N/A	432,500	433,475
350	19	99.18	97.18	90.45	13.18	107.44	49.81	154.29	89.71 to 104.13	77,571	70,166
352	5	99.67	102.34	97.36	9.70	105.11	87.20	130.17	N/A	204,400	199,000
353	16	99.63	109.27	104.34	15.17	104.72	70.00	175.88	98.11 to 106.00	59,712	62,306
384	2	89.41	89.41	86.34	10.91	103.55	79.65	99.17	N/A	17,500	15,110
386	3	98.29	97.69	98.72	4.09	98.96	91.36	103.43	N/A	106,666	105,300
406	3	89.42	92.20	90.63	3.11	101.73	89.42	97.76	N/A	19,500	17,673
419	4	99.48	99.44	99.50	0.35	99.93	98.78	100.00	N/A	191,000	190,050
434	1	74.36	74.36	74.36			74.36	74.36	N/A	48,000	35,693
437	1	95.95	95.95	95.95			95.95	95.95	N/A	37,000	35,500
442	1	58.82	58.82	58.82			58.82	58.82	N/A	85,000	50,000
471	1	101.35	101.35	101.35			101.35	101.35	N/A	37,000	37,500
ALL	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	99.90	99.90	99.90	0.10	100.00	99.81	100.00	N/A	347,000	346,650
03	99	99.33	100.16	98.60	13.98	101.58	49.81	207.50	98.78 to 99.80	85,318	84,128
04											
ALL	101	99.36	100.16	98.70	13.71	101.47	49.81	207.50	98.93 to 99.80	90,500	89,326

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	760	<b>MEDIAN:</b>	<b>96</b>	COV:	27.57	95% Median C.I.:	94.87 to 97.03
TOTAL Sales Price:	55,060,481	WGT. MEAN:	90	STD:	26.23	95% Wgt. Mean C.I.:	89.00 to 91.93
TOTAL Adj.Sales Price:	55,361,481	MEAN:	95	AVG.ABS.DEV:	15.19	95% Mean C.I.:	93.27 to 97.00
TOTAL Assessed Value:	50,082,400						
AVG. Adj. Sales Price:	72,844	COD:	15.79	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	65,897	PRD:	105.17	MIN Sales Ratio:	6.45		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	114	98.28	97.73	94.95	10.58	102.93	55.49	155.00	97.28 to 99.19	71,419	67,811
10/01/03 TO 12/31/03	98	98.11	100.66	94.61	17.59	106.40	10.21	472.00	97.28 to 99.49	64,644	61,157
01/01/04 TO 03/31/04	73	96.95	98.95	93.18	12.53	106.19	43.66	200.00	95.33 to 98.13	74,590	69,505
04/01/04 TO 06/30/04	95	97.78	95.77	93.28	12.36	102.67	35.00	149.44	95.11 to 98.97	75,141	70,090
07/01/04 TO 09/30/04	102	94.49	95.12	90.64	16.31	104.95	56.00	188.52	90.57 to 97.18	71,026	64,378
10/01/04 TO 12/31/04	85	96.33	94.57	92.87	14.10	101.83	43.82	160.18	92.06 to 98.56	70,253	65,242
01/01/05 TO 03/31/05	74	90.98	91.30	86.09	17.89	106.05	6.74	161.76	86.36 to 94.57	79,202	68,183
04/01/05 TO 06/30/05	119	86.41	88.08	80.97	21.49	108.78	6.45	189.54	82.15 to 88.85	77,510	62,758
<u>Study Years</u>											
07/01/03 TO 06/30/04	380	97.89	98.23	94.07	13.22	104.42	10.21	472.00	97.40 to 98.33	71,211	66,990
07/01/04 TO 06/30/05	380	91.75	92.05	87.01	18.18	105.78	6.45	189.54	89.00 to 93.56	74,476	64,805
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	355	96.89	95.95	92.42	13.91	103.82	35.00	200.00	95.36 to 97.52	72,675	67,168
<u>ALL</u>											
	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COZAD	148	94.10	97.17	90.66	18.57	107.18	6.45	174.12	91.73 to 98.13	54,833	49,710
COZAD RURAL	23	79.38	99.00	86.32	38.73	114.69	43.66	472.00	70.09 to 98.15	103,206	89,089
EDDYVILLE	2	78.00	78.00	71.79	28.21	108.64	56.00	100.00	N/A	390	280
FARNAM	6	120.39	113.71	95.69	19.03	118.84	60.32	151.04	60.32 to 151.04	20,416	19,535
GOTHENBURG	150	91.04	92.05	87.82	16.54	104.82	6.74	188.52	87.59 to 94.00	81,247	71,349
GOTHENBURG RURAL	13	85.70	87.07	84.38	13.46	103.19	69.51	112.30	69.94 to 99.28	101,253	85,439
JOHNSON LAKE	65	88.90	93.27	86.31	20.81	108.07	37.50	200.00	82.91 to 96.12	96,717	83,475
LEXINGTON	280	97.85	97.00	94.16	10.21	103.02	9.99	211.76	97.43 to 98.27	70,292	66,188
LEXINGTON RURAL	27	94.87	94.12	91.44	12.45	102.93	68.58	149.44	86.20 to 100.00	98,779	90,322
OVERTON	25	92.75	93.17	87.09	24.08	106.98	35.00	145.73	78.93 to 107.39	46,505	40,499
OVERTON RURAL	9	95.54	88.39	94.17	17.35	93.86	60.36	117.30	60.48 to 106.90	115,019	108,318
SUMNER	11	95.15	80.77	86.42	17.85	93.46	10.21	99.67	48.32 to 98.49	29,754	25,714
SUMNER RURAL	1	91.20	91.20	91.20			91.20	91.20	N/A	85,000	77,520
<u>ALL</u>											
	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	760	<b>MEDIAN:</b>	<b>96</b>	COV:	27.57	95% Median C.I.:	94.87 to 97.03
TOTAL Sales Price:	55,060,481	WGT. MEAN:	90	STD:	26.23	95% Wgt. Mean C.I.:	89.00 to 91.93
TOTAL Adj.Sales Price:	55,361,481	MEAN:	95	AVG.ABS.DEV:	15.19	95% Mean C.I.:	93.27 to 97.00
TOTAL Assessed Value:	50,082,400						
AVG. Adj. Sales Price:	72,844	COD:	15.79	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	65,897	PRD:	105.17	MIN Sales Ratio:	6.45		

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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	607	96.89	95.40	91.38	14.32	104.40	6.45	211.76	95.44 to 97.47	66,769	61,015
2	17	97.28	95.80	89.19	28.77	107.40	43.66	168.61	58.89 to 123.67	72,558	64,717
3	136	90.01	93.89	87.84	20.82	106.89	37.50	472.00	84.91 to 94.87	99,993	87,838
ALL	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

**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	656	96.32	95.11	91.97	13.29	103.41	40.34	211.76	95.15 to 97.13	76,068	69,962
2	71	100.00	93.41	56.47	31.08	165.42	6.45	200.00	85.40 to 102.56	23,572	13,311
3	33	86.06	99.46	85.60	27.95	116.18	62.76	472.00	78.67 to 89.78	114,756	98,234
ALL	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	759	96.26	95.16	90.47	15.77	105.19	6.45	472.00	94.89 to 97.03	72,924	65,972
06											
07	1	77.58	77.58	77.58			77.58	77.58	N/A	12,000	9,310
ALL	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	760	<b>MEDIAN:</b>	<b>96</b>	COV:	27.57	95% Median C.I.:	94.87 to 97.03
TOTAL Sales Price:	55,060,481	WGT. MEAN:	90	STD:	26.23	95% Wgt. Mean C.I.:	89.00 to 91.93
TOTAL Adj.Sales Price:	55,361,481	MEAN:	95	AVG.ABS.DEV:	15.19	95% Mean C.I.:	93.27 to 97.00
TOTAL Assessed Value:	50,082,400						
AVG. Adj. Sales Price:	72,844	COD:	15.79	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	65,897	PRD:	105.17	MIN Sales Ratio:	6.45		

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

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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)											
10-0009											
21-0180											
24-0001	281	97.83	96.85	93.97	10.32	103.06	9.99	211.76	97.36 to 98.26	70,794	66,528
24-0004	34	92.82	91.37	89.51	21.93	102.08	35.00	145.73	78.93 to 104.25	63,729	57,041
24-0011	154	93.51	96.27	89.83	18.84	107.17	6.45	174.12	91.41 to 97.85	56,283	50,559
24-0013	2	275.69	275.69	100.49	71.21	274.35	79.38	472.00	N/A	46,500	46,726
24-0015	61	89.78	93.20	86.83	20.52	107.34	37.50	200.00	84.44 to 98.33	98,113	85,191
24-0016	6	93.35	94.70	93.56	6.95	101.23	81.00	107.60	81.00 to 107.60	114,166	106,808
24-0017	8	92.38	92.10	92.38	13.52	99.70	68.58	117.30	68.58 to 117.30	93,837	86,683
24-0020	159	91.04	91.77	87.40	16.45	105.00	6.74	188.52	87.29 to 94.00	83,021	72,558
24-0022	9	95.71	92.98	91.27	12.79	101.88	72.92	122.70	76.29 to 103.43	66,277	60,489
24-0025											
24-0029	14	80.66	84.49	87.93	17.86	96.08	65.51	118.48	69.35 to 100.00	108,071	95,031
24-0044											
24-0081											
24-0100	1	99.28	99.28	99.28			99.28	99.28	N/A	170,000	168,772
24-0101	14	95.15	81.12	87.38	17.63	92.84	10.21	100.00	56.00 to 98.49	29,505	25,781
32-0095	17	96.12	104.20	89.35	24.08	116.61	60.32	151.04	79.35 to 133.33	72,188	64,502
NonValid School											
ALL	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	760	<b>MEDIAN:</b>	<b>96</b>	COV:	27.57	95% Median C.I.:	94.87 to 97.03
TOTAL Sales Price:	55,060,481	WGT. MEAN:	90	STD:	26.23	95% Wgt. Mean C.I.:	89.00 to 91.93
TOTAL Adj.Sales Price:	55,361,481	MEAN:	95	AVG.ABS.DEV:	15.19	95% Mean C.I.:	93.27 to 97.00
TOTAL Assessed Value:	50,082,400						
AVG. Adj. Sales Price:	72,844	COD:	15.79	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	65,897	PRD:	105.17	MIN Sales Ratio:	6.45		

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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	99	98.89	94.87	80.56	25.76	117.76	6.45	200.00	97.22 to 100.00	44,725	36,032
Prior TO 1860											
1860 TO 1899	9	96.73	86.29	89.81	14.16	96.09	60.36	105.68	60.48 to 99.49	74,174	66,612
1900 TO 1919	114	97.84	98.72	92.97	16.06	106.18	40.34	211.76	96.90 to 99.15	51,957	48,305
1920 TO 1939	134	94.84	96.94	90.89	18.14	106.66	59.30	472.00	91.20 to 97.03	57,674	52,420
1940 TO 1949	50	95.71	96.95	93.10	13.46	104.13	57.15	188.52	92.86 to 97.83	59,731	55,609
1950 TO 1959	84	97.06	94.82	91.64	11.87	103.48	51.80	156.86	90.16 to 98.42	78,998	72,391
1960 TO 1969	82	92.75	94.48	91.07	13.07	103.75	63.86	155.48	88.23 to 96.00	87,990	80,130
1970 TO 1979	128	91.86	91.86	89.87	11.74	102.21	57.60	143.65	88.69 to 97.35	98,318	88,363
1980 TO 1989	20	90.59	90.19	89.73	10.00	100.51	61.22	115.83	85.31 to 97.71	106,172	95,268
1990 TO 1994	9	95.71	96.78	97.84	7.38	98.91	82.60	118.48	84.23 to 101.63	133,111	130,234
1995 TO 1999	20	93.83	90.65	89.30	15.89	101.52	43.66	135.35	79.01 to 98.40	114,250	102,020
2000 TO Present	11	98.28	98.80	96.11	9.71	102.80	84.11	128.21	87.01 to 109.40	144,159	138,546
ALL	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

**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	15	100.00	106.20	107.17	26.17	99.10	56.00	200.00	78.93 to 133.33	2,764	2,962
5000 TO 9999	26	105.92	124.06	120.43	38.89	103.01	10.21	472.00	97.85 to 141.67	6,825	8,219
Total \$											
1 TO 9999	41	100.00	117.53	117.92	35.97	99.67	10.21	472.00	99.00 to 129.59	5,339	6,296
10000 TO 29999	104	100.80	106.97	106.99	20.42	99.98	35.00	189.54	98.04 to 107.39	19,181	20,522
30000 TO 59999	167	97.43	98.06	97.42	16.83	100.65	40.34	211.76	95.64 to 98.42	45,548	44,375
60000 TO 99999	281	94.89	90.65	90.39	10.90	100.29	6.45	135.71	91.90 to 96.89	76,894	69,503
100000 TO 149999	109	89.01	87.87	87.63	12.46	100.28	9.99	135.35	85.31 to 95.44	122,430	107,286
150000 TO 249999	55	88.05	84.56	84.76	14.20	99.77	6.74	118.48	79.01 to 92.56	177,079	150,089
250000 TO 499999	3	96.12	94.82	94.11	4.97	100.76	87.01	101.34	N/A	283,150	266,471
ALL	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	760	<b>MEDIAN:</b>	<b>96</b>	COV:	27.57	95% Median C.I.:	94.87 to 97.03
TOTAL Sales Price:	55,060,481	WGT. MEAN:	90	STD:	26.23	95% Wgt. Mean C.I.:	89.00 to 91.93
TOTAL Adj.Sales Price:	55,361,481	MEAN:	95	AVG.ABS.DEV:	15.19	95% Mean C.I.:	93.27 to 97.00
TOTAL Assessed Value:	50,082,400						
AVG. Adj. Sales Price:	72,844	COD:	15.79	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	65,897	PRD:	105.17	MIN Sales Ratio:	6.45		

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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	19	85.40	84.70	73.98	28.31	114.50	10.21	133.33	66.67 to 100.00	3,972	2,938
5000 TO 9999	30	98.93	99.08	53.47	31.04	185.30	6.45	200.00	92.39 to 110.00	14,400	7,699
Total \$ _____											
1 TO 9999	49	97.85	93.50	56.52	29.05	165.44	6.45	200.00	82.00 to 100.00	10,356	5,853
10000 TO 29999	108	98.04	98.74	76.87	25.61	128.45	6.74	472.00	95.36 to 100.00	26,298	20,216
30000 TO 59999	200	95.23	96.11	91.01	17.32	105.60	51.80	189.54	91.93 to 97.35	50,552	46,010
60000 TO 99999	272	96.69	94.78	92.19	10.85	102.81	56.86	211.76	93.78 to 97.49	82,073	75,660
100000 TO 149999	102	93.48	90.95	89.24	11.01	101.91	61.17	135.35	88.97 to 97.13	135,464	120,891
150000 TO 249999	26	96.96	95.16	94.67	6.26	100.52	77.92	108.23	92.36 to 98.58	190,153	180,012
250000 TO 499999	3	101.34	102.28	100.19	10.35	102.09	87.01	118.48	N/A	272,583	273,087
ALL _____											
	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	94	98.69	93.77	78.71	26.36	119.13	6.45	200.00	96.36 to 100.00	44,027	34,652
10	16	98.29	99.51	94.83	19.69	104.94	60.48	151.04	79.35 to 114.22	63,081	59,819
20	258	96.14	94.26	89.42	14.87	105.41	40.34	173.20	93.77 to 97.35	56,813	50,800
30	366	95.41	96.09	92.02	13.88	104.42	56.86	472.00	92.86 to 96.98	84,611	77,857
40	25	93.89	93.70	93.88	7.20	99.81	79.01	118.48	87.59 to 97.95	176,515	165,720
50	1	69.94	69.94	69.94			69.94	69.94	N/A	175,000	122,395
ALL _____											
	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03	72,844	65,897

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	55,060,481	WGT. MEAN:	90	STD:	26.23	95% Wgt. Mean C.I.:	89.00 to 91.93
TOTAL Adj.Sales Price:	55,361,481	MEAN:	95	AVG.ABS.DEV:	15.19	95% Mean C.I.:	93.27 to 97.00
TOTAL Assessed Value:	50,082,400						
AVG. Adj. Sales Price:	72,844	COD:	15.79	MAX Sales Ratio:	472.00		
AVG. Assessed Value:	65,897	PRD:	105.17	MIN Sales Ratio:	6.45		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	93	98.72	93.89	78.42	26.81	119.71	6.45	200.00	96.36 to 100.00		43,527	34,135
100	2	88.90	88.90	88.48	10.71	100.48	79.38	98.42	N/A		62,250	55,080
101	472	95.23	95.10	90.64	14.91	104.92	40.34	472.00	93.53 to 96.59		72,537	65,746
102	31	97.00	94.27	93.29	8.71	101.05	68.58	117.66	90.15 to 99.21		84,815	79,123
103	26	96.39	94.29	91.24	11.90	103.34	62.59	174.12	86.60 to 98.26		97,415	88,880
104	107	96.84	97.45	94.24	13.65	103.40	60.36	211.76	92.86 to 98.25		82,459	77,711
106	2	80.99	80.99	80.45	3.28	100.66	78.33	83.64	N/A		125,000	100,568
111	20	90.40	92.28	89.16	11.60	103.50	70.48	155.48	84.97 to 97.85		111,277	99,219
301	5	98.50	94.50	97.00	4.68	97.42	77.28	99.61	N/A		62,100	60,239
304	1	124.31	124.31	124.31			124.31	124.31	N/A		65,000	80,800
307	1	103.39	103.39	103.39			103.39	103.39	N/A		115,000	118,900
<u>ALL</u>												
	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03		72,844	65,897

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	92	98.69	93.65	78.03	26.92	120.02	6.45	200.00	96.36 to 100.00		43,538	33,974
10	1	85.53	85.53	85.53			85.53	85.53	N/A		32,000	27,370
20	29	95.36	101.29	95.73	19.91	105.81	57.15	161.76	88.19 to 110.93		34,193	32,732
30	581	96.31	95.59	91.68	14.08	104.27	40.34	472.00	94.63 to 97.13		74,494	68,297
40	52	89.74	89.57	88.19	10.78	101.56	62.76	135.35	84.23 to 95.11		122,907	108,389
50	5	93.56	93.81	100.45	11.08	93.39	69.94	118.48	N/A		132,000	132,593
<u>ALL</u>												
	760	96.21	95.14	90.46	15.79	105.17	6.45	472.00	94.87 to 97.03		72,844	65,897



**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:	100	<b>MEDIAN:</b>	<b>90</b>	COV:	33.01	95% Median C.I.:	83.58 to 97.76
TOTAL Sales Price:	9,129,057	WGT. MEAN:	86	STD:	30.70	95% Wgt. Mean C.I.:	76.97 to 95.48
TOTAL Adj.Sales Price:	9,083,057	MEAN:	93	AVG.ABS.DEV:	21.21	95% Mean C.I.:	86.98 to 99.01
TOTAL Assessed Value:	7,831,769						
AVG. Adj. Sales Price:	90,830	COD:	23.45	MAX Sales Ratio:	268.16		
AVG. Assessed Value:	78,317	PRD:	107.85	MIN Sales Ratio:	40.17		

(!: AVTot=0)

(!: Derived)

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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	10	108.10	111.44	104.04	12.66	107.11	89.60	150.42	94.67 to 130.09	85,650	89,113
10/01/02 TO 12/31/02	7	76.67	89.19	101.22	26.46	88.11	62.12	123.89	62.12 to 123.89	72,465	73,348
01/01/03 TO 03/31/03	6	107.67	104.19	90.07	22.83	115.68	61.14	147.60	61.14 to 147.60	65,375	58,882
04/01/03 TO 06/30/03	11	94.64	97.82	97.79	14.58	100.03	75.02	133.71	78.67 to 113.88	192,409	188,155
07/01/03 TO 09/30/03	7	91.03	90.64	94.76	10.08	95.65	75.56	105.45	75.56 to 105.45	59,785	56,650
10/01/03 TO 12/31/03	7	94.00	90.49	93.60	19.99	96.69	59.13	118.09	59.13 to 118.09	41,357	38,708
01/01/04 TO 03/31/04	5	89.71	82.55	66.82	19.11	123.54	40.17	114.38	N/A	34,500	23,053
04/01/04 TO 06/30/04	11	81.58	91.81	85.03	21.71	107.98	65.45	155.00	72.73 to 113.23	45,081	38,333
07/01/04 TO 09/30/04	10	70.72	99.93	81.88	49.79	122.04	59.85	268.16	63.00 to 114.72	55,025	45,053
10/01/04 TO 12/31/04	10	88.95	83.21	83.37	14.06	99.81	50.38	100.00	54.09 to 100.00	117,700	98,127
01/01/05 TO 03/31/05	5	71.67	74.62	56.62	24.52	131.80	47.77	100.00	N/A	242,200	137,123
04/01/05 TO 06/30/05	11	82.19	87.68	76.16	32.96	115.12	45.49	175.88	52.80 to 140.16	81,445	62,029
<u>Study Years</u>											
07/01/02 TO 06/30/03	34	99.37	101.17	98.84	18.51	102.36	61.14	150.42	89.60 to 113.88	113,897	112,575
07/01/03 TO 06/30/04	30	89.86	89.69	87.51	18.18	102.49	40.17	155.00	78.49 to 99.15	45,880	40,148
07/01/04 TO 06/30/05	36	82.89	88.03	73.02	30.48	120.55	45.49	268.16	66.67 to 94.64	106,504	77,770
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	31	94.64	95.77	96.08	17.31	99.69	59.13	147.60	85.71 to 105.50	103,766	99,694
01/01/04 TO 12/31/04	36	87.02	90.39	82.18	25.38	109.99	40.17	268.16	73.87 to 99.15	66,545	54,687
<u>ALL</u>											
	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COZAD	19	94.67	94.12	78.20	18.62	120.36	47.77	147.60	85.56 to 113.23	121,026	94,642
COZAD RURAL	1	62.12	62.12	62.12			62.12	62.12	N/A	50,000	31,062
EDDYVILLE	1	110.70	110.70	110.70			110.70	110.70	N/A	20,000	22,140
GOTHENBURG	31	89.71	90.11	81.54	23.10	110.50	40.17	175.88	75.56 to 99.15	64,093	52,264
GOTHENBURG RURAL	1	123.89	123.89	123.89			123.89	123.89	N/A	91,906	113,866
LEXINGTON	41	87.91	92.78	91.21	25.79	101.72	50.38	268.16	75.02 to 99.89	108,871	99,304
LEXINGTON RURAL	2	133.88	133.88	130.70	12.35	102.43	117.34	150.42	N/A	26,000	33,981
OVERTON	3	89.42	92.20	93.51	3.11	98.60	89.42	97.76	N/A	32,666	30,545
OVERTON RURAL	1	72.48	72.48	72.48			72.48	72.48	N/A	21,000	15,221
<u>ALL</u>											
	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	100	<b>MEDIAN:</b>	<b>90</b>	COV:	33.01	95% Median C.I.:	83.58 to 97.76
TOTAL Sales Price:	9,129,057	WGT. MEAN:	86	STD:	30.70	95% Wgt. Mean C.I.:	76.97 to 95.48
TOTAL Adj.Sales Price:	9,083,057	MEAN:	93	AVG.ABS.DEV:	21.21	95% Mean C.I.:	86.98 to 99.01
TOTAL Assessed Value:	7,831,769						
AVG. Adj. Sales Price:	90,830	COD:	23.45	MAX Sales Ratio:	268.16		
AVG. Assessed Value:	78,317	PRD:	107.85	MIN Sales Ratio:	40.17		

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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	94	89.86	90.48	85.72	21.02	105.56	40.17	175.88	82.35 to 97.70	94,328	80,854
2	1	268.16	268.16	268.16			268.16	268.16	N/A	1,250	3,352
3	5	117.34	105.25	106.15	23.81	99.16	62.12	150.42	N/A	42,981	45,622
ALL	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

**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	86	89.66	89.88	85.90	20.40	104.63	40.17	175.88	82.19 to 94.67	99,402	85,389
2	11	99.15	93.59	88.80	24.49	105.39	54.09	140.16	59.01 to 122.29	45,286	40,214
3	3	155.00	180.17	126.70	32.43	142.20	117.34	268.16	N/A	12,083	15,309
ALL	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0009											
21-0180											
24-0001	40	86.81	88.40	91.16	21.57	96.97	50.38	140.16	75.02 to 99.80	111,562	101,702
24-0004	4	89.42	87.27	89.80	7.07	97.19	72.48	97.76	N/A	29,750	26,714
24-0011	19	94.67	94.12	78.20	18.62	120.36	47.77	147.60	85.56 to 113.23	121,026	94,642
24-0013											
24-0015											
24-0016	2	133.88	133.88	130.70	12.35	102.43	117.34	150.42	N/A	26,000	33,981
24-0017											
24-0020	32	90.27	91.17	83.42	23.42	109.29	40.17	175.88	75.56 to 100.00	64,962	54,189
24-0022	1	268.16	268.16	268.16			268.16	268.16	N/A	1,250	3,352
24-0025											
24-0029	1	62.12	62.12	62.12			62.12	62.12	N/A	50,000	31,062
24-0044											
24-0081											
24-0100											
24-0101	1	110.70	110.70	110.70			110.70	110.70	N/A	20,000	22,140
32-0095											
NonValid School											
ALL	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	100	<b>MEDIAN:</b>	<b>90</b>	COV:	33.01	95% Median C.I.:	83.58 to 97.76
TOTAL Sales Price:	9,129,057	WGT. MEAN:	86	STD:	30.70	95% Wgt. Mean C.I.:	76.97 to 95.48
TOTAL Adj.Sales Price:	9,083,057	MEAN:	93	AVG.ABS.DEV:	21.21	95% Mean C.I.:	86.98 to 99.01
TOTAL Assessed Value:	7,831,769						
AVG. Adj. Sales Price:	90,830	COD:	23.45	MAX Sales Ratio:	268.16		
AVG. Assessed Value:	78,317	PRD:	107.85	MIN Sales Ratio:	40.17		

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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	16	102.30	100.22	94.81	21.82	105.70	54.09	150.42	72.48 to 117.34	63,321	60,036
Prior TO 1860											
1860 TO 1899	2	58.52	58.52	56.83	13.92	102.97	50.38	66.67	N/A	132,500	75,300
1900 TO 1919	17	82.19	83.97	85.10	19.04	98.67	40.17	130.09	71.67 to 100.00	68,647	58,420
1920 TO 1939	18	98.79	93.22	93.36	13.73	99.86	59.13	118.09	89.42 to 105.50	40,888	38,173
1940 TO 1949	9	81.51	90.40	78.31	23.26	115.43	52.80	155.00	73.87 to 105.71	56,888	44,550
1950 TO 1959	7	77.88	89.40	85.91	27.53	104.07	63.00	147.60	63.00 to 147.60	83,428	71,670
1960 TO 1969	5	83.58	102.01	83.94	27.11	121.53	75.02	175.88	N/A	78,280	65,710
1970 TO 1979	11	91.03	93.63	89.82	20.58	104.24	45.49	123.89	68.22 to 123.17	153,296	137,690
1980 TO 1989	9	97.38	115.37	104.55	33.10	110.35	62.12	268.16	74.36 to 133.71	164,250	171,727
1990 TO 1994	2	79.75	79.75	80.75	23.34	98.76	61.14	98.37	N/A	116,250	93,877
1995 TO 1999	2	67.84	67.84	49.87	29.58	136.04	47.77	87.91	N/A	435,250	217,057
2000 TO Present	2	80.19	80.19	86.46	15.74	92.75	67.57	92.82	N/A	73,500	63,550
ALL	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

**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	134.69	155.93	135.56	41.32	115.02	86.17	268.16	N/A	3,187	4,321
5000 TO 9999	3	118.09	113.18	115.01	6.53	98.41	99.15	122.29	N/A	7,883	9,066
Total \$											
1 TO 9999	7	118.09	137.61	122.21	29.73	112.60	86.17	268.16	86.17 to 268.16	5,200	6,354
10000 TO 29999	16	89.71	94.82	96.65	27.79	98.10	54.09	175.88	59.85 to 116.40	19,087	18,448
30000 TO 59999	30	90.37	90.97	90.57	17.68	100.45	62.12	147.60	76.67 to 99.89	43,350	39,261
60000 TO 99999	21	89.60	90.82	90.62	20.34	100.22	40.17	140.16	77.88 to 101.63	76,464	69,291
100000 TO 149999	13	92.82	86.27	86.39	21.52	99.86	45.49	130.09	63.00 to 105.45	115,192	99,513
150000 TO 249999	6	73.75	78.09	79.34	32.57	98.42	50.38	123.17	50.38 to 123.17	178,250	141,419
250000 TO 499999	5	85.56	86.25	86.45	8.96	99.77	75.02	97.38	N/A	333,600	288,401
500000 +	2	80.71	80.71	79.68	40.81	101.29	47.77	113.66	N/A	800,000	637,479
ALL	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	100	<b>MEDIAN:</b>	<b>90</b>	COV:	33.01	95% Median C.I.:	83.58 to 97.76
TOTAL Sales Price:	9,129,057	WGT. MEAN:	86	STD:	30.70	95% Wgt. Mean C.I.:	76.97 to 95.48
TOTAL Adj.Sales Price:	9,083,057	MEAN:	93	AVG.ABS.DEV:	21.21	95% Mean C.I.:	86.98 to 99.01
TOTAL Assessed Value:	7,831,769						
AVG. Adj. Sales Price:	90,830	COD:	23.45	MAX Sales Ratio:	268.16		
AVG. Assessed Value:	78,317	PRD:	107.85	MIN Sales Ratio:	40.17		

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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	2	177.16	177.16	139.69	51.36	126.82	86.17	268.16	N/A	2,125	2,968
5000 TO 9999	6	94.58	95.41	82.15	29.00	116.14	54.09	155.00	54.09 to 155.00	8,233	6,764
Total \$											
1 TO 9999	8	94.58	115.85	86.71	45.81	133.60	54.09	268.16	54.09 to 268.16	6,706	5,815
10000 TO 29999	18	80.12	84.27	75.44	23.52	111.71	40.17	122.29	67.57 to 106.67	25,430	19,185
30000 TO 59999	30	92.51	93.36	85.31	21.19	109.45	45.49	175.88	78.49 to 100.00	48,041	40,982
60000 TO 99999	24	84.03	87.32	81.50	22.32	107.14	50.38	147.60	69.42 to 100.00	88,270	71,939
100000 TO 149999	10	102.62	106.01	100.91	15.64	105.05	59.01	140.16	92.82 to 130.09	118,690	119,769
150000 TO 249999	4	91.58	95.34	93.77	14.83	101.66	75.02	123.17	N/A	201,750	189,191
250000 TO 499999	5	85.56	80.80	73.50	15.33	109.94	47.77	97.38	N/A	448,600	329,714
500000 +	1	113.66	113.66	113.66			113.66	113.66	N/A	775,000	880,844
ALL	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	17	105.45	110.10	95.03	29.00	115.86	54.09	268.16	72.48 to 122.29	59,670	56,702
10	15	90.83	95.40	86.80	19.26	109.90	66.49	175.88	74.36 to 100.00	42,483	36,876
20	67	88.49	88.38	85.00	21.28	103.98	40.17	155.00	78.67 to 94.67	110,647	94,045
30	1	75.56	75.56	75.56			75.56	75.56	N/A	18,000	13,600
ALL	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	100	<b>MEDIAN:</b>	<b>90</b>	COV:	33.01	95% Median C.I.:	83.58 to 97.76
TOTAL Sales Price:	9,129,057	WGT. MEAN:	86	STD:	30.70	95% Wgt. Mean C.I.:	76.97 to 95.48
TOTAL Adj.Sales Price:	9,083,057	MEAN:	93	AVG.ABS.DEV:	21.21	95% Mean C.I.:	86.98 to 99.01
TOTAL Assessed Value:	7,831,769						
AVG. Adj. Sales Price:	90,830	COD:	23.45	MAX Sales Ratio:	268.16		
AVG. Assessed Value:	78,317	PRD:	107.85	MIN Sales Ratio:	40.17		

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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)	18	109.67	112.59	95.26	28.85	118.19	54.09	268.16	86.17 to 122.29	56,577	53,896
322	1	100.00	100.00	100.00			100.00	100.00	N/A	30,000	30,000
325	7	81.58	82.60	79.22	22.75	104.27	52.80	123.89	52.80 to 123.89	92,772	73,498
326	1	90.00	90.00	90.00			90.00	90.00	N/A	10,000	9,000
333	1	65.45	65.45	65.45			65.45	65.45	N/A	55,000	36,000
336	1	99.77	99.77	99.77			99.77	99.77	N/A	130,000	129,706
341	1	75.56	75.56	75.56			75.56	75.56	N/A	18,000	13,600
343	1	113.66	113.66	113.66			113.66	113.66	N/A	775,000	880,844
344	11	99.80	97.27	102.65	17.81	94.76	59.13	147.60	72.73 to 123.17	63,318	64,994
349	2	73.89	73.89	50.19	35.34	147.22	47.77	100.00	N/A	432,500	217,057
350	19	85.71	86.75	81.36	21.57	106.62	45.49	114.72	68.22 to 110.70	77,571	63,115
352	5	94.64	98.12	89.76	14.26	109.31	78.67	130.09	N/A	204,400	183,467
353	16	83.34	88.22	81.54	24.33	108.20	40.17	175.88	71.67 to 100.00	59,712	48,687
384	2	74.98	74.98	70.00	21.14	107.12	59.13	90.83	N/A	17,500	12,250
386	3	92.82	105.01	94.92	16.24	110.62	88.49	133.71	N/A	106,666	101,250
406	3	89.42	98.98	93.59	10.69	105.76	89.42	118.09	N/A	19,500	18,249
419	4	84.85	82.30	87.06	16.18	94.53	62.12	97.38	N/A	191,000	166,278
434	1	74.36	74.36	74.36			74.36	74.36	N/A	48,000	35,693
437	1	66.49	66.49	66.49			66.49	66.49	N/A	37,000	24,600
442	1	82.35	82.35	82.35			82.35	82.35	N/A	85,000	70,000
471	1	67.57	67.57	67.57			67.57	67.57	N/A	37,000	25,000
ALL	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	86.65	86.65	86.95	9.21	99.66	78.67	94.64	N/A	347,000	301,727
03	98	90.42	93.12	86.16	23.75	108.08	40.17	268.16	83.58 to 98.37	85,602	73,758
04											
ALL	100	90.42	92.99	86.22	23.45	107.85	40.17	268.16	83.58 to 97.76	90,830	78,317

# 2006 Assessment Survey for Dawson County

March 19, 2006

## I. General Information

### A. Staffing and Funding Information

1. **Deputy(ies) on staff:** 1
2. **Appraiser(s) on staff:** 1
3. **Other full-time employees:** 1  
*(Does not include anyone counted in 1 and 2 above)*
4. **Other part-time employees:** 2 part-time clerks  
*(Does not include anyone counted in 1 through 3 above)*
5. **Number of shared employees:** None  
*(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).*
6. **Assessor's requested budget for current fiscal year:** \$ 272,009  
*(This would be the "total budget" for the assessor's office)*
  - a. **Does this include employee benefits?** No, employee benefits come out of the county Miscellaneous General fund.
7. **Part of the budget that is dedicated to the computer system:** \$ 5,000 for licensing  
*(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)*
8. **Adopted budget, or granted budget if different from above:** \$ 275,000
  - a. **Does this amount include employee benefits?** No
9. **Amount of total budget set aside for appraisal work:** \$ 132,245
10. **Amount of the total budget set aside for education/workshops:** \$ 4,000
11. **Appraisal/Reappraisal budget, if not part of the total budget:** \$ - 0 -
12. **Other miscellaneous funds:** \$ 5,000 *(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If*

*the assessor is ex-officio, this can be an estimate.*) This is set aside for specialty work and cases before the Tax Equalization and Review Commission.

**13. Total budget:** \$ 280,000

**a. Was any of last year’s budget not used?** Yes, the assessor estimated that only approximately ninety-six to ninety-seven percent of last years budget was used.

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

1. **Data collection done by:** The office appraiser, assessor, and Stanard Appraisal Service.
2. **Valuation done by:** The office appraiser or Stanard Appraisal Service will establish an initial value, however ultimately the assessor will be responsible for setting the final estimate of value.
3. **Date of last appraisal:** <sup>1</sup> 1995 – the assessor feels another complete reappraisal probably will not get done because of the cost; it would in all probability take approximately a half-million dollars to do.
4. **Date of last “update”:** <sup>2</sup> Will vary by location. The maintenance plan that is in place has kept the county current; this consists of updating different sections, model calibration, physical reviews and the determination of mandated parameters. This work is done on an annual basis, it is market driven by location and analyses.
5. **Pickup work done by:** <sup>3</sup> The pickup work is done by the office appraiser.

Property Type	# of Permits	# of Info. Statements	Other		Total
Residential	499	0	0		499

6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** Costing tables as of June of 2005 are currently loaded in the MicroSolve CAMA System and will be used for any update work for 2006. The system does not have the capability of handling more than one set of costing tables; in other words some residential values currently in place are from previous costing tables.
7. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** Depending upon when a particular portion of the county was re-priced, the depreciation schedule will also vary with the costing tables in use at that time. Currently the Marshall-Swift depreciation tables within the CAMA program for the June of 05 costing tables will be used. The

MicroSolve CAMA System does not have the capability of handling more than one set of depreciation tables at a time.

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> The sales comparison approach can be done in the MicroSolve CAMA System – pulling comparables from the sales file. It is a good tool but the reliability is dependant upon the sales file and if comparables actually exist. In order to use one must know the correct parameter settings, it cannot be general in setup.
9. **Number of market areas/neighborhoods for this property class:** There are six towns or villages, Johnson Lake and the rural area. There are also five neighborhoods within the City of Lexington, four each within the cities of Cozad and Gothenburg, and from one up to as many as three in the small villages.
10. **How are these defined?** (*By location, similar property characteristics—i.e., subdivision, tract, etc.*) These areas are first defined by the political boundaries of each town or village, the suburban area is that area outside of the city limits where a city maybe granted legal zoning jurisdiction for a specific area based on the class of the city, and the rural area is anything past these described boundaries, including unincorporated villages. These areas may then additionally be sub-stratified into groupings of like properties, for example by subdivision, in order to further analyze the market effects of each.

**C. Commercial/Industrial Appraisal Information**

1. **Data collection done by:** The office appraiser, assessor, and Stanard Appraisal Service.
2. **Valuation done by:** The office appraiser or Stanard Appraisal Service will establish an initial value, however ultimately the assessor will be responsible for setting the final estimate of value.
3. **Date of last appraisal:** <sup>1</sup> The last complete reappraisal was done in 2000.
4. **Date of last “update”:** <sup>2</sup> The commercial properties were updated in 2003 and will be done again for 2006.
5. **Pickup work done by whom:** <sup>3</sup> The office appraiser will do all pickup work unless it involves a special industrial type property, such as the Ethanol Plant, in which case Stanard Appraisal Service will assist with these properties.

Property Type	# of Permits	# of Info. Statements	Other		Total
Commercial	69	0	0		69



6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** All commercial property will be re-priced with the Marshall-Swift June of 2005 costing tables that have been loaded into the MicroSolve CAMA System.
7. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The Marshall-Swift depreciation tables within the CAMA program for the June of 05 costing tables will be used.
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> The income approach will be utilized for all properties where rents and income and expense data can be obtained from the market.
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> The sales comparison approach is used for properties of the same occupancy code if enough sales are available. With commercial properties the availability of sales for all occupancy codes does not happen. As well many commercial property sales entail mixed occupancy codes, in which case finding comparables is difficult.
10. **Number of market areas/neighborhoods for this property class?** Often reviews and updates are conducted in terms of occupancy code, such as all fast food franchise businesses or motels. Reviews may be conducted in neighborhoods, like highway strips to Interstate 80 or main business districts within the larger communities of Dawson County.
11. **How are these defined?** They are defined by location and type of business, commercial or industrial and occupancy codes.

#### **D. Agricultural Appraisal Information**

1. **Data collection done by:** Agricultural buildings are taken care of by the office appraiser and assessor. The land use is done by the assessor and deputy assessor; the appraiser will assist upon request.
2. **Valuation done by:** The office appraiser will assist in setting initial values, however ultimately the assessor will be responsible for setting the final estimate of value.
3. **Date of last appraisal:**<sup>1</sup> The last complete reappraisal was done in 1995.
4. **Date of last “update”:**<sup>2</sup> The last update was in 2003.

5. **Pickup work done by whom:** <sup>3</sup> The pickup work is done by the appraiser and assessor.

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural	57	0	0		57

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> The assessor has stated, “Models have been established in terms of the income approach. Various resources have been utilized, particularly from the University of Nebraska and the local Extension Service that conducts an annual survey of land rents. Capitalization rates are derived from market sales and interviews with local banking and farm investment firms. Separate capitalization rates are employed in connection with specific uses: irrigation, dry or grass.”

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> Used in terms of irrigation, dry or grass by location.

8. **What is the date of the soil survey currently used?** - 1978

9. **What date was the last countywide land use study completed?** It is not known when the last time the county was driven for the sole purpose of reviewing land use. The office procedure is to handle this on a continuing basis from all forms of discovery, including but not limited to, while doing pickup work, re-appraisal work, requested inspections, property protests and so on.

a. **By what method?** (*Physical inspection, FSA maps, etc.*) Through discovery by, including but not limited to, physical inspection, FSA maps, well registrations, taxpayers, real estate agents, personal property listings, and so forth.

b. **By whom?** By the assessor and deputy with the assistance of the office appraiser when needed.

c. **What proportion is complete / implemented at this time?** Again, all land use within the county is monitored on a continual basis.

10. **Number of market areas/neighborhoods for this property class:** Three agricultural market areas have been established within Dawson County.

11. **How are these defined?** (*By location, topography, etc.*) If one were to look at a soil map of Dawson County it would be very noticeable that the three market areas follow the topography and geography of the county. The largest area consists of the Platte Valley for the most part. Other areas are the Sumner school district to the northeast, and the Farnam-Eustis school district to the southwest.

- 12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** Special value has partially been implemented. There are additional boundaries established for special valuation along the south side of the Platte River, and Highway 283 from Interstate 80 north into Lexington.

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

- 1. Administrative software:** County Solutions

- 2. CAMA software:** MicroSolve

- 3. Cadastral maps or GIS software:** Cadastral maps.

**a. Who maintains the Cadastral Maps?** The cadastral maps (1995) are maintained in house with the assistance of the county surveyor.

**b. Who maintains the GIS software and maps?** The assessor has stated, “Due to changes in water law in Nebraska, a program is underway requiring landowners to report the number of irrigated acres they are currently farming. The NRD is requiring the landowners to present it with certified information concerning federal farm programs. This information in turn will be available to this office. The cooperative effort has also added the possibility of using aerial digital photography and may lead to the introduction of a GIS system within the county.”

- 4. Personal Property software:** County Solutions

**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?** Lexington, Cozad and Gothenburg

**c. When was zoning implemented?** 1991

**G. Contracted Services**

- 1. Appraisal Services -** Stanard Appraisal Service

- 2. Other Services -** There are none.

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

## II. Assessment Actions

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

1. **Residential** – Several subclasses within the residential class were analyzed. Around Johnson Lake a market update was done for leasehold properties sitting on the lake. All sales were checked, a drive was done and the cabins were re-priced with the June of 2005 costing tables. The leasehold interest remained the same.

The rural residential homes around Gothenburg and Cozad were reviewed and re-priced with the June of 2005 costing tables. The outbuildings were not done, unless it was for new construction.

A market analysis of the City of Gothenburg revealed six subdivisions needed to be reviewed. Both the sold and unsold properties within these subdivisions were re-priced with the June of 2005 costing tables. The land values remained the same.

2. **Commercial** – An office and field review of all commercial properties was done with the assistance of Stanard Appraisal Service. All commercial properties were revalued with the June of 2005 costing tables. Most land values remained the same with the exception of the land around or near the Wal-Mart area in Lexington which had to be updated and raised substantially to meet market conditions.
3. **Agricultural** – No changes were made to the valuation of the agricultural land for assessment year 2006.

#### 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 24 - Dawson**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 14,625	<b>Value</b> 1,302,890,950	<b>Total Growth</b> 13,365,965 (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	651	3,222,174	58	514,220	139	2,028,305	848	5,764,699	
2. Res Improv Land	5,692	43,743,650	143	1,518,712	968	15,680,488	6,803	60,942,850	
3. Res Improvements	6,478	322,942,985	148	11,614,655	1,022	87,096,052	7,648	421,653,692	
4. Res Total	7,129	369,908,809	206	13,647,587	1,161	104,804,845	8,496	488,361,241	8,044,785
% of Total	83.91	75.74	2.42	2.79	13.66	21.46	58.09	37.48	60.18
5. Rec UnImp Land	0	0	0	0	60	1,110,214	60	1,110,214	
6. Rec Improv Land	0	0	0	0	525	17,513,134	525	17,513,134	
7. Rec Improvements	0	0	0	0	525	37,598,727	525	37,598,727	
8. Rec Total	0	0	0	0	585	56,222,075	585	56,222,075	1,295,973
% of Total	0.00	0.00	0.00	0.00	***	***	4.00	4.31	9.69
Res+Rec Total	7,129	369,908,809	206	13,647,587	1,746	161,026,920	9,081	544,583,316	9,340,758
% of Total	78.50	67.92	2.26	2.50	19.22	29.56	62.09	41.79	69.88

**County 24 - Dawson**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 14,625	<b>Value</b> 1,302,890,950	<b>Total Growth</b> 13,365,965 (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	150	3,401,405	1	592	22	454,214	173	3,856,211	
10. Comm Improv Land	834	17,810,184	12	122,031	128	2,357,018	974	20,289,233	
11. Comm Improvements	835	93,600,296	12	2,697,783	128	14,456,320	975	110,754,399	
12. Comm Total	985	114,811,885	13	2,820,406	150	17,267,552	1,148	134,899,843	739,740
% of Total	85.80	85.10	1.13	2.09	13.06	12.80	7.84	10.35	5.53
13. Ind UnImp Land	5	314,673	0	0	0	0	5	314,673	
14. Ind Improv Land	10	1,312,635	2	96,230	1	57,486	13	1,466,351	
15. Ind Improvements	10	31,352,012	2	400,840	1	850,935	13	32,603,787	
16. Ind Total	15	32,979,320	2	497,070	1	908,421	18	34,384,811	0
% of Total	83.33	95.91	11.11	1.44	5.55	2.64	0.12	2.63	0.00
Comm+Ind Total	1,000	147,791,205	15	3,317,476	151	18,175,973	18	34,384,811	0
% of Total	85.76	87.30	1.28	1.95	12.95	10.73	7.97	12.99	5.53
17. Taxable Total	8,129	517,700,014	221	16,965,063	1,897	179,202,893	10,247	713,867,970	10,080,498
% of Total	79.33	72.52	2.15	1.91	18.51	22.55	70.06	54.79	75

**County 24 - Dawson**

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	62	2,544,041	354,577	0	0	0
19. Commercial	90	7,408,672	32,179,401	0	0	0
20. Industrial	2	22,597	27,436,618	0	0	0
21. Other	0	0	0	0	0	0

	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	62	2,544,041	354,577
19. Commercial	1	58,263	4,450,709	91	7,466,935	36,630,110
20. Industrial	0	0	0	2	22,597	27,436,618
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>155</b>	<b>10,033,573</b>	<b>64,421,305</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	1	4,257

	Total		Growth
	Records	Value	
23. Mineral Interest-Producing	0	0	0
24. Mineral Interest-Non-Producing	1	4,257	0
<b>25. Mineral Interest Total</b>	<b>1</b>	<b>4,257</b>	<b>0</b>

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	1,289	5	19	<b>1,313</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	3,200	352,484,106	3,200	352,484,106
28. Ag-Improved Land	0	0	0	0	1,177	158,877,882	1,177	158,877,882
29. Ag-Improvements	0	0	0	0	1,177	77,656,735	1,177	77,656,735
<b>30. Ag-Total Taxable</b>							<b>4,377</b>	<b>589,018,723</b>



**County 24 - Dawson**

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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	0		0	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	145	510.840	992,394	145	510.840	992,394	
32. HomeSite Improv Land	743	3,488.760	11,310,604	743	3,488.760	11,310,604	
33. HomeSite Improvements	761		54,624,492	761		54,624,492	32,855
<b>34. HomeSite Total</b>				906	3,999.600	66,927,490	
35. FarmSite UnImp Land	37	167.610	85,781	37	167.610	85,781	
36. FarmSite Impr Land	220	311.230	531,000	220	311.230	531,000	
37. FarmSite Improv	1,137		23,032,243	1,137		23,032,243	3,252,612
<b>38. FarmSite Total</b>				1,174	478.840	23,649,024	
39. Road & Ditches		8,814.430			8,814.430		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>2,080</b>	<b>13,292.870</b>	<b>90,576,514</b>	<b>3,285,467</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	4	212.430	81,301	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	4	212.430	81,301

**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	3,380	442,472.460	412,937,572	3,380	442,472.460	412,937,572

44. Recapture Val

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	166,080.350	255,055,151	166,080.350	255,055,151
47. 2A1	0.000	0	0.000	0	13,395.690	18,917,395	13,395.690	18,917,395
48. 2A	0.000	0	0.000	0	25,489.260	33,539,830	25,489.260	33,539,830
49. 3A1	0.000	0	0.000	0	2,700.650	2,962,795	2,700.650	2,962,795
50. 3A	0.000	0	0.000	0	6,882.470	6,074,657	6,882.470	6,074,657
51. 4A1	0.000	0	0.000	0	24,203.320	19,394,090	24,203.320	19,394,090
52. 4A	0.000	0	0.000	0	6,032.600	4,513,747	6,032.600	4,513,747
53. Total	0.000	0	0.000	0	244,784.340	340,457,665	244,784.340	340,457,665
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	8,673.900	6,115,111	8,673.900	6,115,111
56. 2D1	0.000	0	0.000	0	1,612.440	894,906	1,612.440	894,906
57. 2D	0.000	0	0.000	0	2,843.130	1,469,706	2,843.130	1,469,706
58. 3D1	0.000	0	0.000	0	795.580	385,856	795.580	385,856
59. 3D	0.000	0	0.000	0	1,009.480	439,125	1,009.480	439,125
60. 4D1	0.000	0	0.000	0	5,491.850	2,196,740	5,491.850	2,196,740
61. 4D	0.000	0	0.000	0	1,670.750	609,826	1,670.750	609,826
62. Total	0.000	0	0.000	0	22,097.130	12,111,270	22,097.130	12,111,270
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	6,245.650	3,560,023	6,245.650	3,560,023
65. 2G1	0.000	0	0.000	0	3,787.000	1,855,633	3,787.000	1,855,633
66. 2G	0.000	0	0.000	0	4,600.530	1,955,235	4,600.530	1,955,235
67. 3G1	0.000	0	0.000	0	1,011.940	430,077	1,011.940	430,077
68. 3G	0.000	0	0.000	0	3,625.230	1,487,171	3,625.230	1,487,171
69. 4G1	0.000	0	0.000	0	16,298.290	6,372,840	16,298.290	6,372,840
70. 4G	0.000	0	0.000	0	116,627.430	41,435,675	116,627.430	41,435,675
71. Total	0.000	0	0.000	0	152,196.070	57,096,654	152,196.070	57,096,654
72. Waste	0.000	0	0.000	0	5,632.380	140,639	5,632.380	140,639
73. Other	0.000	0	0.000	0	19,376.340	4,828,181	19,376.340	4,828,181
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	444,086.260	414,634,409	444,086.260	414,634,409

County 24 - Dawson

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	10,673.530	13,341,919	10,673.530	13,341,919
47. 2A1	0.000	0	0.000	0	201.000	243,210	201.000	243,210
48. 2A	0.000	0	0.000	0	82.000	85,280	82.000	85,280
49. 3A1	0.000	0	0.000	0	1,424.920	1,036,589	1,424.920	1,036,589
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	485.800	259,903	485.800	259,903
52. 4A	0.000	0	0.000	0	190.840	102,099	190.840	102,099
53. Total	0.000	0	0.000	0	13,058.090	15,069,000	13,058.090	15,069,000
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	3,899.550	2,300,736	3,899.550	2,300,736
56. 2D1	0.000	0	0.000	0	380.820	209,451	380.820	209,451
57. 2D	0.000	0	0.000	0	166.480	75,748	166.480	75,748
58. 3D1	0.000	0	0.000	0	2,191.810	920,562	2,191.810	920,562
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	1,484.650	497,359	1,484.650	497,359
61. 4D	0.000	0	0.000	0	627.800	166,367	627.800	166,367
62. Total	0.000	0	0.000	0	8,751.110	4,170,223	8,751.110	4,170,223
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,743.500	863,035	1,743.500	863,035
65. 2G1	0.000	0	0.000	0	625.950	272,287	625.950	272,287
66. 2G	0.000	0	0.000	0	625.580	231,464	625.580	231,464
67. 3G1	0.000	0	0.000	0	1,455.610	538,577	1,455.610	538,577
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	2,975.920	818,382	2,975.920	818,382
70. 4G	0.000	0	0.000	0	18,840.360	4,615,894	18,840.360	4,615,894
71. Total	0.000	0	0.000	0	26,266.920	7,339,639	26,266.920	7,339,639
72. Waste	0.000	0	0.000	0	347.420	8,687	347.420	8,687
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	48,423.540	26,587,549	48,423.540	26,587,549

County 24 - Dawson

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	10,435.350	15,235,609	10,435.350	15,235,609
47. 2A1	0.000	0	0.000	0	1,504.470	2,038,557	1,504.470	2,038,557
48. 2A	0.000	0	0.000	0	737.540	902,510	737.540	902,510
49. 3A1	0.000	0	0.000	0	329.000	343,805	329.000	343,805
50. 3A	0.000	0	0.000	0	53.970	45,875	53.970	45,875
51. 4A1	0.000	0	0.000	0	2,359.350	1,804,904	2,359.350	1,804,904
52. 4A	0.000	0	0.000	0	3,264.950	2,318,115	3,264.950	2,318,115
53. Total	0.000	0	0.000	0	18,684.630	22,689,375	18,684.630	22,689,375
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	2,194.870	1,294,974	2,194.870	1,294,974
56. 2D1	0.000	0	0.000	0	794.420	436,933	794.420	436,933
57. 2D	0.000	0	0.000	0	551.940	251,133	551.940	251,133
58. 3D1	0.000	0	0.000	0	121.980	51,232	121.980	51,232
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	1,487.730	550,459	1,487.730	550,459
61. 4D	0.000	0	0.000	0	1,515.570	530,451	1,515.570	530,451
62. Total	0.000	0	0.000	0	6,666.510	3,115,182	6,666.510	3,115,182
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	3,686.810	1,917,144	3,686.810	1,917,144
65. 2G1	0.000	0	0.000	0	1,635.610	744,204	1,635.610	744,204
66. 2G	0.000	0	0.000	0	1,296.450	505,615	1,296.450	505,615
67. 3G1	0.000	0	0.000	0	628.260	245,022	628.260	245,022
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	13,733.140	4,943,931	13,733.140	4,943,931
70. 4G	0.000	0	0.000	0	70,926.380	23,051,108	70,926.380	23,051,108
71. Total	0.000	0	0.000	0	91,906.650	31,407,024	91,906.650	31,407,024
72. Waste	0.000	0	0.000	0	346.780	8,670	346.780	8,670
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	117,604.570	57,220,251	117,604.570	57,220,251

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	276,527.060	378,216,040	276,527.060	378,216,040
77.Dry Land	0.000	0	0.000	0	37,514.750	19,396,675	37,514.750	19,396,675
78.Grass	0.000	0	0.000	0	270,369.640	95,843,317	270,369.640	95,843,317
79.Waste	0.000	0	0.000	0	6,326.580	157,996	6,326.580	157,996
80.Other	0.000	0	0.000	0	19,376.340	4,828,181	19,376.340	4,828,181
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	0.000	0	0.000	0	610,114.370	498,442,209	<b>610,114.370</b>	<b>498,442,209</b>

## 2006 Agricultural Land Detail

### County 24 - Dawson

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	166,080.350	67.85%	255,055,151	74.92%	1,535.733
2A1	13,395.690	5.47%	18,917,395	5.56%	1,412.200
2A	25,489.260	10.41%	33,539,830	9.85%	1,315.841
3A1	2,700.650	1.10%	2,962,795	0.87%	1,097.067
3A	6,882.470	2.81%	6,074,657	1.78%	882.627
4A1	24,203.320	9.89%	19,394,090	5.70%	801.298
4A	6,032.600	2.46%	4,513,747	1.33%	748.225
<b>Irrigated Total</b>	<b>244,784.340</b>	<b>100.00%</b>	<b>340,457,665</b>	<b>100.00%</b>	<b>1,390.847</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	8,673.900	39.25%	6,115,111	50.49%	705.001
2D1	1,612.440	7.30%	894,906	7.39%	555.001
2D	2,843.130	12.87%	1,469,706	12.14%	516.932
3D1	795.580	3.60%	385,856	3.19%	484.999
3D	1,009.480	4.57%	439,125	3.63%	435.001
4D1	5,491.850	24.85%	2,196,740	18.14%	400.000
4D	1,670.750	7.56%	609,826	5.04%	365.001
<b>Dry Total</b>	<b>22,097.130</b>	<b>100.00%</b>	<b>12,111,270</b>	<b>100.00%</b>	<b>548.092</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	6,245.650	4.10%	3,560,023	6.24%	570.000
2G1	3,787.000	2.49%	1,855,633	3.25%	490.000
2G	4,600.530	3.02%	1,955,235	3.42%	425.002
3G1	1,011.940	0.66%	430,077	0.75%	425.002
3G	3,625.230	2.38%	1,487,171	2.60%	410.228
4G1	16,298.290	10.71%	6,372,840	11.16%	391.012
4G	116,627.430	76.63%	41,435,675	72.57%	355.282
<b>Grass Total</b>	<b>152,196.070</b>	<b>100.00%</b>	<b>57,096,654</b>	<b>100.00%</b>	<b>375.151</b>

<b>Irrigated Total</b>	<b>244,784.340</b>	<b>55.12%</b>	<b>340,457,665</b>	<b>82.11%</b>	<b>1,390.847</b>
<b>Dry Total</b>	<b>22,097.130</b>	<b>4.98%</b>	<b>12,111,270</b>	<b>2.92%</b>	<b>548.092</b>
<b>Grass Total</b>	<b>152,196.070</b>	<b>34.27%</b>	<b>57,096,654</b>	<b>13.77%</b>	<b>375.151</b>
Waste	5,632.380	1.27%	140,639	0.03%	24.969
Other	19,376.340	4.36%	4,828,181	1.16%	249.179
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>444,086.260</b>	<b>100.00%</b>	<b>414,634,409</b>	<b>100.00%</b>	<b>933.679</b>

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

<b>Irrigated Total</b>	<b>244,784.340</b>	<b>88.52%</b>	<b>340,457,665</b>	<b>90.02%</b>	
<b>Dry Total</b>	<b>22,097.130</b>	<b>58.90%</b>	<b>12,111,270</b>	<b>62.44%</b>	
<b>Grass Total</b>	<b>152,196.070</b>	<b>56.29%</b>	<b>57,096,654</b>	<b>59.57%</b>	
Waste	5,632.380	89.03%	140,639	89.01%	
Other	19,376.340	100.00%	4,828,181	100.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>444,086.260</b>	<b>72.79%</b>	<b>414,634,409</b>	<b>83.19%</b>	

## 2006 Agricultural Land Detail

### County 24 - Dawson

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	10,673.530	81.74%	13,341,919	88.54%	1,250.000
2A1	201.000	1.54%	243,210	1.61%	1,210.000
2A	82.000	0.63%	85,280	0.57%	1,040.000
3A1	1,424.920	10.91%	1,036,589	6.88%	727.471
3A	0.000	0.00%	0	0.00%	0.000
4A1	485.800	3.72%	259,903	1.72%	535.000
4A	190.840	1.46%	102,099	0.68%	534.997
<b>Irrigated Total</b>	<b>13,058.090</b>	<b>100.00%</b>	<b>15,069,000</b>	<b>100.00%</b>	<b>1,153.997</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	3,899.550	44.56%	2,300,736	55.17%	590.000
2D1	380.820	4.35%	209,451	5.02%	550.000
2D	166.480	1.90%	75,748	1.82%	454.997
3D1	2,191.810	25.05%	920,562	22.07%	420.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	1,484.650	16.97%	497,359	11.93%	335.000
4D	627.800	7.17%	166,367	3.99%	265.000
<b>Dry Total</b>	<b>8,751.110</b>	<b>100.00%</b>	<b>4,170,223</b>	<b>100.00%</b>	<b>476.536</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	1,743.500	6.64%	863,035	11.76%	495.001
2G1	625.950	2.38%	272,287	3.71%	434.998
2G	625.580	2.38%	231,464	3.15%	369.999
3G1	1,455.610	5.54%	538,577	7.34%	370.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	2,975.920	11.33%	818,382	11.15%	275.001
4G	18,840.360	71.73%	4,615,894	62.89%	245.000
<b>Grass Total</b>	<b>26,266.920</b>	<b>100.00%</b>	<b>7,339,639</b>	<b>100.00%</b>	<b>279.425</b>
<b>Irrigated Total</b>	<b>13,058.090</b>	<b>26.97%</b>	<b>15,069,000</b>	<b>56.68%</b>	<b>1,153.997</b>
<b>Dry Total</b>	<b>8,751.110</b>	<b>18.07%</b>	<b>4,170,223</b>	<b>15.68%</b>	<b>476.536</b>
<b>Grass Total</b>	<b>26,266.920</b>	<b>54.24%</b>	<b>7,339,639</b>	<b>27.61%</b>	<b>279.425</b>
Waste	347.420	0.72%	8,687	0.03%	25.004
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>48,423.540</b>	<b>100.00%</b>	<b>26,587,549</b>	<b>100.00%</b>	<b>549.062</b>

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

<b>Irrigated Total</b>	13,058.090	4.72%	15,069,000	3.98%
<b>Dry Total</b>	8,751.110	23.33%	4,170,223	21.50%
<b>Grass Total</b>	26,266.920	9.72%	7,339,639	7.66%
Waste	347.420	5.49%	8,687	5.50%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
<b>Market Area Total</b>	<b>48,423.540</b>	<b>7.94%</b>	<b>26,587,549</b>	<b>5.33%</b>

## 2006 Agricultural Land Detail

### County 24 - Dawson

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	10,435.350	55.85%	15,235,609	67.15%	1,459.999
2A1	1,504.470	8.05%	2,038,557	8.98%	1,355.000
2A	737.540	3.95%	902,510	3.98%	1,223.676
3A1	329.000	1.76%	343,805	1.52%	1,045.000
3A	53.970	0.29%	45,875	0.20%	850.009
4A1	2,359.350	12.63%	1,804,904	7.95%	765.000
4A	3,264.950	17.47%	2,318,115	10.22%	710.000
<b>Irrigated Total</b>	<b>18,684.630</b>	<b>100.00%</b>	<b>22,689,375</b>	<b>100.00%</b>	<b>1,214.333</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	2,194.870	32.92%	1,294,974	41.57%	590.000
2D1	794.420	11.92%	436,933	14.03%	550.002
2D	551.940	8.28%	251,133	8.06%	455.000
3D1	121.980	1.83%	51,232	1.64%	420.003
3D	0.000	0.00%	0	0.00%	0.000
4D1	1,487.730	22.32%	550,459	17.67%	369.999
4D	1,515.570	22.73%	530,451	17.03%	350.000
<b>Dry Total</b>	<b>6,666.510</b>	<b>100.00%</b>	<b>3,115,182</b>	<b>100.00%</b>	<b>467.288</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	3,686.810	4.01%	1,917,144	6.10%	520.000
2G1	1,635.610	1.78%	744,204	2.37%	455.000
2G	1,296.450	1.41%	505,615	1.61%	389.999
3G1	628.260	0.68%	245,022	0.78%	390.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	13,733.140	14.94%	4,943,931	15.74%	360.000
4G	70,926.380	77.17%	23,051,108	73.39%	325.000
<b>Grass Total</b>	<b>91,906.650</b>	<b>100.00%</b>	<b>31,407,024</b>	<b>100.00%</b>	<b>341.727</b>

<b>Irrigated Total</b>	<b>18,684.630</b>	<b>15.89%</b>	<b>22,689,375</b>	<b>39.65%</b>	<b>1,214.333</b>
<b>Dry Total</b>	<b>6,666.510</b>	<b>5.67%</b>	<b>3,115,182</b>	<b>5.44%</b>	<b>467.288</b>
<b>Grass Total</b>	<b>91,906.650</b>	<b>78.15%</b>	<b>31,407,024</b>	<b>54.89%</b>	<b>341.727</b>
Waste	346.780	0.29%	8,670	0.02%	25.001
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>117,604.570</b>	<b>100.00%</b>	<b>57,220,251</b>	<b>100.00%</b>	<b>486.547</b>

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

<b>Irrigated Total</b>	<b>18,684.630</b>	<b>6.76%</b>	<b>22,689,375</b>	<b>6.00%</b>	
<b>Dry Total</b>	<b>6,666.510</b>	<b>17.77%</b>	<b>3,115,182</b>	<b>16.06%</b>	
<b>Grass Total</b>	<b>91,906.650</b>	<b>33.99%</b>	<b>31,407,024</b>	<b>32.77%</b>	
Waste	346.780	5.48%	8,670	5.49%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>117,604.570</b>	<b>19.28%</b>	<b>57,220,251</b>	<b>11.48%</b>	



## 2006 Agricultural Land Detail

### County 24 - Dawson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	276,527.060	378,216,040
Dry	0.000	0	0.000	0	37,514.750	19,396,675
Grass	0.000	0	0.000	0	270,369.640	95,843,317
Waste	0.000	0	0.000	0	6,326.580	157,996
Other	0.000	0	0.000	0	19,376.340	4,828,181
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>610,114.370</b>	<b>498,442,209</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	276,527.060	378,216,040	276,527.060	45.32%	378,216,040	75.88%	1,367.736
Dry	37,514.750	19,396,675	37,514.750	6.15%	19,396,675	3.89%	517.041
Grass	270,369.640	95,843,317	270,369.640	44.31%	95,843,317	19.23%	354.489
Waste	6,326.580	157,996	6,326.580	1.04%	157,996	0.03%	24.973
Other	19,376.340	4,828,181	19,376.340	3.18%	4,828,181	0.97%	249.179
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>610,114.370</b>	<b>498,442,209</b>	<b>610,114.370</b>	<b>100.00%</b>	<b>498,442,209</b>	<b>100.00%</b>	<b>816.965</b>

\* Department of Property Assessment & Taxation Calculates

# *ϕDawson County Assessor's Office*

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John Phillip Moore, Assessor

Joyce Reil, Deputy

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October 31, 2005

To: Department of Property Assessment and Taxation  
Cathy Lang, Administrator  
Subject: Plan of Assessment  
From: John Phillip Moore, Dawson County Assessor

[As presented to the Dawson County Board of Commissioners on or about July 31, 2005, without current amendments.]

Dear County Commissioner:

This report attempts to bring you as a county commissioner into a discussion about the process of setting valuations each year, and develops a plan for a three-year period. The responsibility of establishing valuations remains with the assessor. However, it is helpful to draw on our collective knowledge and opinions concerning the situation in the real estate markets.

## **Introduction**

State law establishes the framework an assessor works within. A real property assessment system requires procedures to be done in a complete and uniform manner each time they are repeated. Accurate and efficient assessment practices represent prudent expenditure of taxes. They establish taxpayer confidence in local government while allowing local government to serve its citizens effectively. The important role assessment practices play in local government, therefore, are significant.

This report covers three large classes of property: 1) residential, 2) commercial/industrial, and 3) agricultural. The expectation for 2006 is that the statistics for all categories will fall within parameters set for the primary factor used for measurement: *sales assessment ratio* (92-100%). Agricultural ground as a whole is to be *proportionate* to the other classes (74-80%), even though it is difficult to avoid some imbalance for the three main categories—irrigated, dry and grass—as well as the additional subclasses within each of those groupings. This occurs given there are a lack of sales for some market areas.

The qualifying statistical measurements of coefficient of dispersion (COD), and price related differential (PRD) receive considerable study as well. Attempts are made utilizing computer modeling of the sales file and subsequent application to all properties to meet generally accepted guidelines.

Here are the statistics for Dawson County as reported for 2005:

	Residential Property	Commercial Property	Agricultural Property
AS%:	98.42	97.38	75.97
COD:	13.37	23.07	29.45
PRD:	103.54	104.67	102.99

This report outlines time frames for reappraising or updating of property values. It is the intention of the assessor, relative to the amount of change annually in the market, to look at updating each class of property in a three-year cycle starting with residential, then continuing with agriculture production ground, and then commercial. Market forces may at times disrupt this cycle, and any plan of this scope requires considerable flexibility. Review and analysis of the situation in more detail at three-year increments is conducted as required by statute for possible changes in this plan. The utilization of a Computer Assisted Mass Appraisal (CAMA) system will help determine the need for an on-site physical inspection that could lead to a large-scale reappraisal.

The Dawson County Board of Commissioners began receiving an annual written report mirroring this document as developed by this office well before 2001 (apart from a three-year plan prompted by recent legislation).

Despite serious intentions, it is difficult to anticipate abrupt changes within each larger market class, given that the sales studies are at least a year behind current trends. Much of the work tends to be ongoing, albeit, within smaller segments of each class. In actual practice, updates have been conducted every year in one or more localities for residential property, and changes have been required for commercial property to a degree at least every two years. Agricultural ground also tends to receive annual attention.

The fact that there are three major groups of property in the statistical analysis naturally suggested looking at a cycle in three-year increments. But the markets, much like a meandering river, have currents of their own. To stay with those “currents” has required the assessor to react in timely fashion to what *is* happening as it has anticipating what *might* occur. Therefore, expectations often have reflected more the need to “keep up”.

Pursuant to section 77-1311.02, assessors are to submit a three-year plan of assessment annually to the county board of equalization by July 31, and a copy of that report to the Department of Property Assessment and Taxation (DPAT) by October 31 with amendments if necessary. Included in the plan is the examination of the level, quality, and uniformity of assessment in the county.

### **Definitions**

To help draw boundaries in terms of methods, these definitions are offered:

**Updating:** Examination of sold properties on-site in each instance and the development of a model to be used for a particular market area or neighborhood for both sold and unsold properties, following a statistical analysis and thorough market study of the level of value. This normally does not include a complete *new* record, but a check of the current record for accuracy, and may or may not

warrant physical measurement and complete inspection of the property. The updates generally are limited to particular locations, and may be as limited as one property in the case of an increase in the square footage of a dwelling, or the addition of some other structure, such as a new garage. But the term “update” is used most often in relation to the change of numerous sold and unsold properties within a given area. It is most likely to involve a group of properties contained in no less than a residential subdivision. It generally would not involve a group as large as the entire county because that could shift it into a definition of a full reappraisal.

**Reappraisal:** The complete new measurement of all *sold and unsold* properties within the entire county in a given classification. The appraisers and listers would be looking at the property, initially, absent in-depth knowledge of its history. The outcome would be the creation of all new property record cards. This most likely would include either commercial or residential classifications, but seldom both at the same time, due to the cost involved to prepare and complete the reappraisal in a timely manner. A reappraisal would be prompted most likely only if there was an unusual upward or downward surge in every economic sector of the county at once, and that surge results in a classification falling well out of mandated ranges of level of value, and then particularly as it pertains to quality statistics of PRD and COD. *[It would also be difficult to include agricultural production ground under this definition because that tends to receive annual ongoing attention due to the differences inherent in the property type. A complete new measurement of all acres within the agriculture sector would be prohibitive for many reasons, though recent popularity of pivot irrigation systems has resulted in some acre count work. The county board of commissioners has determined that a certified copy of an individual’s contract with federal farm programs, showing the amount of acres involved in a particular use is the best evidence of the number of acres that should be on record in accordance with their use.]*

**Review:** This is the initial stage of checking real estate transfer statements, changes on properties, and preliminary statistical studies to determine the need to proceed toward an update or reappraisal. Unless there is additional credible information from other resources, reviews only serve to provide cursive support of the level of value, but may encourage further action.

### **Residential Information**

The 2005 preliminary statistical report for urban residential sales indicate assessment-sales ratios were within accepted levels on a countywide basis for residential and agricultural classes, but the commercial class is slightly out of compliance between 91-92%. The CODs and PRDs prompted considerably closer looks at specific areas. Transfers within the last six months of the sales file under consideration indicated ratios were slipping. Statistical market studies are underway as a result for use in determining 2006 valuations.

As a result of the increases of valuation in 2005, the countywide ratio now stands at 98.42 percent for the residential class. In the wake of ratio studies for the first half of 2005,

however, work has been scheduled to review all other residential property within Gothenburg and Cozad for possible update in 2006. The sales file shows that a trend has developed requiring the creation of a model for those older properties in those cities.

The qualitative statistics in 2005 revealed relatively good results in higher population areas where abundant sales were helpful in determining market valuation levels. The models developed and applied contributed substantially to the acceptable assessment level. Though minor changes will be applied if needed, these models are expected to achieve uniformity within their given market. However, rural dwellings continue to be difficult to assess due to the extreme range of age and condition of turn of the century structures, compared to the popularity of building large high quality homes in rustic settings.

### **Commercial/Industrial Properties**

The countywide ratio for this property classification did not come within standards in preliminary calculations for 2005. Further examination of the sales files showed that large changes are evident within the Lexington and Gothenburg market areas. Close examination of those particular sales, and attempts to equalize among properties with similar uses helped to boost the ratio to acceptable levels.

The results of that analysis show that a full update should be considered in 2006 for commercial properties. Appraisers are currently conducting a thorough review in anticipation of at least refining valuations for 2006 to improve not only the sales assessment ratio but also the CODs and PRDs.

Results of statistical readings of qualitative figures on commercial property can be quite misleading given the diverse nature of the property class. A good COD for retail stores does not necessarily mean the same holds true for office buildings, as an example.

Sales reviews on this class of property had been dependent to a degree on the work of DPAT reviewers in the recent past. Consequently, except when the county board of equalization became involved, review by the assessor's office was less formal. The materials used when a reappraisal was completed for 2000 are still available, and this office has geared up to make the process more formal at this level. Budget constraints have for many years been a limiting factor in this process.

A specialist appraiser reviews industrial properties with staff help. This is done annually, and any activity that is prompted is done in a timely manner in accordance with the assessment calendar. The number of industrial properties within Dawson County is relatively small, but the valuation involved has a significant impact on the overall file. For example, a new ethanol plant began production in October of this year.

Again, due to the diversity of the variety of commercial property, very often review and update of values are conducted in terms of categories, such as all fast food franchise businesses, or motels. Reviews within neighborhoods, like highway strips to Interstate 80, are also conducted regularly. And depending on the activity within the market, main business districts within the larger communities of Dawson County undergo some review as well.

## Ag Ground

The mixture that typifies any description of agricultural production ground gives a strong indication of why these numbers can be ambiguous. The overall ratio in 2005 preliminary studies technically did not come within the 74-80 percent requirement, showing about 72-73 percent. There followed an increase in grass/pasture ground to help achieve what eventually became a 75.97 percent mark. Some increases were also required in limited sub classifications of dry crop. Measurements so far for 2006 indicate all categories are meeting standards. Market sales continued to drive the numbers up.

Here are some points of discussion on agricultural ground:

- A) Irrigated sales show that the current assessments are leveling to a degree. The number of dryland sales is minimal: A market test is still not practical. Grass sales indicate, following the increase in assessments in 2005 that some leveling is occurring within the market. The trend does not, however, indicate a drop in valuation is imminent.
- B) The county has three market areas established at this time. The largest area consists of the Platte Valley for the most part. Other areas are the Sumner school district to the northeast, and the Farnam-Eustis school district to the southwest. There are additional boundaries established for greenbelt or special valuations along the Platte River, and Highway 283 from Interstate 80 north into Lexington.
- C) In connection with the greenbelt boundaries, most of these sales are along the Platte River. The trend has not dropped off for several years; thousands of acres have been sold recently for habitat designation. Recapture value was established for accretion as one subclass, and another value for all other subclasses.
- D) A new development [since July] has also occurred involving Central Nebraska Natural Resources District. Due to changes in water law in Nebraska, a program is underway requiring landowners to report the number of irrigated acres they are currently farming. The NRD is requiring the landowners to present it with certified information concerning federal farm programs. This information in turn will be available to this office. The cooperative effort has also added the possibility of using aerial digital photography and may lead to the introduction of a GIS system within the county.

As with commercial sales, this office had been in the recent past more dependent on reviewers employed by the DPAT to help substantiate agricultural land sales. With the cooperation and potential programs now on the horizon through the NRD, much of the slack will be taken up at a relatively modest cost to the county. After a preliminary market study, it is possible that an in depth project will begin to take shape in 2006 concerning agricultural ground, but it would be speculative at this point to know where this is leading.

Models have been established in terms of the income approach. Various resources have been utilized, particularly from the University of Nebraska and the local Extension Service that conducts an annual survey of land rents. Capitalization rates are derived from market sales and interviews with local banking and farm investment firms. Separate capitalization rates are employed in connection with specific uses: irrigation, dry or grass.

### **Statistical And Other Information**

Dawson County has more than 22,000 total parcels in the files. Of that number about 58 percent represents residential and recreational properties, 7-8 percent commercial/industrial, 28 percent agricultural parcels, and the remainder is accounted for in exempt property. Nearly 50 percent of the county's valuation, on the other hand, rests in agricultural land.

Currently the office staff includes the assessor, the deputy, chief appraiser, one full-time, and two part-time clerical employees. Some professional appraisers are also utilized on a contract basis. All full-time employees hold assessor certificates. They each attend educational classes on a regular basis, including IAAO courses pertaining to their positions.

The budget for the office in 2004-2005 was \$270,780. Of that figure, \$80,000 was used for appraisal contracts. The total budget calculates to approximately \$16.92 per parcel rounded. The 2005-2006 fiscal budget is less than 2 percent higher, attributable almost entirely to staff wage increases, and brings the budget to \$275,000. No decrease in the appraisal contract portion of the budget occurred. Some funds were earmarked to help develop a web site for the office to allow public viewing of some portions of the records online.

Additional expenditures of some \$8,000 are contained within the assessor's budget for use on a specialty property—particularly a larger commercial or industrial property that require a higher degree of appraisal expertise.

### **Office Procedures, Materials**

This office has written policies and procedures concerning appraisal/assessment practices, and personnel guidelines that basically incorporate county policies and job descriptions. Cadastral maps were reviewed and resketched over several years concluding about 1995. They are updated almost daily as the surveyor provides the needed information. Black and white aerial photos of the rural sections were taken in 1982. Rural home site aerial photos were taken in December 1995 for use in a 1997 update. Record cards were redesigned with the reappraisal process that began about 1993. New photographs are taken upon each inspection of a property. Digital photographs were added to the CAMA system as the properties underwent review the last several years. Many photographs remain to be taken.

Reviews are conducted regularly on the sales file. Data entry occurs as the transfer statements are examined and sent through a routine that begins with the deputy assessor who completes needed changes on the properties. She then sends the information on to staff. They add the pertinent facts to the CAMA and administrative systems. The assessor reviews all sales and makes the final judgment as to qualifying them for use in statistical measurements.

Often the properties that come up for review on the sales file are physically inspected in the field, particularly if they appear to be an outlier within the statistics. Attempts are made to inspect all properties that are protested to the county board of equalization. Review of entire neighborhoods, and in the case of commercial properties all similar types of structures, are conducted as well whenever there are wholesale updates of values to be entered on the record for a given year. For example, many residential properties are checked before establishing the model that changes values. Within the first few months of a year, on-site inspections are conducted on all dwellings before a value is entered for the record, if those parcels are part of a market update.

This same procedure follows for the other classes of property as the cycle continues throughout the three years. An outside appraisal firm helps with this work. The sales files are matched up with DPAT records. Confirmation of sales may be conducted at various levels including personal interviews and on-site inspections. More formal methods were incorporated beginning in 2005.

Time and expense are major factors in the percentage of the number of sales that can be reviewed, particularly in the residential sales. Due to many home owners working outside the home, and the cultural diversity of Dawson County, personal interviews are sometimes difficult to obtain.

### **Conclusion**

The Dawson County Assessor's Office attempts to review and maintain market value updates on all classes of property on an annual basis, but follows three-year cycles for each class depending on the amount of sales activity. A CAMA system helps in maintaining the proper level of values as required by statute.

A countywide reappraisal process that included a new measurement of all structures, and therefore a completely new record of each parcel, was started about 1993 and had been completed as of 2000. Updates prompted by market changes are considered annually; however, a more thorough review is planned at three-year increments to determine if another comprehensive reappraisal would be desirable. That noted a critical review has been scheduled for 2006 to determine the need for a wide-ranging reappraisal of any particular class.



Respectfully submitted,

John Phillip Moore  
Dawson County Assessor

Cc: DPAT Administrator Catherine Lang  
Pat Albro, liaison

## **2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Dawson 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 Dawson County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Dawson 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 Dawson County is 75% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Dawson County is 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 Dawson County is 75% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Dawson County is in compliance with generally accepted mass appraisal practices.

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

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## Recommendations

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

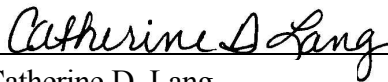
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
Catherine D. Lang  
Property Tax Administrator

**SPECIAL VALUE SECTION  
CORRELATION for  
Dawson County**

**I. Agricultural Land Value Correlation**

In Dawson County a review of the 2006 Agricultural Unimproved statistics of the uninfluenced agricultural land indicates that an accurate measurement of the unimproved agricultural land has been achieved. No changes were made to the land values for assessment year 2006. Measures for quality of assessment and the three measures of central tendency have all met the prescribed parameters for acceptability. The statistical measures are median 75.15, weighted mean 74.33, mean 76.39, COD 17.50, and PRD 102.77.

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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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	92.25	92.25	71.60	26.39	128.84	67.90	116.59	N/A	175,850	125,905
10/01/02 TO 12/31/02	8	77.40	84.94	80.27	29.34	105.82	34.87	149.93	34.87 to 149.93	91,637	73,555
01/01/03 TO 03/31/03	16	79.60	79.19	78.38	12.59	101.04	62.79	105.58	65.18 to 88.25	210,395	164,901
04/01/03 TO 06/30/03	14	82.77	77.66	79.89	16.97	97.22	52.73	109.41	61.09 to 87.75	134,086	107,120
07/01/03 TO 09/30/03	5	75.38	81.98	74.58	14.41	109.92	64.97	114.44	N/A	103,128	76,917
10/01/03 TO 12/31/03	10	74.18	74.84	76.90	13.22	97.32	46.78	96.34	59.60 to 92.05	158,780	122,108
01/01/04 TO 03/31/04	31	76.10	78.32	78.04	16.36	100.36	25.00	111.11	73.65 to 83.81	180,103	140,551
04/01/04 TO 06/30/04	17	71.40	77.13	72.79	23.38	105.97	42.82	135.91	60.75 to 96.12	204,533	148,869
07/01/04 TO 09/30/04	3	70.73	64.19	60.68	14.44	105.78	45.60	76.25	N/A	441,666	268,016
10/01/04 TO 12/31/04	10	71.81	66.23	70.67	25.13	93.71	27.63	101.18	34.52 to 87.98	193,834	136,990
01/01/05 TO 03/31/05	18	73.42	70.72	68.37	12.07	103.43	44.76	93.13	64.17 to 76.34	190,794	130,443
04/01/05 TO 06/30/05	11	77.29	75.76	73.59	9.58	102.95	43.19	89.07	71.71 to 85.70	155,550	114,476
<u>Study Years</u>											
07/01/02 TO 06/30/03	40	79.85	80.46	78.67	18.40	102.28	34.87	149.93	68.15 to 85.82	158,208	124,459
07/01/03 TO 06/30/04	63	75.38	77.74	76.08	17.45	102.18	25.00	135.91	73.65 to 79.61	177,201	134,818
07/01/04 TO 06/30/05	42	73.66	70.50	68.75	15.01	102.55	27.63	101.18	71.31 to 76.25	200,206	137,646
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	45	79.34	78.06	78.18	14.69	99.85	46.78	114.44	71.46 to 83.62	163,266	127,639
01/01/04 TO 12/31/04	61	74.79	75.31	73.53	19.63	102.42	25.00	135.91	71.40 to 77.99	202,026	148,554
<u>ALL</u>											
	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

Type: Qualified

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3183	3	94.46	107.47	107.48	15.48	100.00	92.05	135.91	N/A	152,700	164,118
3185	9	77.42	83.24	82.19	14.40	101.27	64.97	111.11	71.68 to 106.92	244,007	200,548
3187	3	88.26	90.08	92.61	7.69	97.27	80.81	101.18	N/A	289,700	268,304
3189	1	88.25	88.25	88.25			88.25	88.25	N/A	345,220	304,654
3191	5	73.95	74.88	74.10	6.48	101.05	66.84	82.59	N/A	217,740	161,342
3193	4	69.52	70.02	72.50	14.40	96.58	55.24	85.82	N/A	174,312	126,381
3195	4	85.18	86.24	75.43	17.36	114.32	57.99	116.59	N/A	124,875	94,197
3329	5	74.97	69.88	65.86	7.10	106.10	50.28	75.38	N/A	113,840	74,977
3331	6	69.23	76.85	68.31	26.96	112.50	44.76	118.97	44.76 to 118.97	153,500	104,852
3333	7	75.95	75.02	74.33	5.97	100.93	66.93	84.81	66.93 to 84.81	313,508	233,021
3335	4	94.05	92.97	88.46	13.67	105.10	73.63	110.14	N/A	161,252	142,641
3337	10	78.69	81.67	80.49	10.91	101.46	68.15	96.34	71.71 to 96.28	145,953	117,479
3339	8	74.80	75.64	73.84	10.28	102.44	59.60	96.19	59.60 to 96.19	171,405	126,564
3341	4	69.62	60.48	56.18	20.81	107.66	27.63	75.06	N/A	223,250	125,420
3407	5	62.27	58.92	61.94	13.21	95.13	34.52	72.55	N/A	79,062	48,968
3409	4	79.74	75.12	74.01	6.14	101.49	60.83	80.16	N/A	156,125	115,551
3411	1	43.19	43.19	43.19			43.19	43.19	N/A	294,075	127,000
3413	7	65.18	59.50	62.66	20.64	94.96	25.00	81.44	25.00 to 81.44	183,848	115,206
3415	4	73.55	72.07	70.59	4.59	102.10	65.07	76.10	N/A	200,375	141,439
3417	6	62.40	58.94	55.48	20.90	106.23	34.87	74.70	34.87 to 74.70	234,900	130,321
3419	2	73.62	73.62	68.61	19.19	107.31	59.49	87.75	N/A	310,000	212,684
3553	11	79.83	78.63	79.72	12.69	98.64	64.92	109.41	65.49 to 92.79	175,227	139,684
3555	12	89.64	91.63	89.73	16.91	102.12	46.78	149.93	77.99 to 99.58	105,565	94,723
3557	3	81.86	80.83	82.83	2.85	97.58	76.82	83.81	N/A	130,666	108,236
3559	6	63.48	66.07	65.95	22.30	100.18	39.94	88.83	39.94 to 88.83	159,400	105,130
3561	2	56.19	56.19	53.61	16.88	104.82	46.71	65.68	N/A	235,800	126,412
3563	2	95.47	95.47	91.41	19.88	104.44	76.49	114.44	N/A	91,600	83,731
3565	5	75.15	71.52	69.61	7.52	102.74	53.69	79.97	N/A	140,613	97,888
3643	1	100.82	100.82	100.82			100.82	100.82	N/A	202,000	203,659
3645	1	67.21	67.21	67.21			67.21	67.21	N/A	159,000	106,869
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

Type: Qualified

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	112	76.03	76.98	75.00	17.57	102.63	25.00	149.93	73.65 to 79.83	186,184	139,643
2	9	75.15	72.08	71.86	17.59	100.31	34.52	114.44	53.69 to 79.97	120,353	86,483
3	24	74.10	75.28	71.49	16.11	105.29	44.76	118.97	66.84 to 79.60	165,206	118,113
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0009	1	71.31	71.31	71.31			71.31	71.31	N/A	210,000	149,760
21-0180											
24-0001	14	76.39	74.30	72.84	10.96	102.00	55.24	87.98	63.87 to 84.81	176,436	128,522
24-0004	17	67.59	73.09	72.65	23.60	100.61	34.87	109.41	59.49 to 87.75	201,252	146,201
24-0011	10	70.87	72.58	71.65	11.38	101.31	61.09	96.19	62.27 to 79.83	157,576	112,900
24-0013	13	88.26	85.89	86.43	10.40	99.38	71.71	101.51	73.69 to 96.34	174,048	150,435
24-0015	2	57.91	57.91	56.47	8.94	102.54	52.73	63.09	N/A	152,200	85,952
24-0016	5	60.75	53.40	62.29	25.15	85.73	25.00	73.42	N/A	169,200	105,395
24-0017	14	85.81	88.04	77.35	18.37	113.82	57.21	149.93	70.73 to 99.58	168,491	130,320
24-0020	11	72.55	67.14	64.26	13.09	104.48	27.63	85.70	59.60 to 75.19	194,400	124,925
24-0022	6	84.02	79.17	76.86	19.07	103.00	42.82	110.14	42.82 to 110.14	180,825	138,982
24-0025	3	76.10	75.71	75.66	0.64	100.07	74.79	76.25	N/A	141,000	106,684
24-0029	6	70.22	65.06	59.85	21.10	108.71	43.19	80.16	43.19 to 80.16	203,095	121,553
24-0044	2	85.42	85.42	85.82	3.31	99.54	82.59	88.25	N/A	302,959	259,986
24-0081	8	78.17	85.52	85.24	14.05	100.33	71.68	111.11	71.68 to 111.11	233,258	198,818
24-0100	3	94.46	107.47	107.48	15.48	100.00	92.05	135.91	N/A	152,700	164,118
24-0101	21	74.26	76.57	71.97	15.39	106.39	44.76	118.97	67.00 to 79.60	170,165	122,471
32-0095	9	75.15	72.08	71.86	17.59	100.31	34.52	114.44	53.69 to 79.97	120,353	86,483
NonValid School											
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

Type: Qualified

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
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AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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**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	3	46.78	50.54	38.76	39.07	130.37	25.00	79.83	N/A	4,933	1,912
10.01 TO 30.00	5	75.38	74.76	72.54	8.27	103.07	61.09	87.98	N/A	34,840	25,271
30.01 TO 50.00	10	73.29	75.95	76.09	22.12	99.81	34.52	105.58	63.09 to 101.51	69,103	52,584
50.01 TO 100.00	40	78.52	81.21	77.78	17.80	104.41	34.87	149.93	73.69 to 86.15	126,164	98,130
100.01 TO 180.00	59	75.06	76.52	75.12	16.43	101.86	39.94	135.91	71.31 to 79.60	202,533	152,138
180.01 TO 330.00	13	73.65	71.20	66.19	18.53	107.57	44.76	106.92	53.69 to 84.91	221,069	146,332
330.01 TO 650.00	9	75.39	68.82	66.62	14.36	103.30	27.63	85.82	57.21 to 82.59	272,161	181,301
650.01 +	6	76.37	80.72	79.95	11.62	100.96	70.73	101.18	70.73 to 101.18	450,220	359,958
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**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	27.63	27.63	27.63			27.63	27.63	N/A	314,000	86,761
DRY	1	81.86	81.86	81.86			81.86	81.86	N/A	100,000	81,864
DRY-N/A	1	25.00	25.00	25.00			25.00	25.00	N/A	10,000	2,500
GRASS	33	74.26	73.38	74.45	11.97	98.56	34.52	118.97	71.40 to 76.34	180,144	134,120
GRASS-N/A	9	71.46	71.36	71.10	27.15	100.37	34.87	116.59	44.76 to 101.18	182,371	129,662
IRRGTD	55	76.25	78.27	76.88	13.80	101.80	46.78	109.41	73.69 to 81.44	162,403	124,859
IRRGTD-N/A	45	76.28	79.42	73.92	21.69	107.45	42.82	149.93	68.15 to 85.45	199,077	147,150
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**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	27.63	27.63	27.63			27.63	27.63	N/A	314,000	86,761
DRY	2	53.43	53.43	76.69	53.21	69.67	25.00	81.86	N/A	55,000	42,182
GRASS	36	74.10	72.29	74.46	14.59	97.08	34.52	118.97	70.73 to 76.34	188,551	140,389
GRASS-N/A	6	73.21	76.91	67.51	18.58	113.92	53.69	116.59	53.69 to 116.59	133,040	89,818
IRRGTD	86	76.54	78.75	75.80	15.95	103.89	45.60	135.91	73.69 to 80.81	175,321	132,894
IRRGTD-N/A	14	75.71	79.02	73.24	25.77	107.90	42.82	149.93	50.28 to 106.92	200,930	147,154
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779



**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

Type: Qualified

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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**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	27.63	27.63	27.63			27.63	27.63	N/A	314,000	86,761
DRY	2	53.43	53.43	76.69	53.21	69.67	25.00	81.86	N/A	55,000	42,182
GRASS	42	74.10	72.95	73.73	15.13	98.94	34.52	118.97	71.40 to 75.95	180,621	133,164
IRRGTD	98	76.55	79.19	75.94	17.18	104.27	42.82	149.93	73.69 to 80.45	177,556	134,844
IRRGTD-N/A	2	59.16	59.16	55.97	27.00	105.71	43.19	75.14	N/A	245,037	137,136
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	63.31	63.31	67.44	26.11	93.87	46.78	79.83	N/A	2,400	1,618
5000 TO 9999	1	75.38	75.38	75.38			75.38	75.38	N/A	5,200	3,920
Total \$											
1 TO 9999	3	75.38	67.33	71.57	14.62	94.08	46.78	79.83	N/A	3,333	2,385
10000 TO 29999	5	73.62	65.31	71.52	36.37	91.31	25.00	116.59	N/A	23,102	16,523
30000 TO 59999	8	83.98	89.43	89.54	22.27	99.88	55.24	149.93	55.24 to 149.93	48,739	43,641
60000 TO 99999	19	73.95	76.99	77.25	18.51	99.66	34.87	118.97	65.18 to 85.73	77,269	59,694
100000 TO 149999	28	84.86	82.90	82.80	10.19	100.12	39.94	99.58	79.61 to 88.26	121,819	100,870
150000 TO 249999	46	74.96	77.17	77.24	15.48	99.91	50.28	135.91	67.60 to 77.99	185,414	143,217
250000 TO 499999	33	71.68	70.04	70.07	17.46	99.95	27.63	106.92	64.92 to 76.34	310,824	217,791
500000 +	3	70.73	62.58	62.82	12.16	99.61	45.60	71.40	N/A	573,333	360,165
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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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	4	61.08	56.75	48.29	34.15	117.53	25.00	79.83	N/A	5,000	2,414	
5000 TO 9999	1	34.52	34.52	34.52			34.52	34.52	N/A	25,312	8,738	
Total \$												
1 TO 9999	5	46.78	52.30	40.60	40.92	128.84	25.00	79.83	N/A	9,062	3,679	
10000 TO 29999	4	64.43	60.14	53.47	23.41	112.46	34.87	76.82	N/A	41,743	22,321	
30000 TO 59999	20	74.10	75.66	72.13	15.12	104.89	39.94	116.59	65.49 to 79.97	67,237	48,497	
60000 TO 99999	18	78.29	82.79	73.05	21.75	113.34	27.63	149.93	73.42 to 94.46	112,887	82,462	
100000 TO 149999	50	74.69	73.92	69.93	15.56	105.71	42.82	118.97	67.51 to 77.29	168,066	117,535	
150000 TO 249999	41	78.93	80.78	77.95	14.64	103.63	57.21	135.91	73.40 to 83.81	259,563	202,325	
250000 TO 499999	7	79.34	80.49	77.12	19.56	104.36	45.60	106.92	45.60 to 106.92	466,617	359,862	
ALL												
	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779	

**SPECIAL VALUE SECTION  
CORRELATION for  
Dawson County**

**II. Special Value Correlation**

Only a small portion of Dawson County is affected by special value, for purposes of valuation the value has been established from like uninfluenced agricultural sales that have occurred in the surrounding area and valued the same as other agricultural property in this market area.

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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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	92.25	92.25	71.60	26.39	128.84	67.90	116.59	N/A	175,850	125,905
10/01/02 TO 12/31/02	8	77.40	84.94	80.27	29.34	105.82	34.87	149.93	34.87 to 149.93	91,637	73,555
01/01/03 TO 03/31/03	16	79.60	79.19	78.38	12.59	101.04	62.79	105.58	65.18 to 88.25	210,395	164,901
04/01/03 TO 06/30/03	14	82.77	77.66	79.89	16.97	97.22	52.73	109.41	61.09 to 87.75	134,086	107,120
07/01/03 TO 09/30/03	5	75.38	81.98	74.58	14.41	109.92	64.97	114.44	N/A	103,128	76,917
10/01/03 TO 12/31/03	10	74.18	74.84	76.90	13.22	97.32	46.78	96.34	59.60 to 92.05	158,780	122,108
01/01/04 TO 03/31/04	31	76.10	78.32	78.04	16.36	100.36	25.00	111.11	73.65 to 83.81	180,103	140,551
04/01/04 TO 06/30/04	17	71.40	77.13	72.79	23.38	105.97	42.82	135.91	60.75 to 96.12	204,533	148,869
07/01/04 TO 09/30/04	3	70.73	64.19	60.68	14.44	105.78	45.60	76.25	N/A	441,666	268,016
10/01/04 TO 12/31/04	10	71.81	66.23	70.67	25.13	93.71	27.63	101.18	34.52 to 87.98	193,834	136,990
01/01/05 TO 03/31/05	18	73.42	70.72	68.37	12.07	103.43	44.76	93.13	64.17 to 76.34	190,794	130,443
04/01/05 TO 06/30/05	11	77.29	75.76	73.59	9.58	102.95	43.19	89.07	71.71 to 85.70	155,550	114,476
<u>Study Years</u>											
07/01/02 TO 06/30/03	40	79.85	80.46	78.67	18.40	102.28	34.87	149.93	68.15 to 85.82	158,208	124,459
07/01/03 TO 06/30/04	63	75.38	77.74	76.08	17.45	102.18	25.00	135.91	73.65 to 79.61	177,201	134,818
07/01/04 TO 06/30/05	42	73.66	70.50	68.75	15.01	102.55	27.63	101.18	71.31 to 76.25	200,206	137,646
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	45	79.34	78.06	78.18	14.69	99.85	46.78	114.44	71.46 to 83.62	163,266	127,639
01/01/04 TO 12/31/04	61	74.79	75.31	73.53	19.63	102.42	25.00	135.91	71.40 to 77.99	202,026	148,554
<u>ALL</u>											
	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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GEO CODE / TOWNSHIP #	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
	3183	3	94.46	107.47	107.48	15.48	100.00	92.05	135.91	N/A	152,700	164,118
	3185	9	77.42	83.24	82.19	14.40	101.27	64.97	111.11	71.68 to 106.92	244,007	200,548
	3187	3	88.26	90.08	92.61	7.69	97.27	80.81	101.18	N/A	289,700	268,304
	3189	1	88.25	88.25	88.25			88.25	88.25	N/A	345,220	304,654
	3191	5	73.95	74.88	74.10	6.48	101.05	66.84	82.59	N/A	217,740	161,342
	3193	4	69.52	70.02	72.50	14.40	96.58	55.24	85.82	N/A	174,312	126,381
	3195	4	85.18	86.24	75.43	17.36	114.32	57.99	116.59	N/A	124,875	94,197
	3329	5	74.97	69.88	65.86	7.10	106.10	50.28	75.38	N/A	113,840	74,977
	3331	6	69.23	76.85	68.31	26.96	112.50	44.76	118.97	44.76 to 118.97	153,500	104,852
	3333	7	75.95	75.02	74.33	5.97	100.93	66.93	84.81	66.93 to 84.81	313,508	233,021
	3335	4	94.05	92.97	88.46	13.67	105.10	73.63	110.14	N/A	161,252	142,641
	3337	10	78.69	81.67	80.49	10.91	101.46	68.15	96.34	71.71 to 96.28	145,953	117,479
	3339	8	74.80	75.64	73.84	10.28	102.44	59.60	96.19	59.60 to 96.19	171,405	126,564
	3341	4	69.62	60.48	56.18	20.81	107.66	27.63	75.06	N/A	223,250	125,420
	3407	5	62.27	58.92	61.94	13.21	95.13	34.52	72.55	N/A	79,062	48,968
	3409	4	79.74	75.12	74.01	6.14	101.49	60.83	80.16	N/A	156,125	115,551
	3411	1	43.19	43.19	43.19			43.19	43.19	N/A	294,075	127,000
	3413	7	65.18	59.50	62.66	20.64	94.96	25.00	81.44	25.00 to 81.44	183,848	115,206
	3415	4	73.55	72.07	70.59	4.59	102.10	65.07	76.10	N/A	200,375	141,439
	3417	6	62.40	58.94	55.48	20.90	106.23	34.87	74.70	34.87 to 74.70	234,900	130,321
	3419	2	73.62	73.62	68.61	19.19	107.31	59.49	87.75	N/A	310,000	212,684
	3553	11	79.83	78.63	79.72	12.69	98.64	64.92	109.41	65.49 to 92.79	175,227	139,684
	3555	12	89.64	91.63	89.73	16.91	102.12	46.78	149.93	77.99 to 99.58	105,565	94,723
	3557	3	81.86	80.83	82.83	2.85	97.58	76.82	83.81	N/A	130,666	108,236
	3559	6	63.48	66.07	65.95	22.30	100.18	39.94	88.83	39.94 to 88.83	159,400	105,130
	3561	2	56.19	56.19	53.61	16.88	104.82	46.71	65.68	N/A	235,800	126,412
	3563	2	95.47	95.47	91.41	19.88	104.44	76.49	114.44	N/A	91,600	83,731
	3565	5	75.15	71.52	69.61	7.52	102.74	53.69	79.97	N/A	140,613	97,888
	3643	1	100.82	100.82	100.82			100.82	100.82	N/A	202,000	203,659
	3645	1	67.21	67.21	67.21			67.21	67.21	N/A	159,000	106,869
ALL		145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

Type: Qualified

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
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AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	112	76.03	76.98	75.00	17.57	102.63	25.00	149.93	73.65 to 79.83	186,184	139,643	
2	9	75.15	72.08	71.86	17.59	100.31	34.52	114.44	53.69 to 79.97	120,353	86,483	
3	24	74.10	75.28	71.49	16.11	105.29	44.76	118.97	66.84 to 79.60	165,206	118,113	
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779	

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779	
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779	

<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)												
10-0009	1	71.31	71.31	71.31			71.31	71.31	N/A	210,000	149,760	
21-0180												
24-0001	14	76.39	74.30	72.84	10.96	102.00	55.24	87.98	63.87 to 84.81	176,436	128,522	
24-0004	17	67.59	73.09	72.65	23.60	100.61	34.87	109.41	59.49 to 87.75	201,252	146,201	
24-0011	10	70.87	72.58	71.65	11.38	101.31	61.09	96.19	62.27 to 79.83	157,576	112,900	
24-0013	13	88.26	85.89	86.43	10.40	99.38	71.71	101.51	73.69 to 96.34	174,048	150,435	
24-0015	2	57.91	57.91	56.47	8.94	102.54	52.73	63.09	N/A	152,200	85,952	
24-0016	5	60.75	53.40	62.29	25.15	85.73	25.00	73.42	N/A	169,200	105,395	
24-0017	14	85.81	88.04	77.35	18.37	113.82	57.21	149.93	70.73 to 99.58	168,491	130,320	
24-0020	11	72.55	67.14	64.26	13.09	104.48	27.63	85.70	59.60 to 75.19	194,400	124,925	
24-0022	6	84.02	79.17	76.86	19.07	103.00	42.82	110.14	42.82 to 110.14	180,825	138,982	
24-0025	3	76.10	75.71	75.66	0.64	100.07	74.79	76.25	N/A	141,000	106,684	
24-0029	6	70.22	65.06	59.85	21.10	108.71	43.19	80.16	43.19 to 80.16	203,095	121,553	
24-0044	2	85.42	85.42	85.82	3.31	99.54	82.59	88.25	N/A	302,959	259,986	
24-0081	8	78.17	85.52	85.24	14.05	100.33	71.68	111.11	71.68 to 111.11	233,258	198,818	
24-0100	3	94.46	107.47	107.48	15.48	100.00	92.05	135.91	N/A	152,700	164,118	
24-0101	21	74.26	76.57	71.97	15.39	106.39	44.76	118.97	67.00 to 79.60	170,165	122,471	
32-0095	9	75.15	72.08	71.86	17.59	100.31	34.52	114.44	53.69 to 79.97	120,353	86,483	
NonValid School												
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779	

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

Type: Qualified

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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**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	3	46.78	50.54	38.76	39.07	130.37	25.00	79.83	N/A	4,933	1,912
10.01 TO 30.00	5	75.38	74.76	72.54	8.27	103.07	61.09	87.98	N/A	34,840	25,271
30.01 TO 50.00	10	73.29	75.95	76.09	22.12	99.81	34.52	105.58	63.09 to 101.51	69,103	52,584
50.01 TO 100.00	40	78.52	81.21	77.78	17.80	104.41	34.87	149.93	73.69 to 86.15	126,164	98,130
100.01 TO 180.00	59	75.06	76.52	75.12	16.43	101.86	39.94	135.91	71.31 to 79.60	202,533	152,138
180.01 TO 330.00	13	73.65	71.20	66.19	18.53	107.57	44.76	106.92	53.69 to 84.91	221,069	146,332
330.01 TO 650.00	9	75.39	68.82	66.62	14.36	103.30	27.63	85.82	57.21 to 82.59	272,161	181,301
650.01 +	6	76.37	80.72	79.95	11.62	100.96	70.73	101.18	70.73 to 101.18	450,220	359,958
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**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	27.63	27.63	27.63			27.63	27.63	N/A	314,000	86,761
DRY	1	81.86	81.86	81.86			81.86	81.86	N/A	100,000	81,864
DRY-N/A	1	25.00	25.00	25.00			25.00	25.00	N/A	10,000	2,500
GRASS	33	74.26	73.38	74.45	11.97	98.56	34.52	118.97	71.40 to 76.34	180,144	134,120
GRASS-N/A	9	71.46	71.36	71.10	27.15	100.37	34.87	116.59	44.76 to 101.18	182,371	129,662
IRRGTD	55	76.25	78.27	76.88	13.80	101.80	46.78	109.41	73.69 to 81.44	162,403	124,859
IRRGTD-N/A	45	76.28	79.42	73.92	21.69	107.45	42.82	149.93	68.15 to 85.45	199,077	147,150
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**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	27.63	27.63	27.63			27.63	27.63	N/A	314,000	86,761
DRY	2	53.43	53.43	76.69	53.21	69.67	25.00	81.86	N/A	55,000	42,182
GRASS	36	74.10	72.29	74.46	14.59	97.08	34.52	118.97	70.73 to 76.34	188,551	140,389
GRASS-N/A	6	73.21	76.91	67.51	18.58	113.92	53.69	116.59	53.69 to 116.59	133,040	89,818
IRRGTD	86	76.54	78.75	75.80	15.95	103.89	45.60	135.91	73.69 to 80.81	175,321	132,894
IRRGTD-N/A	14	75.71	79.02	73.24	25.77	107.90	42.82	149.93	50.28 to 106.92	200,930	147,154
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

Type: Qualified

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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**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	27.63	27.63	27.63			27.63	27.63	N/A	314,000	86,761
DRY	2	53.43	53.43	76.69	53.21	69.67	25.00	81.86	N/A	55,000	42,182
GRASS	42	74.10	72.95	73.73	15.13	98.94	34.52	118.97	71.40 to 75.95	180,621	133,164
IRRGTD	98	76.55	79.19	75.94	17.18	104.27	42.82	149.93	73.69 to 80.45	177,556	134,844
IRRGTD-N/A	2	59.16	59.16	55.97	27.00	105.71	43.19	75.14	N/A	245,037	137,136
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	63.31	63.31	67.44	26.11	93.87	46.78	79.83	N/A	2,400	1,618
5000 TO 9999	1	75.38	75.38	75.38			75.38	75.38	N/A	5,200	3,920
Total \$											
1 TO 9999	3	75.38	67.33	71.57	14.62	94.08	46.78	79.83	N/A	3,333	2,385
10000 TO 29999	5	73.62	65.31	71.52	36.37	91.31	25.00	116.59	N/A	23,102	16,523
30000 TO 59999	8	83.98	89.43	89.54	22.27	99.88	55.24	149.93	55.24 to 149.93	48,739	43,641
60000 TO 99999	19	73.95	76.99	77.25	18.51	99.66	34.87	118.97	65.18 to 85.73	77,269	59,694
100000 TO 149999	28	84.86	82.90	82.80	10.19	100.12	39.94	99.58	79.61 to 88.26	121,819	100,870
150000 TO 249999	46	74.96	77.17	77.24	15.48	99.91	50.28	135.91	67.60 to 77.99	185,414	143,217
250000 TO 499999	33	71.68	70.04	70.07	17.46	99.95	27.63	106.92	64.92 to 76.34	310,824	217,791
500000 +	3	70.73	62.58	62.82	12.16	99.61	45.60	71.40	N/A	573,333	360,165
ALL	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779



**PA&T 2006 Special Value Statistics**

Base Stat

Query: 4901

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

NUMBER of Sales:	145	<b>MEDIAN:</b>	<b>75</b>	COV:	24.47	95% Median C.I.:	73.65 to 77.29	(!: Derived)
(AgLand) TOTAL Sales Price:	25,337,313	WGT. MEAN:	74	STD:	18.69	95% Wgt. Mean C.I.:	71.08 to 77.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,900,755	MEAN:	76	AVG.ABS.DEV:	13.15	95% Mean C.I.:	73.35 to 79.44	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	19,253,093							
AVG. Adj. Sales Price:	178,625	COD:	17.50	MAX Sales Ratio:	149.93			
AVG. Assessed Value:	132,779	PRD:	102.77	MIN Sales Ratio:	25.00			

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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	4	61.08	56.75	48.29	34.15	117.53	25.00	79.83	N/A	5,000	2,414	
5000 TO 9999	1	34.52	34.52	34.52			34.52	34.52	N/A	25,312	8,738	
Total \$												
1 TO 9999	5	46.78	52.30	40.60	40.92	128.84	25.00	79.83	N/A	9,062	3,679	
10000 TO 29999	4	64.43	60.14	53.47	23.41	112.46	34.87	76.82	N/A	41,743	22,321	
30000 TO 59999	20	74.10	75.66	72.13	15.12	104.89	39.94	116.59	65.49 to 79.97	67,237	48,497	
60000 TO 99999	18	78.29	82.79	73.05	21.75	113.34	27.63	149.93	73.42 to 94.46	112,887	82,462	
100000 TO 149999	50	74.69	73.92	69.93	15.56	105.71	42.82	118.97	67.51 to 77.29	168,066	117,535	
150000 TO 249999	41	78.93	80.78	77.95	14.64	103.63	57.21	135.91	73.40 to 83.81	259,563	202,325	
250000 TO 499999	7	79.34	80.49	77.12	19.56	104.36	45.60	106.92	45.60 to 106.92	466,617	359,862	
ALL												
	145	75.15	76.39	74.33	17.50	102.77	25.00	149.93	73.65 to 77.29	178,625	132,779	

**SPECIAL VALUE SECTION  
CORRELATION for  
Dawson County**

**III. Recapture Value Correlation**

In Dawson County a review of the 2006 Agricultural Unimproved statistics of the sales with a qualifying recapture value show five qualified sales in this class of property. For measurement purposes the sample is not representative. 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: 4901

Type: Qualified

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

NUMBER of Sales:	5	<b>MEDIAN:</b>	<b>81</b>	COV:	22.50	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	1,071,730	WGT. MEAN:	80	STD:	19.52	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,071,730	MEAN:	87	AVG.ABS.DEV:	13.18	95% Mean C.I.:	62.54 to 111.00	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	859,074							
AVG. Adj. Sales Price:	214,346	COD:	16.27	MAX Sales Ratio:	115.30			
AVG. Assessed Value:	171,814	PRD:	108.25	MIN Sales Ratio:	62.48			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	1	62.48	62.48	62.48			62.48	62.48	N/A	400,000	249,925
04/01/03 TO 06/30/03	1	80.98	80.98	80.98			80.98	80.98	N/A	112,730	91,284
07/01/03 TO 09/30/03	1	81.03	81.03	81.03			81.03	81.03	N/A	287,500	232,947
10/01/03 TO 12/31/03	2	104.69	104.69	104.94	10.14	99.76	94.07	115.30	N/A	135,750	142,459
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
_____Study Years_____											
07/01/02 TO 06/30/03	2	71.73	71.73	66.55	12.89	107.79	62.48	80.98	N/A	256,365	170,604
07/01/03 TO 06/30/04	3	94.07	96.80	92.64	12.15	104.49	81.03	115.30	N/A	186,333	172,621
07/01/04 TO 06/30/05											
_____Calendar Yrs_____											
01/01/03 TO 12/31/03	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814
01/01/04 TO 12/31/04											
_____ALL_____											
	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3339	1	115.30	115.30	115.30			115.30	115.30	N/A	139,000	160,272
3341	2	81.00	81.00	81.01	0.03	99.99	80.98	81.03	N/A	200,115	162,115
3409	1	94.07	94.07	94.07			94.07	94.07	N/A	132,500	124,646
3411	1	62.48	62.48	62.48			62.48	62.48	N/A	400,000	249,925
_____ALL_____											
	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814
_____ALL_____											
	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 4901

Type: Qualified

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

NUMBER of Sales:	5	<b>MEDIAN:</b>	<b>81</b>	COV:	22.50	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	1,071,730	WGT. MEAN:	80	STD:	19.52	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,071,730	MEAN:	87	AVG.ABS.DEV:	13.18	95% Mean C.I.:	62.54 to 111.00	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	859,074							
AVG. Adj. Sales Price:	214,346	COD:	16.27	MAX Sales Ratio:	115.30			
AVG. Assessed Value:	171,814	PRD:	108.25	MIN Sales Ratio:	62.48			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814
____ALL____	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0009											
21-0180											
24-0001											
24-0004											
24-0011											
24-0013											
24-0015											
24-0016	1	62.48	62.48	62.48			62.48	62.48	N/A	400,000	249,925
24-0017											
24-0020	4	87.55	92.84	90.68	13.53	102.38	80.98	115.30	N/A	167,932	152,287
24-0022											
24-0025											
24-0029											
24-0044											
24-0081											
24-0100											
24-0101											
32-0095											
NonValid School											
____ALL____	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100.01 TO 180.00	3	94.07	96.78	97.91	12.16	98.85	80.98	115.30	N/A	128,076	125,400
180.01 TO 330.00	2	71.75	71.75	70.24	12.92	102.16	62.48	81.03	N/A	343,750	241,436
____ALL____	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

**PA&T 2006 Recapture Value Statistics**

Base Stat

Query: 4901

Type: Qualified

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

NUMBER of Sales:	5	<b>MEDIAN:</b>	<b>81</b>	COV:	22.50	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	1,071,730	WGT. MEAN:	80	STD:	19.52	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,071,730	MEAN:	87	AVG.ABS.DEV:	13.18	95% Mean C.I.:	62.54 to 111.00	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	859,074							
AVG. Adj. Sales Price:	214,346	COD:	16.27	MAX Sales Ratio:	115.30			
AVG. Assessed Value:	171,814	PRD:	108.25	MIN Sales Ratio:	62.48			

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**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	80.98	74.83	71.75	7.63	104.29	62.48	81.03	N/A	266,743	191,385
GRASS-N/A	2	104.69	104.69	104.94	10.14	99.76	94.07	115.30	N/A	135,750	142,459
ALL	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

**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!	3	80.98	74.83	71.75	7.63	104.29	62.48	81.03	N/A	266,743	191,385
GRASS-N/A	2	104.69	104.69	104.94	10.14	99.76	94.07	115.30	N/A	135,750	142,459
ALL	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

**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!	3	80.98	74.83	71.75	7.63	104.29	62.48	81.03	N/A	266,743	191,385
GRASS-N/A	2	104.69	104.69	104.94	10.14	99.76	94.07	115.30	N/A	135,750	142,459
ALL	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
100000 TO 149999	3	94.07	96.78	97.91	12.16	98.85	80.98	115.30	N/A	128,076	125,400
250000 TO 499999	2	71.75	71.75	70.24	12.92	102.16	62.48	81.03	N/A	343,750	241,436
ALL	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
60000 TO 99999	1	80.98	80.98	80.98			80.98	80.98	N/A	112,730	91,284
100000 TO 149999	1	94.07	94.07	94.07			94.07	94.07	N/A	132,500	124,646
150000 TO 249999	3	81.03	86.27	77.82	21.73	110.86	62.48	115.30	N/A	275,500	214,381
ALL	5	81.03	86.77	80.16	16.27	108.25	62.48	115.30	N/A	214,346	171,814

# Dawson County Assessor's Office

John Phillip Moore, Assessor

Joyce Reil, Deputy

April 3, 2006

TO: Department of Property Assessment & Taxation  
Catherine D. Lang  
Property Tax Administrator  
SUBJECT: Designation of special value

Dear Cathy:

This letter is in response to your request concerning an explanation of how this county arrives at valuations involving properties that receive special valuation, or greenbelt.

Dawson County has two areas designated for special valuation consideration. Eight properties are in one group abutting a strip of Highway 283 going south out of Lexington to Interstate 80. The boundaries for this corridor end at the section lines of Section 17 Township 9N Range 21W and generally serve as a buffer zone to commercial property in the area. These parcels have received the special value for many years.

Beginning in 2000 a second group of properties received designation as special value parcels. They have these attributes in common:

- They are located within the first section line abutting within one mile of the Platte River;
- They are situated generally south of Interstate 80;
- They most likely include some acres of accretion.

## Parcels relating to commercial areas

The eight parcels located along Highway 283 are all agricultural properties abutting commercial development. Agricultural/horticultural valuations are established according to markets in terms of use of similar uninfluenced land sales within the same vicinity and throughout the county. This then is the methodology for determining special valuation of agricultural land uninfluenced by commercial interest. Basically, it is a matter of comparing the agricultural/horticultural use to establish *normal* value in those uninfluenced acres with the market sales within the boundaries established for special value. This property all lies within the same market area and carries the same values per subclass.

For these eight properties, recapture value is established using sales along this highway as though it were a neighborhood unto itself. There has been sufficient enough sales activity for several years to enable the county to discover the market/recapture value for commercial properties. This is particularly the case with land values.

## Recreational, river parcels

For the agricultural and recreational type properties along the Platte River, considerable uninfluenced agricultural sales information is available from activity well away from this proximity within Dawson County. Those market sales were used as a basis for establishing special values for these particular properties. Irrigated parcels appear to have no influence on the sales along the river, so none of the irrigated acres show a difference between the market (recapture) value and the special value.

Market sales occurring along the river, as well as some documented leasing information, and anecdotal information helped the county to arrive at a market value for the acres influenced by other than agricultural/horticultural uses. There was cursive attention given to the income approach; more data is needed to make a case for both special and actual market values based solely on the income approach.

Since the sales in the file that are connected to the estate of the late Hugh Ralston are now beginning to become dated, the number of sells occurring are diminished to the degree that it is difficult to establish a market trend. It has been difficult at best to decipher the sales in terms of the number of acres involved. And as in the past, in many cases surveys have not been conducted or have not been filed. With the disposal of Ralston estate, most of the accretion and mixed production ground along the river from east to west in Dawson County has now changed hands. Since 1999 when NPPD purchased a huge holding along the eastern border of the county at about \$1,000 an acre, to sales in more recent years exceeding \$3,000 and acre, the market along this corridor has been unpredictable and very hard to pin down.

A map indicating the boundaries of the designated greenbelt properties is enclosed.

Respectfully submitted,

John Phillip Moore  
Dawson County Assessor

Encl.

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

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

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

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

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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



## Statistical Calculations

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

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

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

## Coding Information & Calculations

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

### Number of Sales

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

### Total Sales Price

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

### Total Adj. Sales Price

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

### Total Assessed Value

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

### Avg. Adj. Sales Price

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

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

**95% Wgt. Mean C.I.**

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

- The actual calculation:

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

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

### 95% Mean C.I.

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

### Ratio Formulas

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

## Map Source Documentation

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

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

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

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

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

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

## Valuation History Chart Specifications

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

*Source: County Abstract of Assessment Report for Real Property*

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

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

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

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

*City Class, Population, & Zoning Authority:*

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

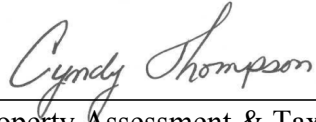


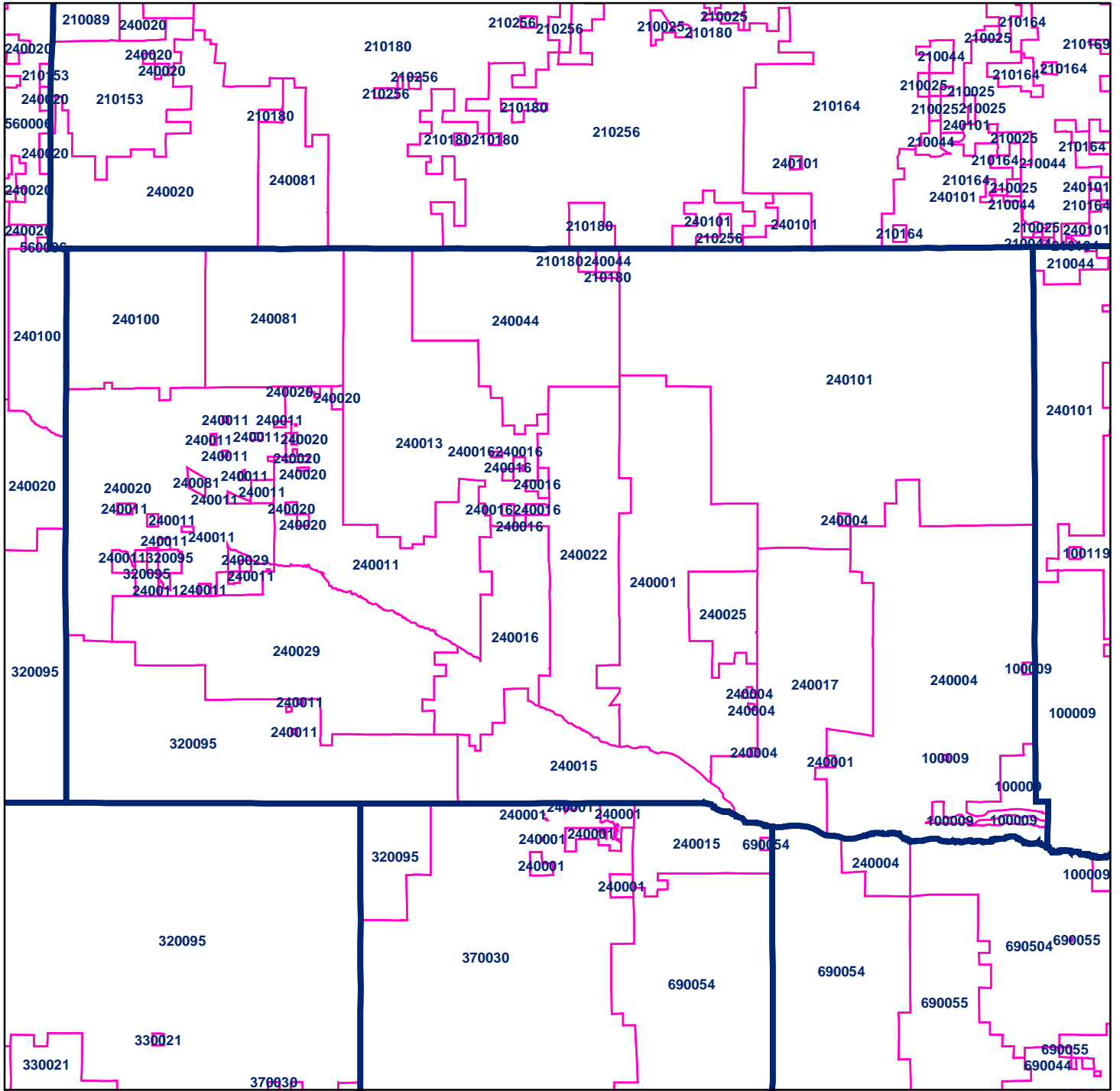
## Certification

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

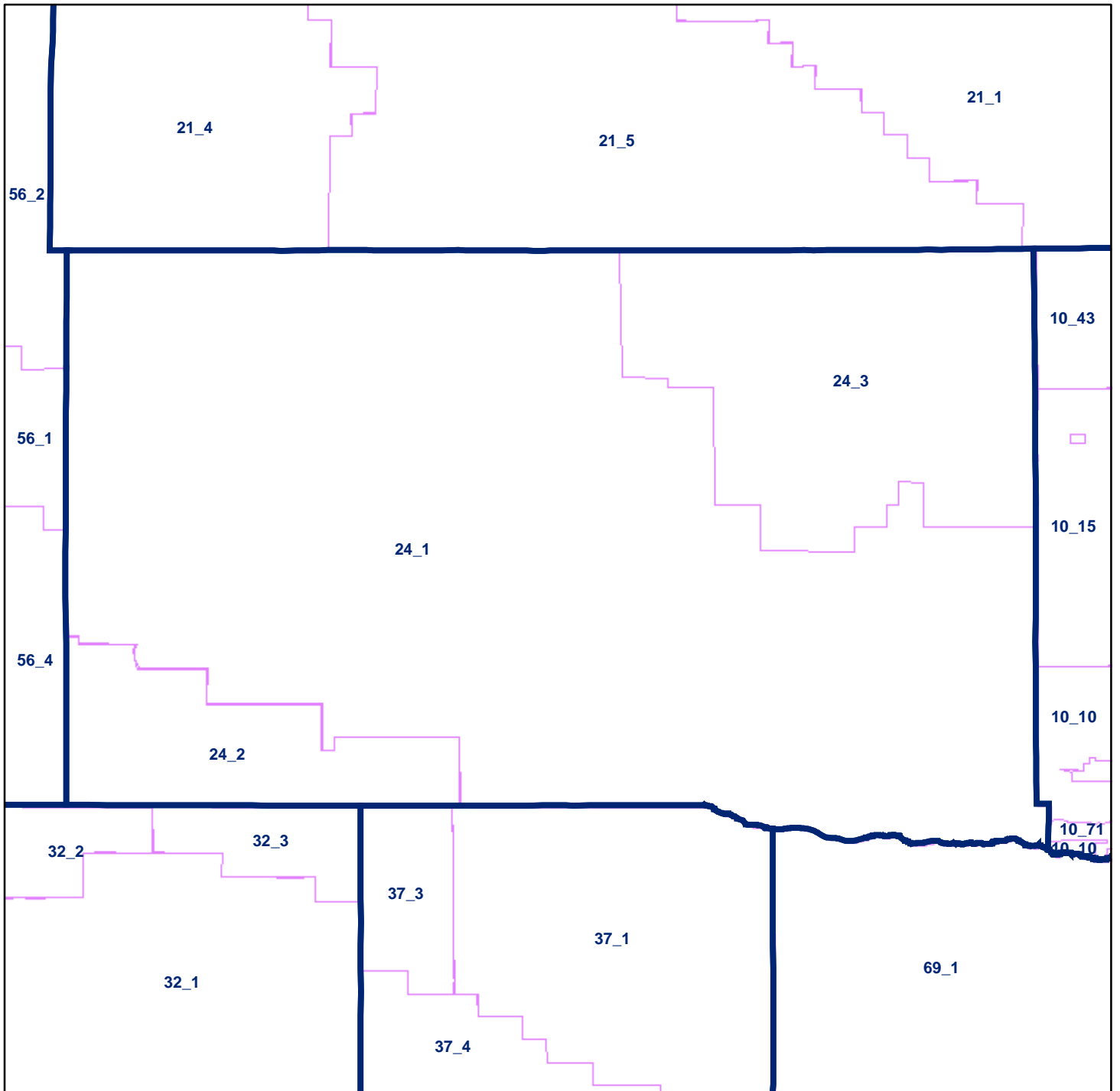
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Dawson County County Assessor, by certified mail, return receipt requested, 7028 1160 0001 1212 7987.

Dated this 10th day of April, 2006.

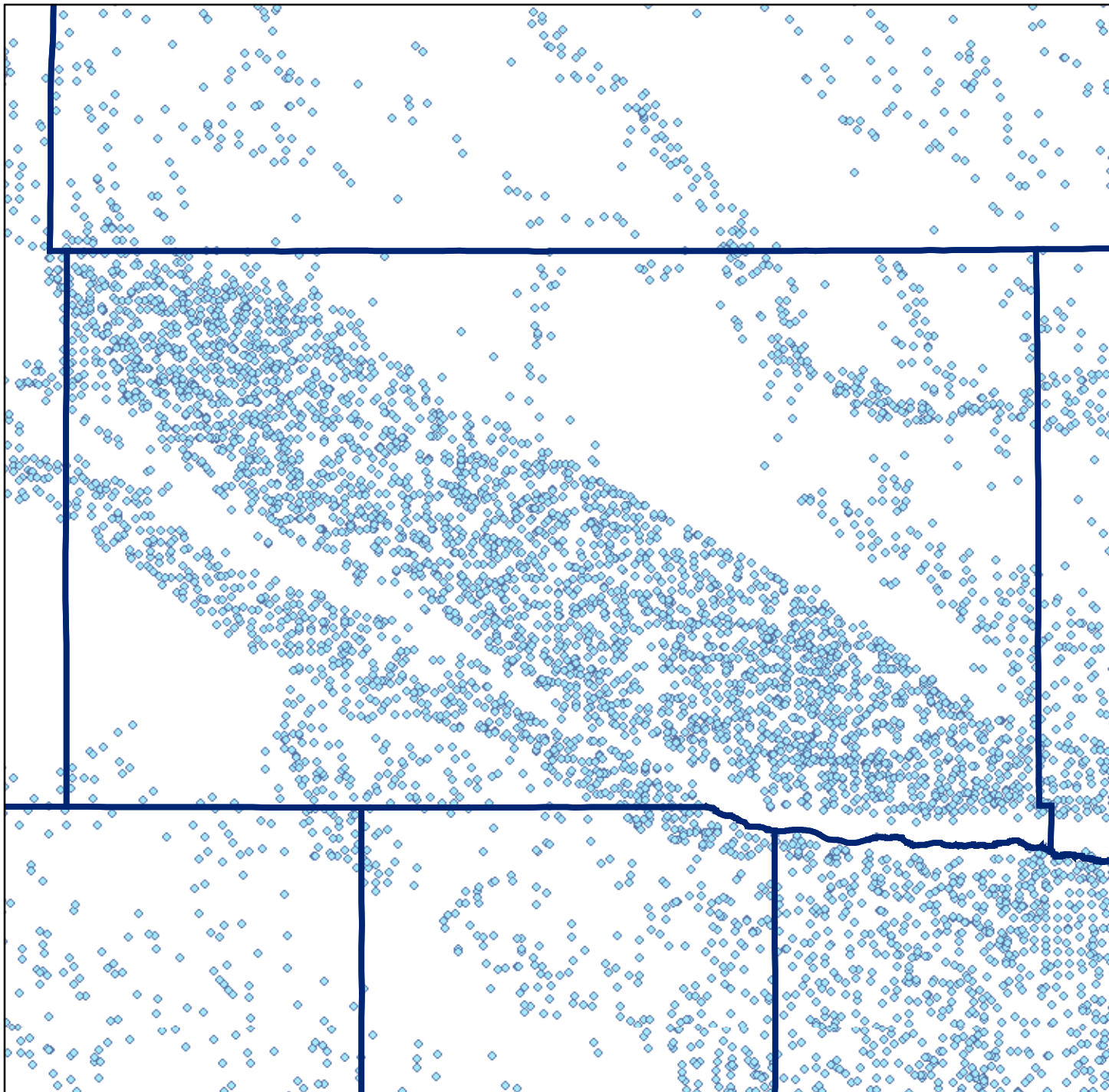
  
\_\_\_\_\_  
Property Assessment & Taxation



School Districts



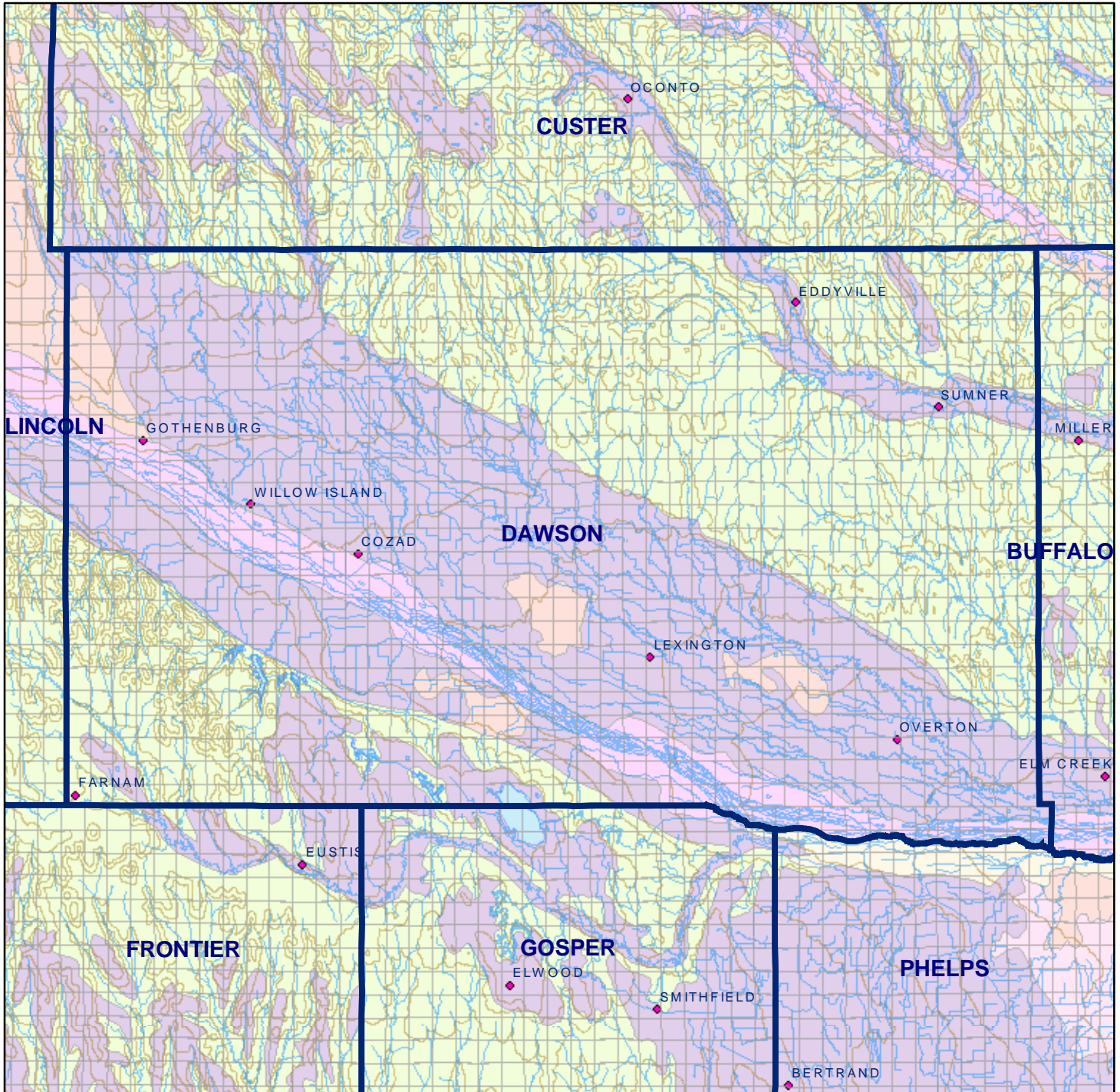
 Market Areas



● Registered Wells > 500 GPM

2885	2887	2889	2891	2893	2895	2897	2899	2901
3047	3045	3043	3041	3039	3037	3035	3033	3031
3181	3183	3185	3187	3189	3191	3193	3195	3197
3343	3341	3339	3337	3335	3333	3331	3329	3327
3405	3407	3409	3411	3413	3415	3417	3419	3421
3567	3565	3563	3561	3559	3557	3555	3553	3551
3631	3633	3635	3637	3639	3641	3643	3645	3647
3799	3797	3795	3793	3791	3789	3787	3785	3783
3865	3867	3869	3871	3873	3875	3877	3879	3881

 Geo Codes



## Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

0 - Lakes and Ponds

1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills

2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills

3 - Moderately well drained silty soils on uplands and in depressions formed in loess

4 - Well drained silty soils formed in loess on uplands

5 - Well drained silty soils formed in loess and alluvium on stream terraces

6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands

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

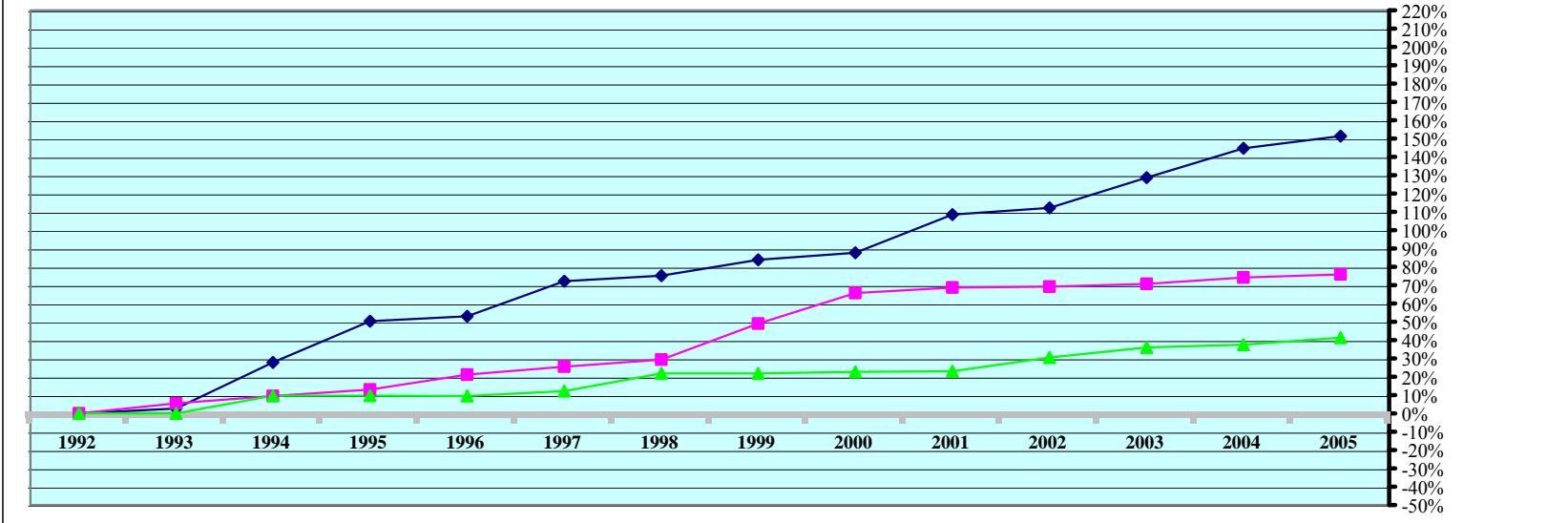
8 - Moderately well drained silty soils with clayey subsoils on uplands

Exhibit 24A - page 5

# Dawson County



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



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	209,061,860	--	--	--	90,547,525	--	--	--	352,452,696	--	--	--
1993	214,605,555	5,543,695	2.65%	2.65%	95,577,268	5,029,743	5.55%	5.55%	352,407,923	-44,773	-0.01%	-0.01%
1994	267,172,299	52,566,744	24.49%	27.80%	99,148,036	3,570,768	3.74%	9.50%	386,633,619	34,225,696	9.71%	9.70%
1995	314,404,366	47,232,067	17.68%	50.39%	102,278,643	3,130,607	3.16%	12.96%	386,441,104	-192,515	-0.05%	9.64%
1996	319,980,645	5,576,279	1.77%	53.06%	109,697,452	7,418,809	7.25%	21.15%	385,943,710	-497,394	-0.13%	9.50%
1997	360,068,394	40,087,749	12.53%	72.23%	113,690,122	3,992,670	3.64%	25.56%	395,587,054	9,643,344	2.50%	12.24%
1998	366,259,689	6,191,295	1.72%	75.19%	117,116,702	3,426,580	3.01%	29.34%	429,378,639	33,791,585	8.54%	21.83%
1999	384,255,959	17,996,270	4.91%	83.80%	134,909,407	17,792,705	15.19%	48.99%	429,401,431	22,792	0.01%	21.83%
2000	392,189,628	7,933,669	2.06%	87.60%	149,951,551	15,042,144	11.15%	65.61%	432,085,820	2,684,389	0.63%	22.59%
2001	435,893,459	43,703,831	11.14%	108.50%	152,788,065	2,836,514	1.89%	68.74%	433,676,748	1,590,928	0.37%	23.05%
2002	443,575,114	7,681,655	1.76%	112.17%	153,131,233	343,168	0.22%	69.12%	459,862,606	26,185,858	6.04%	30.47%
2003	477,990,381	34,415,267	7.76%	128.64%	154,539,577	1,408,344	0.92%	70.67%	479,282,327	19,419,721	4.22%	35.98%
2004	511,467,601	33,477,220	7.00%	144.65%	157,718,552	3,178,975	2.06%	74.18%	484,522,059	5,239,732	1.09%	37.47%
2005	525,396,216	13,928,615	2.72%	151.31%	159,151,846	1,433,294	0.91%	75.77%	498,399,188	13,877,129	2.86%	41.41%

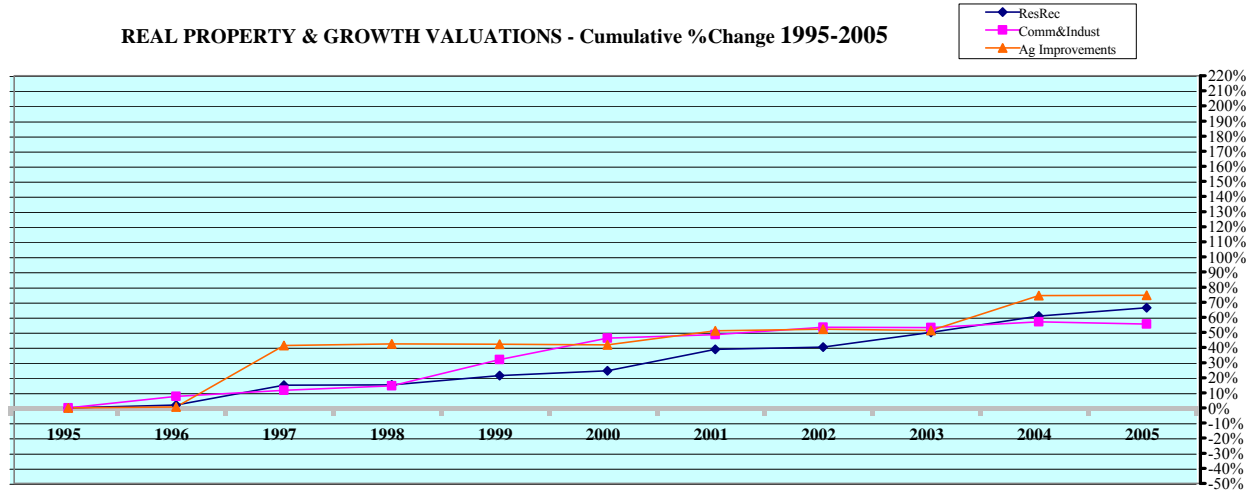
1992-2005 Rate Ann. %chg: Resid & Rec. **7.35%**      Comm & Indust **4.43%**      Agland **2.70%**

Cnty# **24**  
County **DAWSON**

FL area **10**

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

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



Tax Year	Residential & Recreational <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	209,061,860	not avail.	--	--	--	--	90,547,525	not avail.	--	--	--	--
1993	214,605,555	not avail.	--	--	--	--	95,577,268	not avail.	--	--	--	--
1994	267,172,299	not avail.	--	--	--	--	99,148,036	not avail.	--	--	--	--
1995	314,404,366	1,972,893	0.63%	312,431,473	--	--	102,278,643	2,884,155	2.82%	99,394,488	--	--
1996	319,980,645	1,388,877	0.43%	318,591,768	1.33%	1.97%	109,697,452	2,652,678	2.42%	107,044,774	4.66%	7.70%
1997	360,068,394	884,109	0.25%	359,184,285	12.25%	14.96%	113,690,122	2,727,237	2.40%	110,962,885	1.15%	11.64%
1998	366,259,689	5,930,906	1.62%	360,328,783	0.07%	15.33%	117,116,702	3,152,010	2.69%	113,964,692	0.24%	14.66%
1999	384,255,959	4,651,831	1.21%	379,604,128	3.64%	21.50%	134,909,407	3,670,156	2.72%	131,239,251	12.06%	32.04%
2000	392,189,628	2,583,443	0.66%	389,606,185	1.39%	24.70%	149,951,551	4,609,610	3.07%	145,341,941	7.73%	46.23%
2001	435,893,459	2,472,367	0.57%	433,421,092	10.51%	38.73%	152,788,065	5,067,998	3.32%	147,720,067	-1.49%	48.62%
2002	443,575,114	5,322,759	1.20%	438,252,355	0.54%	40.27%	153,131,233	697,333	0.46%	152,433,900	-0.23%	53.36%
2003	477,990,381	9,009,434	1.88%	468,980,947	5.73%	50.11%	154,539,577	2,336,004	1.51%	152,203,573	-0.61%	53.13%
2004	511,467,601	8,764,298	1.71%	502,703,303	5.17%	60.90%	157,718,552	1,692,035	1.07%	156,026,517	0.96%	56.98%
2005	525,396,216	5,633,974	1.07%	519,762,242	1.62%	66.36%	159,151,846	4,471,529	2.81%	154,680,317	-1.93%	55.62%

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

Resid & Rec. 5.22%

Comm & Indust 4.52%

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 Imprvmts Total Value					
1992	not avail	not avail	45,701,651					
1993	not avail	not avail	44,929,934					
1994	not avail	not avail	47,889,311					
1995	26,986,254	23,067,948	50,054,202	745,014	1.49%	49,309,188	--	--
1996	27,159,065	22,743,272	49,902,337	279,765	0.56%	49,622,572	-0.86%	0.64%
1997	50,260,801	19,401,350	69,662,151	0	0.00%	69,662,151	39.60%	41.28%
1998	50,604,013	21,040,702	71,644,715	1,412,597	1.97%	70,232,118	0.82%	42.43%
1999	49,271,626	21,518,900	70,790,526	675,925	0.95%	70,114,601	-2.14%	42.19%
2000	39,537,671	31,927,611	71,465,282	1,512,564	2.12%	69,952,718	-1.18%	41.87%
2001	43,188,191	32,464,553	75,652,744	1,179,162	1.56%	74,473,582	4.21%	51.03%
2002	54,934,901	21,332,697	76,267,598	1,263,928	1.66%	75,003,670	-0.86%	52.11%
2003	54,474,224	22,130,804	76,605,028	1,953,967	2.55%	74,651,061	-2.12%	51.39%
2004	65,004,447	22,198,074	87,202,521	1,231,643	1.41%	85,970,878	12.23%	74.35%
2005	65,124,174	22,300,686	87,424,860	1,350,002	1.54%	86,074,858	-1.29%	74.56%

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

Ag Imprvmts 5.73%

(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# 24  
County DAWSON

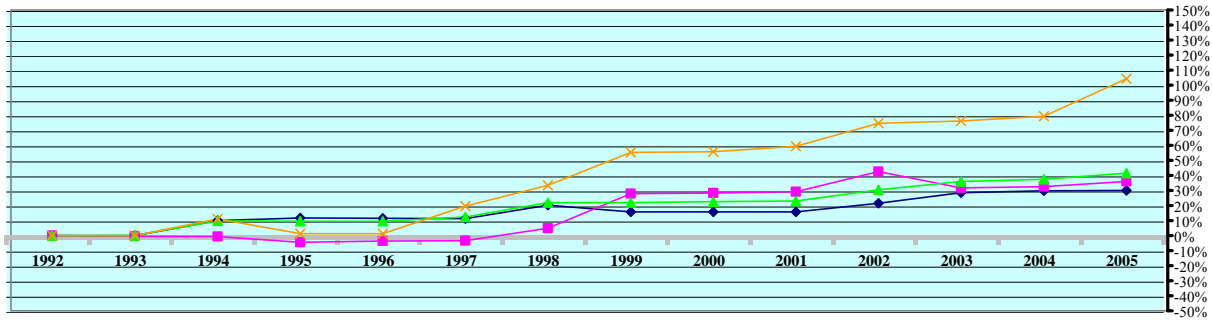
FL area 10

CHART 2

EXHIBIT 24B 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	290,718,678	--	--	--	14,294,753	--	--	--	46,964,406	--	--	--
1993	290,736,081	17,403	0.01%	0.01%	14,246,867	-47,886	-0.33%	-0.33%	46,952,227	-12,179	-0.03%	-0.03%
1994	319,817,857	29,081,776	10.00%	10.01%	14,191,393	-55,474	-0.39%	-0.72%	52,147,883	5,195,656	11.07%	11.04%
1995	324,763,534	4,945,677	1.55%	11.71%	13,667,174	-524,219	-3.69%	-4.39%	47,531,045	-4,616,838	-8.85%	1.21%
1996	324,149,909	-613,625	-0.19%	11.50%	13,791,250	124,076	0.91%	-3.52%	47,522,246	-8,799	-0.02%	1.19%
1997	323,663,372	-486,537	-0.15%	11.33%	13,819,402	28,152	0.20%	-3.33%	56,188,923	8,666,677	18.24%	19.64%
1998	349,619,074	25,955,702	8.02%	20.26%	14,988,721	1,169,319	8.46%	4.85%	62,698,741	6,509,818	11.59%	33.50%
1999	336,246,049	-13,373,025	-3.83%	15.66%	18,282,452	3,293,731	21.97%	27.90%	72,955,120	10,256,379	16.36%	55.34%
2000	336,231,805	-14,244	0.00%	15.66%	18,346,285	63,833	0.35%	28.34%	73,158,200	203,080	0.28%	55.77%
2001	336,257,511	25,706	0.01%	15.66%	18,459,441	113,156	0.62%	29.13%	74,797,393	1,639,193	2.24%	59.26%
2002	353,318,404	17,060,893	5.07%	21.53%	20,374,548	1,915,107	10.37%	42.53%	82,017,997	7,220,604	9.65%	74.64%
2003	373,480,211	20,161,807	5.71%	28.47%	18,819,809	-1,554,739	-7.63%	31.66%	82,695,726	677,729	0.83%	76.08%
2004	377,075,287	3,595,076	0.96%	29.70%	18,937,430	117,621	0.62%	32.48%	84,213,572	1,517,846	1.84%	79.31%
2005	378,060,183	984,896	0.26%	30.04%	19,436,402	498,972	2.63%	35.97%	95,916,073	11,702,501	13.90%	104.23%

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		--	--	--	474,859	--	--	--	352,452,696	--	--	--
1993		--	--	--	472,748	-2,111	-0.44%	-0.44%	352,407,923	-44,773	-0.01%	-0.01%
1994		--	--	--	476,486		0.00%	0.34%	386,633,619	34,225,696	9.71%	9.70%
1995		--	--	--	479,351	2,865	0.60%	0.95%	386,441,104	-192,515	-0.05%	9.64%
1996		--	--	--	480,305	954	0.20%	1.15%	385,943,710	-497,394	-0.13%	9.50%
1997		--	--	--	1,915,357	1,435,052	298.78%	303.35%	395,587,054	9,643,344	2.50%	12.24%
1998		--	--	--	2,072,103	156,746	8.18%	336.36%	429,378,639	33,791,585	8.54%	21.83%
1999		--	--	--	1,917,810	-154,293	-7.45%	303.87%	429,401,431	22,792	0.01%	21.83%
2000		--	--	--	4,349,530	2,431,720	126.80%	815.96%	432,085,820	2,684,389	0.63%	22.59%
2001		--	--	--	4,162,403	-187,127	-4.30%	776.56%	433,676,748	1,590,928	0.37%	23.05%
2002		--	--	--	4,151,657	-10,746	-0.26%	774.29%	459,862,606	26,185,858	6.04%	30.47%
2003	127,092	n/a	n/a	n/a	4,159,489	n/a	n/a	n/a	479,282,327	19,419,721	4.22%	35.98%
2004	126,599	-493	-0.39%	-0.39%	4,169,171	9,682	0.23%	0.23%	484,522,059	5,239,732	1.09%	37.47%
2005	158,227	31,628	24.98%	24.50%	4,828,303	659,132	15.81%	16.08%	498,399,188	13,877,129	2.86%	41.41%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 24B 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	291,161,793	269,840	1,079	--	--	14,300,824	40,907	350	--	--	47,038,046	268,103	175	--	--
1993	290,802,463	269,536	1,079	0.00%	0.00%	14,243,609	40,737	350	0.00%	0.00%	46,959,455	267,912	175	0.00%	0.00%
1994	320,242,892	269,477	1,188	10.10%	10.10%	14,192,934	40,650	349	-0.29%	-0.29%	52,137,030	267,924	195	11.43%	11.43%
1995	324,723,471	268,891	1,208	1.68%	11.96%	13,675,745	40,753	336	-3.72%	-4.00%	47,546,695	268,083	177	-9.23%	1.14%
1996	324,585,126	268,803	1,208	0.00%	11.96%	13,750,682	41,024	335	-0.30%	-4.29%	47,498,005	267,820	177	0.00%	1.14%
1997	324,312,221	268,595	1,207	-0.08%	11.86%	13,813,667	41,151	336	0.30%	-4.00%	56,053,361	268,107	209	18.08%	19.43%
1998	350,178,761	268,326	1,305	8.12%	20.95%	14,900,825	41,077	363	8.04%	3.71%	62,655,710	268,860	233	11.48%	33.14%
1999	336,474,605	268,548	1,253	-3.98%	16.13%	18,288,751	41,000	446	22.87%	27.43%	72,923,793	268,306	272	16.74%	55.43%
2000	336,168,625	268,403	1,252	-0.08%	16.03%	18,274,895	40,942	446	0.00%	27.43%	72,945,680	268,359	272	0.00%	55.43%
2001	336,350,065	268,615	1,252	0.00%	16.03%	18,359,395	40,772	450	0.90%	28.57%	73,179,290	268,325	273	0.37%	56.00%
2002	353,489,254	268,771	1,315	5.03%	21.87%	20,317,311	41,317	492	9.33%	40.57%	81,726,364	274,628	298	9.16%	70.29%
2003	366,679,062	268,741	1,364	3.73%	26.41%	20,392,257	41,323	493	0.20%	40.86%	83,771,733	274,488	305	2.35%	74.29%
2004	377,052,855	275,302	1,370	0.41%	26.93%	18,990,050	38,145	498	0.98%	42.24%	84,172,124	271,001	311	1.84%	77.48%
2005	378,049,128	276,350	1,368	-0.12%	26.78%	19,454,132	37,629	517	3.85%	47.71%	95,921,047	270,580	355	14.14%	102.57%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.84%

3.05%

5.58%

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	114,468	5,724	20	--	--	397,121	19,856	20	--	--	353,012,252	604,430	584	--	--
1993	114,557	5,728	20	0.00%		360,221	18,011	20	0.00%		352,480,305	601,923	586	0.34%	0.34%
1994	114,525	5,727	20	0.00%		358,255	17,913	20	0.00%		387,045,636	601,690	643	9.73%	10.10%
1995	121,001	6,050	20	0.00%		358,221	17,911	20	0.00%		386,425,133	601,689	642	-0.16%	9.93%
1996	121,339	6,067	20	0.00%		358,048	17,902	20	0.00%		386,313,200	601,617	642	0.00%	9.93%
1997						1,912,244	24,018	80	--		396,091,493	601,870	658	2.49%	12.67%
1998						2,070,401	24,073	86	7.50%		429,805,697	602,336	714	8.51%	22.26%
1999						1,915,632	24,123	79	-8.14%		429,602,781	601,976	714	0.00%	22.26%
2000						3,693,135	24,123	153	93.67%		431,082,335	601,827	716	0.28%	22.60%
2001						4,223,385	24,008	176	15.03%		432,112,135	601,721	718	0.28%	22.95%
2002						4,162,435	25,886	161	-8.52%		459,695,364	610,601	753	4.87%	28.94%
2003	126,981	6,351	20	n/a	n/a	4,076,466	19,538	209	n/a	n/a	475,046,499	610,441	778	3.32%	33.22%
2004	126,599	6,352	20	-0.35%	n/a	4,163,025	19,375	215	2.81%	n/a	484,504,653	610,175	794	2.06%	35.97%
2005	158,264	6,337	25	25.31%	n/a	4,730,803	19,377	244	13.62%	n/a	498,313,374	610,272	817	2.83%	39.82%

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

2.61%

24  
**DAWSON**

FL area 10

(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
24,365	<b>DAWSON</b>	85,816,092	29,480,862	57,906,790	474,628,684	125,305,862	33,845,984	50,767,532	498,399,188	65,124,174	22,300,686	4,257	1,443,580,111
<i>cnty sectorvalue % of total value:</i>		5.94%	2.04%	4.01%	32.88%	8.68%	2.34%	3.52%	34.53%	4.51%	1.54%	0.00%	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
4,163	COZAD	11,966,445	4,706,321	2,854,516	89,823,285	24,617,052	5,935,560	0	0	0	0	0	139,903,179
96	EDDYVILLE	5,570	12,098	2,246	1,094,994	214,042	0	0	0	0	0	0	1,328,950
223	FARNAM	248,835	151,727	35,642	3,282,397	828,787	0	0	0	0	0	0	4,547,388
3,619	GOTHENBURG	8,617,686	1,016,260	1,605,238	94,421,791	17,902,753	824,297	0	0	0	0	0	124,388,025
10,011	LEXINGTON	7,320,430	2,868,199	2,888,920	154,609,700	57,014,416	1,207,225	0	0	0	0	0	225,908,890
646	OVERTON	537,811	538,150	874,429	10,354,701	2,437,479	215,000	0	0	0	0	0	14,957,570
237	SUMNER	297,495	98,421	19,488	3,596,872	591,207	0	0	0	0	0	0	4,603,483
<b>Total of All City Values:</b>		<b>28,994,272</b>	<b>9,391,176</b>	<b>8,280,479</b>	<b>357,183,740</b>	<b>103,605,736</b>	<b>8,182,082</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>515,637,485</b>
<i>% total citysect of cnty sector</i>		33.79%	31.86%	14.30%	75.26%	82.68%	24.17%						35.72%

**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
17.09%	COZAD	13.94%	15.96%	4.93%	18.92%	19.65%	17.54%						9.69%
0.39%	EDDYVILLE	0.01%	0.04%	0.00%	0.23%	0.17%							0.09%
0.92%	FARNAM	0.29%	0.51%	0.06%	0.69%	0.66%							0.32%
14.85%	GOTHENBURG	10.04%	3.45%	2.77%	19.89%	14.29%	2.44%						8.62%
41.09%	LEXINGTON	8.53%	9.73%	4.99%	32.57%	45.50%	3.57%						15.65%
2.65%	OVERTON	0.63%	1.83%	1.51%	2.18%	1.95%	0.64%						1.04%
0.97%	SUMNER	0.35%	0.33%	0.03%	0.76%	0.47%							0.32%

Cnty# **24**  
County **DAWSON**

FL area **10**