

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Franklin County
31

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

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

Commercial Real Property

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

Agricultural Land

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

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

Statistical Reports Section

R&O Statistical Reports

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

Preliminary Statistical Reports

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

Assessment Survey Section

County Reports Section

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

Special Valuation Section

Purpose Statements Section

Glossary

Technical Specification Section

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

Certification

Map Section

Valuation History Chart Section

2006 Commission Summary

31 Franklin

Residential Real Property - Current

Number of Sales	121	COD	30.03
Total Sales Price	3368809	PRD	115.78
Total Adj. Sales Price	3388809	COV	50.83
Total Assessed Value	3501330	STD	60.80
Avg. Adj. Sales Price	28006.69	Avg. Abs. Dev.	29.79
Avg. Assessed Value	28936.61	Min	27.00
Median	99.23	Max	480.00
Wgt. Mean	103.32	95% Median C.I.	98.70 to 100.11
Mean	119.63	95% Wgt. Mean C.I.	99.05 to 107.59
		95% Mean C.I.	108.79 to 130.46
% of Value of the Class of all Real Property Value in the County			11.81
% of Records Sold in the Study Period			7.09
% of Value Sold in the Study Period			8.75
Average Assessed Value of the Base			23,446

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	121	99.23	30.03	115.78
2005	127	98.71	5.92	101.58
2004	116	96.80	27.84	113.30
2003	95	99	26.41	114.89
2002	128	98	33.57	121.89
2001	157	95	51.32	130.51

2006 Commission Summary

31 Franklin

Commercial Real Property - Current

Number of Sales	27	COD	19.11
Total Sales Price	786250	PRD	96.89
Total Adj. Sales Price	627250	COV	32.28
Total Assessed Value	625695	STD	31.20
Avg. Adj. Sales Price	23231.48	Avg. Abs. Dev.	18.70
Avg. Assessed Value	23173.89	Min	40.00
Median	97.89	Max	183.33
Wgt. Mean	99.75	95% Median C.I.	96.30 to 99.72
Mean	96.65	95% Wgt. Mean C.I.	95.91 to 103.59
		95% Mean C.I.	84.30 to 109.00
% of Value of the Class of all Real Property Value in the County			3.79
% of Records Sold in the Study Period			7.46
% of Value Sold in the Study Period			4.87
Average Assessed Value of the Base			35,507

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	27	97.89	19.11	96.89
2005	26	97.63	7.11	96.26
2004	21	99.89	26.64	111.48
2003	27	99	20.32	97.67
2002	25	99	14.91	106.72
2001	46	98	81.01	97.71

2006 Commission Summary

31 Franklin

Agricultural Land - Current

Number of Sales	56	COD	20.05
Total Sales Price	10695430	PRD	104.82
Total Adj. Sales Price	10155230	COV	25.78
Total Assessed Value	7998625	STD	21.28
Avg. Adj. Sales Price	181343.39	Avg. Abs. Dev.	15.54
Avg. Assessed Value	142832.59	Min	36.30
Median	77.50	Max	152.78
Wgt. Mean	78.76	95% Median C.I.	72.85 to 85.14
Mean	82.56	95% Wgt. Mean C.I.	74.29 to 83.24
		95% Mean C.I.	76.99 to 88.14
% of Value of the Class of all Real Property Value in the County			84.4
% of Records Sold in the Study Period			2.11
% of Value Sold in the Study Period			0.05
Average Assessed Value of the Base			107,804

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	56	77.50	20.05	104.82
2005	71	78.05	18.05	102.22
2004	59	77.72	18.51	101.44
2003	72	77	14.88	99.67
2002	61	73	17.31	103.53
2001	68	76	17.62	100.86

2006 Opinions of the Property Tax Administrator for Franklin County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Franklin County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Franklin County is not 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 Franklin County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Franklin County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Franklin County is 78% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Franklin County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Franklin County

Recommendations

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

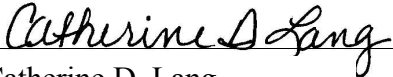
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

2006 Correlation Section for Franklin County

Residential Real Property

I. Correlation

Franklin: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Franklin County has been achieved. The measures of central tendency reflect that the median for the qualified sales file is within the acceptable level of value, while the weighted mean and mean are above the range. Both the coefficient of dispersion and the price-related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2001	220	157	71.36
2002	227	128	56.39
2003	196	95	48.47
2004	213	116	54.46
2005	204	127	62.25
2006	198	121	61.11

Franklin: RESIDENTIAL: A review of the table indicates that the county has utilized a sufficient portion of residential sales for the study period. In addition, the percentage of sales used was fairly consistent with the previous year indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Franklin County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	96	0.62	96.6	95
2002	96	-11.65	84.82	98
2003	99	0.41	99.41	99
2004	92.48	-2.33	90.33	96.80
2005	95.96	20.64	115.77	98.71
2006	99.29	-1.57	97.73	99.23

**2006 Correlation Section
for Franklin County**

Franklin: RESIDENTIAL: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Residential Land in Franklin County.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.81	2001	0.62
0.05	2002	-11.65
0	2003	0.41
5.76	2004	-2.33
11.16	2005	20.64
1.31	2006	-1.57

Franklin: RESIDENTIAL: The change in sale base and the change in assessed base are similar and appear to support each other.

2006 Correlation Section for Franklin County

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

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

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

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

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

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

**2006 Correlation Section
for Franklin County**

	Median	Wgt. Mean	Mean
R&O Statistics	99.23	103.32	119.63

Franklin: RESIDENTIAL: The measures of central tendency shown here reflect that only the median for the qualified residential sales file is within the acceptable level of value while the weighted mean and the mean are above the range. There is no information available to indicate that the median is not a reliable measure of the level of assessment in this class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	30.03	115.78
Difference	15.03	12.78

Franklin: RESIDENTIAL: The coefficient of dispersion and price related differential are above the

**2006 Correlation Section
for Franklin County**

acceptable ranges. This may indicate problems with assessment uniformity and regressivity and further review of this class or subclasses within the class may be warranted.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	130	121	-9
Median	99.29	99.23	-0.06
Wgt. Mean	102.61	103.32	0.71
Mean	119.84	119.63	-0.21
COD	30.24	30.03	-0.21
PRD	116.79	115.78	-1.01
Min Sales Ratio	27.00	27.00	0
Max Sales Ratio	480.00	480.00	0

Franklin: RESIDENTIAL: A review of the residential statistics reveals a nine sale difference between the preliminary and final statistics. The removal of these sales was a result of review by the county in identifying substantially changed properties. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Franklin County.

2006 Correlation Section for Franklin County

Commerical Real Property

I. Correlation

Franklin: COMMERCIAL: A review of the 2006 Commercial statistics indicates that an accurate measurement of the commercial property in Franklin County has been achieved. The measures of central tendency reflect the median, mean and weighted mean are all within the acceptable range. The coefficient of dispersion is within the range while the price-related differential is below the acceptable range. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the commercial property class.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2001	73	46	63.01
2002	50	25	50
2003	54	27	50
2004	60	21	35
2005	68	26	38.24
2006	67	27	40.3

Franklin: COMMERCIAL: A review of the table indicates that the county has utilized just over 40% of the commercial sales for the study period. This is an increase from the previous two years indicating increased stability in the county's sales review process.

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

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

**2006 Correlation Section
for Franklin County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	101	-2.58	98.39	98
2002	86	24.65	107.2	99
2003	99	0	99	99
2004	99.89	6.48	106.36	99.89
2005	84.20	9.21	91.95	97.63
2006	97.65	-0.04	97.61	97.89

Franklin: COMMERCIAL: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level

**2006 Correlation Section
for Franklin County**

of value for Commercial Land in Franklin County.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-2.31	2001	-2.58
19.06	2002	24.65
0	2003	0
-15.48	2004	6.48
46.51	2005	9.21
1.05	2006	-0.04

Franklin: COMMERCIAL: The change in sale base and the change in assessed base are similar and appear to support each other.

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

2006 Correlation Section for Franklin County

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.89	99.75	96.65

**2006 Correlation Section
for Franklin County**

Franklin: COMMERCIAL: The measures of central tendency shown here reflect that the median, weighted mean and mean for the qualified commercial sales file are all within the acceptable level of value. This is an indication that the median is a reliable measure of the level of assessment in this class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	19.11	96.89
Difference	0	-1.11

Franklin: COMMERCIAL: The coefficient of dispersion as a qualitative measurement is within the acceptable range while the price-related differential is below the acceptable range, but not substantially below. These statistics indicate a general level of good assessment uniformity for the commercial property class as a whole.

**2006 Correlation Section
for Franklin County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	27	27	0
Median	97.65	97.89	0.24
Wgt. Mean	99.29	99.75	0.46
Mean	94.62	96.65	2.03
COD	17.68	19.11	1.43
PRD	95.29	96.89	1.6
Min Sales Ratio	40.00	40.00	0
Max Sales Ratio	183.33	183.33	0

Franklin: COMMERCIAL: A review of the commercial statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for the commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Franklin County.

**2006 Correlation Section
for Franklin County**

Agricultural Land

I. Correlation

Franklin: AGRICULTURAL UNIMPROVED: A review of the 2006 Unimproved Agricultural statistics indicates that an accurate measurement of the unimproved agricultural property in Franklin County has been achieved. The measures of central tendency reflect the median and weighted mean for the qualified agricultural sales file are within the acceptable level of value while the mean is slightly above the range. The coefficient of dispersion rounds to within the acceptable range while the price-related differential is just slightly outside of the acceptable range. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the agricultural property class.

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm’s length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm’s length transactions, may indicate an attempt to inappropriately exclude arm’s length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2001	115	68	59.13
2002	124	61	49.19
2003	143	72	50.35
2004	137	59	43.07
2005	126	71	56.35
2006	110	56	50.91

Franklin: AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has utilized a fair portion of agricultural sales for the study period. There is no additional information available to indicate that the county has excessively trimmed the sample.

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

**2006 Correlation Section
for Franklin County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	76	1.41	77.07	76
2002	74	0.42	74.31	73
2003	69	8.6	74.93	77
2004	77.71	1.27	78.7	77.72
2005	69.70	10.94	77.32	78.05
2006	76.01	0.76	76.59	77.50

**2006 Correlation Section
for Franklin County**

Franklin: AGRICULTURAL UNIMPROVED: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Agricultural Land in Franklin County.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	1.41
0.58	2002	0.42
10.61	2003	8.59
0	2004	1.27
14.87	2005	10.94
0.61	2006	0.76

Franklin: AGRICULTURAL UNIMPROVED: The percent change in the sales file compared to the percent change in assessed value is basically the same offering strong support for each other.

2006 Correlation Section for Franklin County

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

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

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

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

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

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

**2006 Correlation Section
for Franklin County**

	Median	Wgt. Mean	Mean
R&O Statistics	77.50	78.76	82.56

Franklin: AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and weighted mean for the qualified agricultural sales file are within the acceptable level of value while the mean is slightly above the range. There is no information available to indicate that the median is not a reliable measure of the level of assessment in this class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	20.05	104.82
Difference	0.05	1.82

Franklin: AGRICULTURAL UNIMPROVED: The coefficient of dispersion as a qualitative

**2006 Correlation Section
for Franklin County**

measurement rounds to within the acceptable range while the price-related differential is just slightly outside of the acceptable range. These statistics indicate a general level of good assessment uniformity for the agricultural property class as a whole.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	57	56	-1
Median	76.01	77.50	1.49
Wgt. Mean	78.23	78.76	0.53
Mean	81.57	82.56	0.99
COD	19.85	20.05	0.2
PRD	104.28	104.82	0.54
Min Sales Ratio	36.30	36.30	0
Max Sales Ratio	152.02	152.78	0.76

Franklin: AGRICULTURAL UNIMPROVED: A review of the agricultural statistics reveals a one sale difference between the preliminary and final statistics. The removal of this sale was a result of review by the county in identifying substantially changed properties. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for agricultural real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Franklin County.

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

31 Franklin

	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	39,911,575	39,828,930	-82,645	-0.21	545,680	-1.57
2. Recreational	170,010	170,010	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	25,668,837	26,056,434	387,597	1.51	*-----	1.51
4. Total Residential (sum lines 1-3)	65,750,422	66,055,374	304,952	0.46	545,680	-0.37
5. Commercial	11,756,760	12,687,250	930,490	7.91	935,500	-0.04
6. Industrial	166,430	166,430	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	12,402,960	12,448,143	45,183	0.36	36,730	0.07
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	24,326,150	25,301,823	975,673	4.01	972,230	0.01
10. Total Non-Agland Real Property	90,076,572	91,357,197	1,280,625	1.42	1,517,910	-0.26
11. Irrigated	141,182,215	141,543,220	361,005	0.26		
12. Dryland	46,623,790	46,413,885	-209,905	-0.45		
13. Grassland	57,479,015	59,187,280	1,708,265	2.97		
14. Wasteland	247,220	247,335	115	0.05		
15. Other Agland	0	0	0			
16. Total Agricultural Land	245,532,240	247,391,720	1,859,480	0.76		
17. Total Value of All Real Property (Locally Assessed)	335,608,812	338,748,917	3,140,105	0.94	1,517,910	0.48

*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:	121	MEDIAN:	99	COV:	50.83	95% Median C.I.:	98.70 to 100.11
TOTAL Sales Price:	3,368,809	WGT. MEAN:	103	STD:	60.80	95% Wgt. Mean C.I.:	99.05 to 107.59
TOTAL Adj.Sales Price:	3,388,809	MEAN:	120	AVG.ABS.DEV:	29.79	95% Mean C.I.:	108.79 to 130.46
TOTAL Assessed Value:	3,501,330						
AVG. Adj. Sales Price:	28,006	COD:	30.03	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	28,936	PRD:	115.78	MIN Sales Ratio:	27.00		

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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
____Qrtrs____											
07/01/03 TO 09/30/03	18	98.41	96.53	97.69	2.60	98.81	86.75	101.00	95.92 to 98.87	25,772	25,177
10/01/03 TO 12/31/03	11	99.07	102.89	95.00	17.93	108.31	49.29	191.00	75.53 to 121.80	32,745	31,108
01/01/04 TO 03/31/04	15	99.10	103.94	99.14	13.43	104.85	67.30	170.90	96.79 to 100.21	37,730	37,404
04/01/04 TO 06/30/04	19	99.23	116.95	104.87	23.35	111.52	66.43	353.20	96.55 to 104.00	25,613	26,861
07/01/04 TO 09/30/04	14	116.16	137.02	114.42	34.81	119.76	70.01	224.00	99.71 to 184.13	21,175	24,227
10/01/04 TO 12/31/04	18	106.81	134.90	113.81	45.06	118.53	27.00	480.00	95.00 to 122.89	25,416	28,927
01/01/05 TO 03/31/05	10	113.41	130.74	112.15	31.17	116.58	86.86	302.83	90.77 to 144.83	31,600	35,439
04/01/05 TO 06/30/05	16	106.69	135.65	95.05	49.97	142.72	64.31	322.00	79.34 to 177.67	27,634	26,265
____Study Years____											
07/01/03 TO 06/30/04	63	98.76	105.56	99.47	14.21	106.12	49.29	353.20	98.21 to 99.17	29,789	29,631
07/01/04 TO 06/30/05	58	111.80	134.90	108.10	40.88	124.80	27.00	480.00	99.71 to 118.82	26,070	28,181
____Calendar Yrs____											
01/01/04 TO 12/31/04	66	99.88	123.15	106.91	32.23	115.19	27.00	480.00	99.03 to 104.00	27,371	29,262
____ALL____											
	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMINGTON	6	102.75	104.71	99.60	7.06	105.13	92.15	121.80	92.15 to 121.80	16,000	15,935
CAMPBELL	19	98.38	110.42	103.75	18.60	106.44	67.30	217.75	95.42 to 107.59	25,347	26,297
FRANKLIN	39	100.11	128.81	106.90	33.01	120.49	64.31	353.20	98.89 to 114.11	26,978	28,839
HILDRETH	22	99.00	100.26	100.24	12.99	100.02	49.29	163.04	96.79 to 106.04	45,022	45,129
NAPONEE	4	98.40	81.62	99.69	19.46	81.88	27.00	102.67	N/A	11,125	11,090
RIVERTON	11	92.00	140.53	131.64	68.47	106.75	66.43	322.00	67.32 to 222.30	5,563	7,324
RURAL	9	99.23	106.51	97.10	14.18	109.70	75.53	170.90	94.46 to 122.89	54,444	52,863
UPLAND	11	95.00	153.49	108.63	69.17	141.29	67.45	480.00	89.83 to 224.00	15,713	17,070
____ALL____											
	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	112	99.19	120.68	104.37	31.31	115.62	27.00	480.00	98.61 to 100.21	25,882	27,013
3	9	99.23	106.51	97.10	14.18	109.70	75.53	170.90	94.46 to 122.89	54,444	52,863
____ALL____											
	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

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:	121	MEDIAN:	99	COV:	50.83	95% Median C.I.:	98.70 to 100.11
TOTAL Sales Price:	3,368,809	WGT. MEAN:	103	STD:	60.80	95% Wgt. Mean C.I.:	99.05 to 107.59
TOTAL Adj.Sales Price:	3,388,809	MEAN:	120	AVG.ABS.DEV:	29.79	95% Mean C.I.:	108.79 to 130.46
TOTAL Assessed Value:	3,501,330						
AVG. Adj. Sales Price:	28,006	COD:	30.03	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	28,936	PRD:	115.78	MIN Sales Ratio:	27.00		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	111	99.23	117.12	103.29	24.93	113.39	64.31	353.20	98.70 to 100.11	30,406	31,405
2	10	95.38	147.45	111.93	90.12	131.74	27.00	480.00	49.29 to 253.33	1,370	1,533
ALL	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936
06											
07											
ALL	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	19	98.38	110.42	103.75	18.60	106.44	67.30	217.75	95.42 to 107.59	25,347	26,297
31-0506	65	99.71	124.49	105.67	34.48	117.81	27.00	353.20	98.89 to 104.00	22,836	24,130
42-0002											
50-0001	24	98.83	99.89	99.65	12.19	100.24	49.29	163.04	96.79 to 100.21	47,916	47,749
50-0503	13	99.17	145.19	105.26	56.44	137.94	67.45	480.00	91.82 to 177.67	20,988	22,092
91-0002											
NonValid School											
ALL	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	121	MEDIAN:	99	COV:	50.83	95% Median C.I.:	98.70 to 100.11
TOTAL Sales Price:	3,368,809	WGT. MEAN:	103	STD:	60.80	95% Wgt. Mean C.I.:	99.05 to 107.59
TOTAL Adj.Sales Price:	3,388,809	MEAN:	120	AVG.ABS.DEV:	29.79	95% Mean C.I.:	108.79 to 130.46
TOTAL Assessed Value:	3,501,330						
AVG. Adj. Sales Price:	28,006	COD:	30.03	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	28,936	PRD:	115.78	MIN Sales Ratio:	27.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	11	99.17	143.06	101.42	78.79	141.05	27.00	480.00	49.29 to 253.33	7,063	7,164
Prior TO 1860	1	99.32	99.32	99.32			99.32	99.32	N/A	45,000	44,695
1860 TO 1899	8	99.31	102.12	98.74	17.98	103.42	67.32	153.96	67.32 to 153.96	12,687	12,528
1900 TO 1919	58	98.88	122.99	104.12	33.00	118.13	64.31	353.20	97.94 to 100.61	21,930	22,832
1920 TO 1939	13	100.11	114.07	104.38	15.87	109.28	94.46	158.80	97.28 to 122.92	31,846	33,241
1940 TO 1949	2	134.97	134.97	116.14	26.62	116.21	99.03	170.90	N/A	10,500	12,195
1950 TO 1959	6	98.71	115.24	112.14	18.50	102.77	93.83	166.97	93.83 to 166.97	35,026	39,277
1960 TO 1969	7	98.76	98.86	98.98	3.07	99.88	92.98	106.04	92.98 to 106.04	60,000	59,389
1970 TO 1979	11	99.72	114.22	104.84	16.79	108.95	92.15	191.00	97.75 to 162.91	52,181	54,706
1980 TO 1989	1	99.71	99.71	99.71			99.71	99.71	N/A	101,000	100,710
1990 TO 1994	1	99.23	99.23	99.23			99.23	99.23	N/A	62,000	61,520
1995 TO 1999	2	129.83	129.83	89.93	41.82	144.37	75.53	184.13	N/A	45,250	40,692
2000 TO Present											
ALL	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

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	104.00	163.89	156.54	85.21	104.69	27.00	480.00	78.00 to 253.33	1,686	2,640
5000 TO 9999	19	99.31	130.82	122.77	42.18	106.56	49.29	353.20	92.08 to 158.80	6,494	7,973
Total \$											
1 TO 9999	34	100.03	145.41	128.52	62.62	113.14	27.00	480.00	92.08 to 158.80	4,373	5,620
10000 TO 29999	40	100.03	119.76	114.61	26.67	104.49	67.30	288.95	98.39 to 114.11	16,646	19,078
30000 TO 59999	28	99.29	104.48	104.31	11.74	100.16	70.01	162.91	97.57 to 107.59	39,500	41,204
60000 TO 99999	17	98.61	97.12	97.06	2.50	100.06	75.53	101.06	96.79 to 99.72	74,250	72,066
100000 TO 149999	2	82.01	82.01	81.67	21.58	100.42	64.31	99.71	N/A	103,000	84,120
ALL	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

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)

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TOTAL Sales Price:	3,368,809	WGT. MEAN:	103	STD:	60.80	95% Wgt. Mean C.I.:	99.05 to 107.59
TOTAL Adj.Sales Price:	3,388,809	MEAN:	120	AVG.ABS.DEV:	29.79	95% Mean C.I.:	108.79 to 130.46
TOTAL Assessed Value:	3,501,330						
AVG. Adj. Sales Price:	28,006	COD:	30.03	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	28,936	PRD:	115.78	MIN Sales Ratio:	27.00		

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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	15	92.00	131.52	102.46	68.93	128.36	27.00	480.00	67.32 to 153.96	2,020	2,069
5000 TO 9999	17	100.75	140.92	121.11	45.80	116.35	80.61	322.00	97.94 to 170.90	6,376	7,722
Total \$											
1 TO 9999	32	99.10	136.51	117.04	55.28	116.64	27.00	480.00	92.00 to 153.96	4,334	5,072
10000 TO 29999	43	99.62	124.06	111.49	32.01	111.27	67.30	353.20	97.75 to 110.09	16,915	18,859
30000 TO 59999	26	99.51	106.99	103.34	14.40	103.54	70.01	178.15	97.57 to 114.13	39,519	40,838
60000 TO 99999	19	98.76	99.49	97.94	5.66	101.58	64.31	134.83	97.23 to 99.89	73,381	71,870
100000 TO 149999	1	99.71	99.71	99.71			99.71	99.71	N/A	101,000	100,710
ALL	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.17	143.06	101.42	78.79	141.05	27.00	480.00	49.29 to 253.33	7,063	7,164
10	1	170.90	170.90	170.90			170.90	170.90	N/A	5,000	8,545
20	36	99.32	125.41	112.87	32.44	111.11	67.30	322.00	98.39 to 113.50	13,986	15,786
30	67	99.10	113.82	101.91	22.62	111.69	64.31	353.20	97.57 to 100.75	35,591	36,270
40	6	99.07	98.23	99.42	2.01	98.81	92.08	101.06	92.08 to 101.06	69,666	69,260
ALL	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	99.44	137.22	103.45	66.04	132.64	27.00	480.00	66.43 to 224.00	16,407	16,972
101	78	99.32	117.45	104.19	25.48	112.72	67.30	353.20	98.70 to 100.75	28,802	30,010
102	3	217.75	179.40	138.52	19.00	129.51	98.15	222.30	N/A	15,000	20,778
104	25	98.61	110.22	99.20	18.96	111.11	64.31	288.95	96.55 to 107.59	34,412	34,136
111	1	98.89	98.89	98.89			98.89	98.89	N/A	7,200	7,120
ALL	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	98.93	146.65	109.17	76.32	134.34	27.00	480.00	66.43 to 253.33	12,314	13,443
20	24	99.87	141.74	120.64	49.28	117.50	67.32	353.20	98.87 to 158.80	8,454	10,198
30	81	99.23	108.93	102.01	16.97	106.78	64.31	217.75	98.39 to 100.11	35,268	35,978
40	2	98.30	98.30	98.30	0.09	100.00	98.21	98.38	N/A	78,375	77,040
ALL	121	99.23	119.63	103.32	30.03	115.78	27.00	480.00	98.70 to 100.11	28,006	28,936

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	27	MEDIAN:	98	COV:	32.28	95% Median C.I.:	96.30 to 99.72
TOTAL Sales Price:	786,250	WGT. MEAN:	100	STD:	31.20	95% Wgt. Mean C.I.:	95.91 to 103.59
TOTAL Adj.Sales Price:	627,250	MEAN:	97	AVG.ABS.DEV:	18.70	95% Mean C.I.:	84.30 to 109.00
TOTAL Assessed Value:	625,695						
AVG. Adj. Sales Price:	23,231	COD:	19.11	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,173	PRD:	96.89	MIN Sales Ratio:	40.00		

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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>											
07/01/02 TO 09/30/02	1	96.30	96.30	96.30			96.30	96.30	N/A	5,000	4,815
10/01/02 TO 12/31/02	2	97.13	97.13	96.94	0.48	100.20	96.67	97.60	N/A	8,500	8,240
01/01/03 TO 03/31/03	1	98.33	98.33	98.33			98.33	98.33	N/A	6,000	5,900
04/01/03 TO 06/30/03	1	98.18	98.18	98.18			98.18	98.18	N/A	5,500	5,400
07/01/03 TO 09/30/03	3	96.67	87.92	96.21	9.89	91.38	69.20	97.89	N/A	18,666	17,960
10/01/03 TO 12/31/03	3	99.27	98.55	99.46	1.02	99.08	96.67	99.72	N/A	112,666	112,063
01/01/04 TO 03/31/04	5	97.65	86.49	94.15	13.05	91.87	40.00	100.57	N/A	13,050	12,286
04/01/04 TO 06/30/04	1	127.50	127.50	127.50			127.50	127.50	N/A	5,000	6,375
07/01/04 TO 09/30/04	2	76.45	76.45	98.72	30.24	77.44	53.33	99.57	N/A	40,750	40,227
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	3	115.91	109.00	117.27	33.05	92.94	48.08	163.00	N/A	7,333	8,600
04/01/05 TO 06/30/05	5	102.22	104.64	111.42	37.12	93.91	49.75	183.33	N/A	5,200	5,794
<u>Study Years</u>											
07/01/02 TO 06/30/03	5	97.60	97.42	97.30	0.73	100.12	96.30	98.33	N/A	6,700	6,519
07/01/03 TO 06/30/04	12	97.77	93.28	98.63	10.90	94.58	40.00	127.50	95.56 to 99.72	38,687	38,156
07/01/04 TO 06/30/05	10	100.90	100.31	104.42	36.66	96.06	48.08	183.33	49.75 to 163.00	12,950	13,522
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	98.03	94.49	98.98	4.47	95.46	69.20	99.72	69.20 to 99.72	50,687	50,171
01/01/04 TO 12/31/04	8	98.17	89.11	97.70	17.80	91.21	40.00	127.50	40.00 to 127.50	18,968	18,532
<u>ALL</u>											
	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMINGTON	3	96.67	80.47	86.31	16.76	93.23	48.08	96.67	N/A	10,166	8,775
CAMPBELL	2	97.99	97.99	97.81	0.35	100.19	97.65	98.33	N/A	13,000	12,715
FRANKLIN	11	97.60	94.48	100.68	25.31	93.83	40.00	163.00	49.75 to 127.50	24,931	25,102
HILDRETH	5	98.70	115.76	106.61	18.44	108.58	96.67	183.33	N/A	18,000	19,190
NAPONEE	1	122.00	122.00	122.00			122.00	122.00	N/A	500	610
RIVERTON	1	98.18	98.18	98.18			98.18	98.18	N/A	5,500	5,400
RURAL	2	84.24	84.24	98.60	17.85	85.43	69.20	99.27	N/A	56,250	55,465
UPLAND	2	82.72	82.72	96.51	20.37	85.72	65.88	99.57	N/A	44,000	42,462
<u>ALL</u>											
	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

PA&T 2006 R&O Statistics

Type: Qualified

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

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NUMBER of Sales:	27	MEDIAN:	98	COV:	32.28	95% Median C.I.:	96.30 to 99.72
TOTAL Sales Price:	786,250	WGT. MEAN:	100	STD:	31.20	95% Wgt. Mean C.I.:	95.91 to 103.59
TOTAL Adj.Sales Price:	627,250	MEAN:	97	AVG.ABS.DEV:	18.70	95% Mean C.I.:	84.30 to 109.00
TOTAL Assessed Value:	625,695						
AVG. Adj. Sales Price:	23,231	COD:	19.11	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,173	PRD:	96.89	MIN Sales Ratio:	40.00		

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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	25	97.89	97.64	100.00	19.41	97.64	40.00	183.33	96.67 to 99.72	20,590	20,590
3	2	84.24	84.24	98.60	17.85	85.43	69.20	99.27	N/A	56,250	55,465
ALL	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

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	24	98.26	102.11	100.64	15.68	101.46	48.08	183.33	96.67 to 100.57	25,677	25,840
2	3	49.75	52.98	50.18	19.56	105.58	40.00	69.20	N/A	3,666	1,840
ALL	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	2	97.99	97.99	97.81	0.35	100.19	97.65	98.33	N/A	13,000	12,715
31-0506	18	97.13	92.74	99.09	21.63	93.59	40.00	163.00	69.20 to 100.57	23,513	23,299
42-0002											
50-0001	5	98.70	115.76	106.61	18.44	108.58	96.67	183.33	N/A	18,000	19,190
50-0503	2	82.72	82.72	96.51	20.37	85.72	65.88	99.57	N/A	44,000	42,462
91-0002											
NonValid School											
ALL	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

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)
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TOTAL Sales Price:	786,250	WGT. MEAN:	100	STD:	31.20	95% Wgt. Mean C.I.:	95.91 to 103.59
TOTAL Adj.Sales Price:	627,250	MEAN:	97	AVG.ABS.DEV:	18.70	95% Mean C.I.:	84.30 to 109.00
TOTAL Assessed Value:	625,695						
AVG. Adj. Sales Price:	23,231	COD:	19.11	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,173	PRD:	96.89	MIN Sales Ratio:	40.00		

Printed: 03/29/2006 20:11:42

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	59.48	63.90	79.03	32.00	80.86	40.00	96.67	N/A	7,250	5,730
Prior TO 1860											
1860 TO 1899	2	50.71	50.71	49.06	5.18	103.35	48.08	53.33	N/A	4,000	1,962
1900 TO 1919	8	97.99	104.68	102.73	16.16	101.89	65.88	163.00	65.88 to 163.00	10,187	10,465
1920 TO 1939	6	100.05	106.14	101.07	9.06	105.01	96.67	127.50	96.67 to 127.50	12,416	12,550
1940 TO 1949	2	99.09	99.09	99.49	1.50	99.59	97.60	100.57	N/A	6,875	6,840
1950 TO 1959	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
1960 TO 1969	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
1970 TO 1979	2	141.30	141.30	105.63	29.74	133.77	99.27	183.33	N/A	59,500	62,850
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	98.18	98.18	98.18			98.18	98.18	N/A	5,500	5,400
2000 TO Present											
ALL	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

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	6	61.27	72.75	65.89	40.90	110.42	40.00	122.00	40.00 to 122.00	2,916	1,921
5000 TO 9999	11	98.18	102.48	103.81	20.58	98.72	48.08	183.33	65.88 to 127.50	6,659	6,912
Total \$											
1 TO 9999	17	97.60	91.98	96.50	25.91	95.33	40.00	183.33	53.33 to 115.91	5,338	5,151
10000 TO 29999	6	97.16	108.22	104.35	11.90	103.72	96.67	163.00	96.67 to 163.00	15,833	16,521
30000 TO 59999	1	97.89	97.89	97.89			97.89	97.89	N/A	35,500	34,750
60000 TO 99999	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
100000 TO 149999	1	99.27	99.27	99.27			99.27	99.27	N/A	110,000	109,200
150000 TO 249999	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
ALL	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

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:	27	MEDIAN:	98	COV:	32.28	95% Median C.I.:	96.30 to 99.72
TOTAL Sales Price:	786,250	WGT. MEAN:	100	STD:	31.20	95% Wgt. Mean C.I.:	95.91 to 103.59
TOTAL Adj.Sales Price:	627,250	MEAN:	97	AVG.ABS.DEV:	18.70	95% Mean C.I.:	84.30 to 109.00
TOTAL Assessed Value:	625,695						
AVG. Adj. Sales Price:	23,231	COD:	19.11	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,173	PRD:	96.89	MIN Sales Ratio:	40.00		

Printed: 03/29/2006 20:11:42

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	9	69.20	75.39	71.62	36.44	105.26	40.00	122.00	48.08 to 102.22	3,777	2,705
5000 TO 9999	7	98.33	100.28	97.84	12.26	102.49	65.88	127.50	65.88 to 127.50	6,821	6,674
Total \$ _____											
1 TO 9999	16	96.95	86.28	86.94	22.19	99.24	40.00	127.50	53.33 to 102.22	5,109	4,441
10000 TO 29999	7	97.65	118.95	111.18	22.68	106.99	96.67	183.33	96.67 to 183.33	14,857	16,518
30000 TO 59999	1	97.89	97.89	97.89			97.89	97.89	N/A	35,500	34,750
60000 TO 99999	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
100000 TO 149999	1	99.27	99.27	99.27			99.27	99.27	N/A	110,000	109,200
150000 TO 249999	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
ALL _____											
	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	59.48	63.90	79.03	32.00	80.86	40.00	96.67	N/A	7,250	5,730
10	10	97.42	87.84	97.51	16.13	90.08	48.08	122.00	53.33 to 99.72	34,800	33,935
20	12	99.92	114.82	105.93	17.28	108.40	95.56	183.33	97.60 to 127.50	19,187	20,324
30	1	97.65	97.65	97.65			97.65	97.65	N/A	20,000	19,530
ALL _____											
	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

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:	27	MEDIAN:	98	COV:	32.28	95% Median C.I.:	96.30 to 99.72
TOTAL Sales Price:	786,250	WGT. MEAN:	100	STD:	31.20	95% Wgt. Mean C.I.:	95.91 to 103.59
TOTAL Adj.Sales Price:	627,250	MEAN:	97	AVG.ABS.DEV:	18.70	95% Mean C.I.:	84.30 to 109.00
TOTAL Assessed Value:	625,695						
AVG. Adj. Sales Price:	23,231	COD:	19.11	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,173	PRD:	96.89	MIN Sales Ratio:	40.00		

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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)	5	53.33	61.79	77.77	28.54	79.45	40.00	96.67	N/A	6,100	4,744
170	2	109.83	109.83	98.24	11.09	111.79	97.65	122.00	N/A	10,250	10,070
180	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
185	1	100.57	100.57	100.57			100.57	100.57	N/A	8,750	8,800
22	1	48.08	48.08	48.08			48.08	48.08	N/A	6,500	3,125
304	1	98.33	98.33	98.33			98.33	98.33	N/A	6,000	5,900
309	1	96.67	96.67	96.67			96.67	96.67	N/A	12,000	11,600
353	1	96.30	96.30	96.30			96.30	96.30	N/A	5,000	4,815
42	1	98.70	98.70	98.70			98.70	98.70	N/A	23,000	22,700
44	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
50	7	99.27	113.86	104.75	16.56	108.69	95.56	163.00	95.56 to 163.00	21,428	22,447
79	1	183.33	183.33	183.33			183.33	183.33	N/A	9,000	16,500
84	1	102.22	102.22	102.22			102.22	102.22	N/A	4,500	4,600
9	1	96.67	96.67	96.67			96.67	96.67	N/A	12,000	11,600
98	2	81.88	81.88	92.00	19.55	89.00	65.88	97.89	N/A	21,750	20,010
ALL	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173
04											
ALL	27	97.89	96.65	99.75	19.11	96.89	40.00	183.33	96.30 to 99.72	23,231	23,173

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:	56	MEDIAN:	78	COV:	25.78	95% Median C.I.:	72.85 to 85.14	(!: Derived)
(AgLand) TOTAL Sales Price:	10,695,430	WGT. MEAN:	79	STD:	21.28	95% Wgt. Mean C.I.:	74.29 to 83.24	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,155,230	MEAN:	83	AVG.ABS.DEV:	15.54	95% Mean C.I.:	76.99 to 88.14	
(AgLand) TOTAL Assessed Value:	7,998,625							
AVG. Adj. Sales Price:	181,343	COD:	20.05	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	142,832	PRD:	104.82	MIN Sales Ratio:	36.30			

Printed: 03/29/2006 20:11:49

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	95.66	95.66	97.06	6.01	98.56	89.91	101.41	N/A	171,850	166,797
10/01/02 TO 12/31/02	2	57.94	57.94	54.64	32.74	106.04	38.97	76.92	N/A	115,000	62,840
01/01/03 TO 03/31/03	10	83.29	87.05	83.18	13.94	104.66	69.40	126.63	69.78 to 103.10	143,901	119,690
04/01/03 TO 06/30/03	3	97.74	93.76	100.71	14.70	93.10	70.22	113.32	N/A	63,666	64,118
07/01/03 TO 09/30/03	5	81.05	88.98	89.67	19.26	99.23	63.98	125.82	N/A	127,925	114,707
10/01/03 TO 12/31/03	5	75.87	75.40	74.33	7.91	101.44	62.92	89.62	N/A	196,400	145,986
01/01/04 TO 03/31/04	11	70.54	76.39	77.78	20.03	98.21	36.30	114.18	62.92 to 99.52	238,994	185,892
04/01/04 TO 06/30/04	1	63.72	63.72	63.72			63.72	63.72	N/A	189,000	120,440
07/01/04 TO 09/30/04	1	81.23	81.23	81.23			81.23	81.23	N/A	431,000	350,090
10/01/04 TO 12/31/04	3	96.73	98.39	95.51	9.70	103.02	85.14	113.29	N/A	120,000	114,606
01/01/05 TO 03/31/05	4	76.33	80.73	75.86	24.20	106.43	49.95	120.33	N/A	137,312	104,163
04/01/05 TO 06/30/05	9	72.85	82.13	72.33	20.72	113.55	60.55	152.78	64.97 to 99.88	241,300	174,533
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	84.59	85.82	83.88	17.23	102.31	38.97	126.63	70.22 to 101.41	129,630	108,737
07/01/03 TO 06/30/04	22	74.26	78.45	78.13	18.40	100.41	36.30	125.82	68.78 to 89.62	201,798	157,669
07/01/04 TO 06/30/05	17	74.58	84.62	76.35	22.95	110.83	49.95	152.78	67.20 to 99.88	206,585	157,727
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	23	81.05	85.81	82.81	16.16	103.63	62.92	126.63	75.85 to 91.91	141,375	117,075
01/01/04 TO 12/31/04	16	76.47	80.03	79.22	20.77	101.01	36.30	114.18	68.78 to 96.73	225,558	178,697
<u>ALL</u>	56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

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:	56	MEDIAN:	78	COV:	25.78	95% Median C.I.:	72.85 to 85.14	(!: Derived)
(AgLand) TOTAL Sales Price:	10,695,430	WGT. MEAN:	79	STD:	21.28	95% Wgt. Mean C.I.:	74.29 to 83.24	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,155,230	MEAN:	83	AVG.ABS.DEV:	15.54	95% Mean C.I.:	76.99 to 88.14	
(AgLand) TOTAL Assessed Value:	7,998,625							
AVG. Adj. Sales Price:	181,343	COD:	20.05	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	142,832	PRD:	104.82	MIN Sales Ratio:	36.30			

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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
4121		4	80.87	82.91	80.01	12.11	103.62	70.37	99.52	N/A	242,650	194,141
4123		6	71.54	77.84	75.97	13.61	102.45	64.97	103.10	64.97 to 103.10	225,908	171,629
4125		1	91.29	91.29	91.29			91.29	91.29	N/A	56,425	51,510
4127		6	74.95	88.21	75.83	20.51	116.32	71.71	152.78	71.71 to 152.78	325,523	246,840
4155		1	69.78	69.78	69.78			69.78	69.78	N/A	168,000	117,225
4249		6	66.16	77.69	71.41	28.86	108.79	49.95	125.82	49.95 to 125.82	177,541	126,785
4251		2	87.37	87.37	86.84	30.70	100.61	60.55	114.18	N/A	299,132	259,767
4253		1	76.92	76.92	76.92			76.92	76.92	N/A	95,000	73,070
4255		7	81.05	83.90	83.73	7.93	100.20	74.58	101.41	74.58 to 101.41	173,896	145,605
4361		4	92.51	93.21	91.88	14.46	101.44	74.51	113.29	N/A	66,800	61,378
4363		3	97.74	87.78	71.29	29.90	123.12	38.97	126.63	N/A	80,858	57,646
4365		3	70.22	71.72	75.58	8.31	94.90	63.72	81.23	N/A	218,666	165,270
4367		1	120.33	120.33	120.33			120.33	120.33	N/A	150,000	180,500
4495		4	73.87	81.26	77.26	20.12	105.17	63.98	113.32	N/A	139,500	107,783
4499		4	83.99	81.78	77.82	10.88	105.08	67.20	91.91	N/A	128,012	99,620
4501		3	72.64	68.56	84.68	27.73	80.96	36.30	96.73	N/A	96,666	81,856
ALL		56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

AREA (MARKET)		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0		44	76.44	82.71	78.43	19.54	105.45	38.97	152.78	72.53 to 85.89	198,695	155,837
1		12	78.50	82.04	80.83	22.34	101.50	36.30	126.63	67.20 to 96.73	117,718	95,146
ALL		56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

STATUS: IMPROVED, UNIMPROVED & IOLL		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2		56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832
ALL		56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

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:	56	MEDIAN:	78	COV:	25.78	95% Median C.I.:	72.85 to 85.14	(! : Derived)
(AgLand) TOTAL Sales Price:	10,695,430	WGT. MEAN:	79	STD:	21.28	95% Wgt. Mean C.I.:	74.29 to 83.24	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,155,230	MEAN:	83	AVG.ABS.DEV:	15.54	95% Mean C.I.:	76.99 to 88.14	
(AgLand) TOTAL Assessed Value:	7,998,625							
AVG. Adj. Sales Price:	181,343	COD:	20.05	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	142,832	PRD:	104.82	MIN Sales Ratio:	36.30			

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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)											
01-0123	12	73.39	82.95	74.27	24.51	111.68	49.95	152.78	62.92 to 95.13	251,532	186,812
31-0506	25	78.07	81.17	77.34	22.48	104.96	36.30	126.63	68.81 to 91.91	144,859	112,036
42-0002											
50-0001	17	81.05	83.23	81.98	10.98	101.51	64.97	103.10	74.58 to 91.29	179,652	147,287
50-0503	2	91.98	91.98	98.01	24.14	93.85	69.78	114.18	N/A	230,632	226,042
91-0002											
NonValid School											
ALL	56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	36.30	36.30	36.30			36.30	36.30	N/A	10,000	3,630
10.01 TO 30.00	1	78.07	78.07	78.07			78.07	78.07	N/A	8,050	6,285
50.01 TO 100.00	10	75.71	82.36	78.75	15.80	104.59	64.97	113.29	69.78 to 99.88	97,386	76,688
100.01 TO 180.00	30	79.99	83.33	77.77	20.38	107.15	38.97	152.78	72.64 to 87.10	174,696	135,862
180.01 TO 330.00	7	80.18	88.49	84.06	19.22	105.27	69.40	120.33	69.40 to 120.33	173,135	145,542
330.01 TO 650.00	7	72.85	80.89	78.48	19.66	103.07	60.55	114.18	60.55 to 114.18	387,209	303,879
ALL	56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	88.22	78.96	93.17	25.34	84.75	36.30	103.10	N/A	91,400	85,156
DRY-N/A	1	152.78	152.78	152.78			152.78	152.78	N/A	56,000	85,555
GRASS	14	74.54	75.27	70.24	14.14	107.16	38.97	99.88	67.20 to 91.29	107,544	75,536
GRASS-N/A	10	87.53	93.65	88.83	19.04	105.43	60.55	126.63	72.64 to 120.33	137,524	122,161
IRRGTD	6	79.21	78.31	79.22	11.64	98.86	64.97	89.62	64.97 to 89.62	187,633	148,640
IRRGTD-N/A	21	75.85	80.70	76.86	17.80	105.00	49.95	125.82	70.37 to 91.91	272,712	209,594
ALL	56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

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:	56	MEDIAN:	78	COV:	25.78	95% Median C.I.:	72.85 to 85.14	(!: Derived)
(AgLand) TOTAL Sales Price:	10,695,430	WGT. MEAN:	79	STD:	21.28	95% Wgt. Mean C.I.:	74.29 to 83.24	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,155,230	MEAN:	83	AVG.ABS.DEV:	15.54	95% Mean C.I.:	76.99 to 88.14	
(AgLand) TOTAL Assessed Value:	7,998,625							
AVG. Adj. Sales Price:	181,343	COD:	20.05	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	142,832	PRD:	104.82	MIN Sales Ratio:	36.30			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	88.22	78.96	93.17	25.34	84.75	36.30	103.10	N/A	91,400	85,156
DRY-N/A	1	152.78	152.78	152.78			152.78	152.78	N/A	56,000	85,555
GRASS	16	74.54	74.77	69.18	14.17	108.09	38.97	99.88	67.20 to 81.99	118,204	81,768
GRASS-N/A	8	95.66	99.25	98.10	16.91	101.17	72.64	126.63	72.64 to 126.63	123,701	121,351
IRRGTD	23	73.94	78.85	75.29	15.58	104.73	49.95	125.82	70.37 to 85.89	254,021	191,251
IRRGTD-N/A	4	86.57	87.76	88.55	17.66	99.12	63.72	114.18	N/A	252,566	223,636
ALL	56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	99.52	93.72	101.09	28.67	92.71	36.30	152.78	N/A	84,320	85,236
GRASS	23	80.18	83.38	79.39	18.82	105.02	38.97	126.63	70.22 to 91.29	120,037	95,301
GRASS-N/A	1	72.64	72.64	72.64			72.64	72.64	N/A	120,000	87,170
IRRGTD	27	75.85	80.17	77.24	16.54	103.79	49.95	125.82	70.37 to 87.10	253,805	196,049
ALL	56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	78.07	78.07	78.07			78.07	78.07	N/A	8,050	6,285
Total \$											
1 TO 9999	1	78.07	78.07	78.07			78.07	78.07	N/A	8,050	6,285
10000 TO 29999	2	68.09	68.09	81.82	46.69	83.22	36.30	99.88	N/A	17,600	14,400
30000 TO 59999	6	94.51	102.19	105.36	24.89	97.00	70.22	152.78	70.22 to 152.78	49,666	52,328
60000 TO 99999	7	81.99	84.52	83.98	12.19	100.64	63.98	113.29	63.98 to 113.29	82,186	69,019
100000 TO 149999	13	89.62	87.49	86.41	17.67	101.24	38.97	125.82	72.64 to 103.10	126,914	109,672
150000 TO 249999	9	69.78	79.48	78.48	21.73	101.27	62.92	120.33	62.92 to 101.41	181,744	142,634
250000 TO 499999	17	73.94	75.23	75.22	11.87	100.02	49.95	114.18	68.78 to 81.23	298,505	224,530
500000 +	1	72.85	72.85	72.85			72.85	72.85	N/A	878,500	639,975
ALL	56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

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:	56	MEDIAN:	78	COV:	25.78	95% Median C.I.:	72.85 to 85.14	(!: Derived)
(AgLand) TOTAL Sales Price:	10,695,430	WGT. MEAN:	79	STD:	21.28	95% Wgt. Mean C.I.:	74.29 to 83.24	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,155,230	MEAN:	83	AVG.ABS.DEV:	15.54	95% Mean C.I.:	76.99 to 88.14	
(AgLand) TOTAL Assessed Value:	7,998,625							
AVG. Adj. Sales Price:	181,343	COD:	20.05	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	142,832	PRD:	104.82	MIN Sales Ratio:	36.30			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	36.30	36.30	36.30			36.30	36.30	N/A	10,000	3,630
5000 TO 9999	1	78.07	78.07	78.07			78.07	78.07	N/A	8,050	6,285
Total \$											
1 TO 9999	2	57.19	57.19	54.93	36.52	104.11	36.30	78.07	N/A	9,025	4,957
10000 TO 29999	2	85.05	85.05	82.43	17.44	103.17	70.22	99.88	N/A	30,600	25,225
30000 TO 59999	6	76.72	74.24	67.28	19.66	110.33	38.97	97.74	38.97 to 97.74	72,404	48,715
60000 TO 99999	8	88.25	100.09	94.14	23.86	106.33	72.64	152.78	72.64 to 152.78	82,235	77,413
100000 TO 149999	17	74.58	79.22	75.53	18.91	104.89	49.95	113.32	63.72 to 95.13	155,213	117,225
150000 TO 249999	17	75.87	82.72	78.84	16.92	104.92	60.55	125.82	68.81 to 96.73	254,310	200,495
250000 TO 499999	3	81.23	89.04	86.19	17.43	103.30	71.71	114.18	N/A	381,088	328,470
500000 +	1	72.85	72.85	72.85			72.85	72.85	N/A	878,500	639,975
ALL	56	77.50	82.56	78.76	20.05	104.82	36.30	152.78	72.85 to 85.14	181,343	142,832

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:	130	MEDIAN:	99	COV:	50.96	95% Median C.I.:	98.87 to 99.96
TOTAL Sales Price:	3,718,309	WGT. MEAN:	103	STD:	61.07	95% Wgt. Mean C.I.:	98.21 to 107.01
TOTAL Adj.Sales Price:	3,738,309	MEAN:	120	AVG.ABS.DEV:	30.03	95% Mean C.I.:	109.34 to 130.34
TOTAL Assessed Value:	3,835,960						
AVG. Adj. Sales Price:	28,756	COD:	30.24	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	29,507	PRD:	116.79	MIN Sales Ratio:	27.00		

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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
____Qrtrs____											
07/01/03 TO 09/30/03	19	98.71	97.47	98.66	1.73	98.79	86.75	99.87	97.28 to 99.06	28,363	27,984
10/01/03 TO 12/31/03	12	98.67	103.33	93.86	18.92	110.09	49.29	211.90	96.05 to 101.06	30,891	28,994
01/01/04 TO 03/31/04	16	99.00	103.32	98.67	12.78	104.71	67.30	170.90	95.25 to 100.03	40,059	39,527
04/01/04 TO 06/30/04	21	99.03	115.87	104.73	21.83	110.64	66.43	353.20	98.04 to 100.83	25,126	26,313
07/01/04 TO 09/30/04	15	118.82	135.64	105.54	37.91	128.52	49.69	245.40	99.96 to 166.97	21,896	23,110
10/01/04 TO 12/31/04	19	107.76	135.19	114.77	41.90	117.79	27.00	480.00	99.20 to 122.84	25,921	29,749
01/01/05 TO 03/31/05	11	116.10	134.86	116.64	32.46	115.62	86.86	302.83	90.77 to 177.21	30,909	36,053
04/01/05 TO 06/30/05	17	99.26	136.16	92.72	54.07	146.85	64.31	350.50	78.72 to 189.83	29,361	27,224
____Study Years____											
07/01/03 TO 06/30/04	68	98.81	105.56	99.35	13.59	106.25	49.29	353.20	98.28 to 99.13	30,561	30,362
07/01/04 TO 06/30/05	62	110.82	135.51	106.70	42.18	127.00	27.00	480.00	99.96 to 122.84	26,775	28,569
____Calendar Yrs____											
01/01/04 TO 12/31/04	71	99.89	122.39	105.40	32.05	116.12	27.00	480.00	99.10 to 104.00	28,021	29,534
____ALL____											
	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMINGTON	7	100.03	102.77	97.43	6.73	105.48	92.15	119.70	92.15 to 119.70	24,428	23,801
CAMPBELL	21	99.06	109.27	103.64	17.03	105.43	67.30	217.75	95.42 to 99.96	24,838	25,742
FRANKLIN	43	99.62	123.77	101.92	32.37	121.45	49.69	353.20	98.50 to 105.67	27,619	28,149
HILDRETH	23	98.90	103.30	101.87	15.66	101.41	49.29	177.21	97.57 to 106.04	44,108	44,932
NAPONEE	5	98.87	85.21	99.89	16.15	85.31	27.00	103.64	N/A	23,900	23,873
RIVERTON	11	100.83	152.71	143.76	69.53	106.22	66.43	350.50	73.78 to 245.40	5,563	7,998
RURAL	9	99.32	105.83	96.10	14.89	110.12	68.73	170.90	94.81 to 122.84	54,444	52,320
UPLAND	11	134.04	164.45	119.56	48.60	137.54	76.63	480.00	97.27 to 224.00	15,713	18,787
____ALL____											
	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	121	99.26	120.89	103.59	31.39	116.69	27.00	480.00	98.76 to 100.03	26,845	27,810
3	9	99.32	105.83	96.10	14.89	110.12	68.73	170.90	94.81 to 122.84	54,444	52,320
____ALL____											
	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

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:	130	MEDIAN:	99	COV:	50.96	95% Median C.I.:	98.87 to 99.96
TOTAL Sales Price:	3,718,309	WGT. MEAN:	103	STD:	61.07	95% Wgt. Mean C.I.:	98.21 to 107.01
TOTAL Adj.Sales Price:	3,738,309	MEAN:	120	AVG.ABS.DEV:	30.03	95% Mean C.I.:	109.34 to 130.34
TOTAL Assessed Value:	3,835,960						
AVG. Adj. Sales Price:	28,756	COD:	30.24	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	29,507	PRD:	116.79	MIN Sales Ratio:	27.00		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	120	99.29	117.54	102.58	25.55	114.59	49.69	353.20	98.87 to 99.96	31,038	31,838
2	10	95.38	147.45	111.93	90.12	131.74	27.00	480.00	49.29 to 253.33	1,370	1,533
ALL	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507
06											
07											
ALL	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	21	99.06	109.27	103.64	17.03	105.43	67.30	217.75	95.42 to 99.96	24,838	25,742
31-0506	71	99.62	122.65	101.83	34.12	120.45	27.00	353.20	98.71 to 101.06	24,927	25,383
42-0002											
50-0001	25	98.76	102.72	101.09	14.66	101.61	49.29	177.21	97.23 to 100.21	46,960	47,473
50-0503	13	107.76	154.49	112.26	54.18	137.61	76.63	480.00	97.50 to 189.83	20,988	23,562
91-0002											
NonValid School											
ALL	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

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:	130	MEDIAN:	99	COV:	50.96	95% Median C.I.:	98.87 to 99.96
TOTAL Sales Price:	3,718,309	WGT. MEAN:	103	STD:	61.07	95% Wgt. Mean C.I.:	98.21 to 107.01
TOTAL Adj.Sales Price:	3,738,309	MEAN:	120	AVG.ABS.DEV:	30.03	95% Mean C.I.:	109.34 to 130.34
TOTAL Assessed Value:	3,835,960						
AVG. Adj. Sales Price:	28,756	COD:	30.24	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	29,507	PRD:	116.79	MIN Sales Ratio:	27.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	11	99.52	143.09	101.71	78.51	140.68	27.00	480.00	49.29 to 253.33	7,063	7,184
Prior TO 1860	1	99.32	99.32	99.32			99.32	99.32	N/A	45,000	44,695
1860 TO 1899	9	100.03	105.84	100.81	14.99	104.99	73.78	169.58	89.17 to 119.70	12,444	12,545
1900 TO 1919	63	98.90	123.55	103.69	34.18	119.15	49.69	353.20	98.07 to 100.75	22,618	23,452
1920 TO 1939	13	100.11	114.95	105.15	16.69	109.32	94.81	158.80	97.28 to 134.04	31,846	33,485
1940 TO 1949	2	134.97	134.97	116.14	26.62	116.21	99.03	170.90	N/A	10,500	12,195
1950 TO 1959	7	99.06	112.97	110.34	15.86	102.38	93.83	166.97	93.83 to 166.97	35,165	38,802
1960 TO 1969	7	98.76	98.69	98.86	2.90	99.83	92.98	106.04	92.98 to 106.04	60,000	59,317
1970 TO 1979	12	99.41	114.40	103.90	17.56	110.10	92.15	211.90	97.83 to 115.61	54,083	56,192
1980 TO 1989	1	86.01	86.01	86.01			86.01	86.01	N/A	101,000	86,870
1990 TO 1994	2	99.55	99.55	99.58	0.32	99.97	99.23	99.87	N/A	68,500	68,210
1995 TO 1999	2	133.20	133.20	85.83	48.40	155.19	68.73	197.67	N/A	45,250	38,837
2000 TO Present											
ALL	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

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	104.00	168.18	162.79	86.74	103.31	27.00	480.00	78.00 to 253.33	1,686	2,745
5000 TO 9999	20	100.03	133.99	126.37	42.87	106.03	49.29	353.20	97.50 to 158.80	6,420	8,112
Total \$											
1 TO 9999	35	100.83	148.64	132.36	62.74	112.30	27.00	480.00	98.06 to 158.80	4,391	5,812
10000 TO 29999	42	99.79	122.15	118.12	28.11	103.42	67.30	288.95	98.39 to 114.11	16,675	19,695
30000 TO 59999	32	99.29	101.75	101.41	12.63	100.33	49.69	162.91	98.07 to 107.76	39,562	40,119
60000 TO 99999	19	98.76	96.88	96.80	2.84	100.08	68.73	101.06	96.79 to 99.72	74,328	71,951
100000 TO 149999	2	75.16	75.16	74.95	14.43	100.28	64.31	86.01	N/A	103,000	77,200
ALL	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

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:	130	MEDIAN:	99	COV:	50.96	95% Median C.I.:	98.87 to 99.96
TOTAL Sales Price:	3,718,309	WGT. MEAN:	103	STD:	61.07	95% Wgt. Mean C.I.:	98.21 to 107.01
TOTAL Adj.Sales Price:	3,738,309	MEAN:	120	AVG.ABS.DEV:	30.03	95% Mean C.I.:	109.34 to 130.34
TOTAL Assessed Value:	3,835,960						
AVG. Adj. Sales Price:	28,756	COD:	30.24	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	29,507	PRD:	116.79	MIN Sales Ratio:	27.00		

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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	16	96.80	131.39	104.06	62.79	126.26	27.00	480.00	73.78 to 169.58	2,206	2,295
5000 TO 9999	16	107.13	143.10	122.03	42.70	117.27	89.17	350.50	98.06 to 158.80	6,462	7,886
Total \$ _____											
1 TO 9999	32	100.38	137.25	117.46	53.11	116.85	27.00	480.00	96.69 to 135.75	4,334	5,091
10000 TO 29999	46	98.97	125.45	110.63	34.65	113.40	49.69	353.20	97.83 to 109.56	16,844	18,634
30000 TO 59999	30	99.75	108.14	103.11	16.47	104.88	66.07	178.15	99.07 to 108.55	39,316	40,539
60000 TO 99999	22	98.91	98.76	97.23	5.67	101.58	64.31	134.83	96.79 to 99.87	74,784	72,712
ALL _____											
	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.52	143.09	101.71	78.51	140.68	27.00	480.00	49.29 to 253.33	7,063	7,184
10	1	170.90	170.90	170.90			170.90	170.90	N/A	5,000	8,545
20	37	99.32	127.52	113.56	33.71	112.29	67.30	350.50	98.50 to 103.64	13,891	15,776
30	75	99.13	113.29	101.33	22.59	111.80	49.69	353.20	98.38 to 99.96	36,314	36,798
40	6	99.48	103.34	96.84	8.94	106.71	86.01	135.75	86.01 to 135.75	69,666	67,468
ALL _____											
	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	101.76	138.14	100.47	66.54	137.49	27.00	480.00	66.43 to 224.00	16,407	16,485
101	84	99.32	118.17	104.40	25.36	113.19	67.30	353.20	98.76 to 100.11	29,429	30,723
102	4	158.48	165.10	122.73	41.94	134.52	98.07	245.40	N/A	20,000	24,546
104	27	99.13	109.64	96.82	21.38	113.24	49.69	288.95	97.27 to 112.07	35,159	34,040
111	1	98.89	98.89	98.89			98.89	98.89	N/A	7,200	7,120
ALL _____											
	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	99.29	147.09	110.80	75.65	132.75	27.00	480.00	66.43 to 253.33	12,314	13,645
20	24	100.43	146.67	123.45	51.10	118.81	73.78	353.20	98.90 to 158.80	8,454	10,437
30	89	99.13	109.03	101.09	18.29	107.85	49.69	217.75	98.32 to 99.89	35,182	35,566
40	3	98.38	98.84	98.83	0.54	100.01	98.28	99.87	N/A	77,250	76,343
ALL _____											
	130	99.29	119.84	102.61	30.24	116.79	27.00	480.00	98.87 to 99.96	28,756	29,507

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	27	MEDIAN:	98	COV:	32.05	95% Median C.I.:	95.17 to 99.27
TOTAL Sales Price:	786,250	WGT. MEAN:	99	STD:	30.32	95% Wgt. Mean C.I.:	95.48 to 103.10
TOTAL Adj.Sales Price:	627,250	MEAN:	95	AVG.ABS.DEV:	17.26	95% Mean C.I.:	82.62 to 106.62
TOTAL Assessed Value:	622,820						
AVG. Adj. Sales Price:	23,231	COD:	17.68	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,067	PRD:	95.29	MIN Sales Ratio:	40.00		

(!: 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	1	96.30	96.30	96.30			96.30	96.30	N/A	5,000	4,815
10/01/02 TO 12/31/02	2	97.13	97.13	96.94	0.48	100.20	96.67	97.60	N/A	8,500	8,240
01/01/03 TO 03/31/03	1	98.33	98.33	98.33			98.33	98.33	N/A	6,000	5,900
04/01/03 TO 06/30/03	1	98.18	98.18	98.18			98.18	98.18	N/A	5,500	5,400
07/01/03 TO 09/30/03	3	96.67	87.92	96.21	9.89	91.38	69.20	97.89	N/A	18,666	17,960
10/01/03 TO 12/31/03	3	99.27	98.55	99.46	1.02	99.08	96.67	99.72	N/A	112,666	112,063
01/01/04 TO 03/31/04	5	97.65	86.42	94.09	13.13	91.84	40.00	100.57	N/A	13,050	12,279
04/01/04 TO 06/30/04	1	98.80	98.80	98.80			98.80	98.80	N/A	5,000	4,940
07/01/04 TO 09/30/04	2	76.45	76.45	98.72	30.24	77.44	53.33	99.57	N/A	40,750	40,227
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	3	89.82	100.30	110.75	42.65	90.56	48.08	163.00	N/A	7,333	8,121
04/01/05 TO 06/30/05	5	102.22	104.71	111.54	37.04	93.88	49.75	183.33	N/A	5,200	5,800
<u>Study Years</u>											
07/01/02 TO 06/30/03	5	97.60	97.42	97.30	0.73	100.12	96.30	98.33	N/A	6,700	6,519
07/01/03 TO 06/30/04	12	97.77	90.86	98.31	8.49	92.42	40.00	100.57	95.17 to 99.27	38,687	38,033
07/01/04 TO 06/30/05	10	94.69	97.74	103.34	38.32	94.58	48.08	183.33	49.75 to 163.00	12,950	13,382
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	98.03	94.49	98.98	4.47	95.46	69.20	99.72	69.20 to 99.72	50,687	50,171
01/01/04 TO 12/31/04	8	98.17	85.47	96.73	14.20	88.36	40.00	100.57	40.00 to 100.57	18,968	18,348
<u>ALL</u>											
	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMINGTON	3	96.67	80.47	86.31	16.76	93.23	48.08	96.67	N/A	10,166	8,775
CAMPBELL	2	97.99	97.99	97.81	0.35	100.19	97.65	98.33	N/A	13,000	12,715
FRANKLIN	11	96.30	89.46	99.62	21.87	89.80	40.00	163.00	49.75 to 100.57	24,931	24,838
HILDRETH	5	98.70	115.76	106.61	18.44	108.58	96.67	183.33	N/A	18,000	19,190
NAPONEE	1	122.00	122.00	122.00			122.00	122.00	N/A	500	610
RIVERTON	1	98.18	98.18	98.18			98.18	98.18	N/A	5,500	5,400
RURAL	2	84.24	84.24	98.60	17.85	85.43	69.20	99.27	N/A	56,250	55,465
UPLAND	2	82.91	82.91	96.54	20.09	85.88	66.25	99.57	N/A	44,000	42,477
<u>ALL</u>											
	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

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:	27	MEDIAN:	98	COV:	32.05	95% Median C.I.:	95.17 to 99.27
TOTAL Sales Price:	786,250	WGT. MEAN:	99	STD:	30.32	95% Wgt. Mean C.I.:	95.48 to 103.10
TOTAL Adj.Sales Price:	627,250	MEAN:	95	AVG.ABS.DEV:	17.26	95% Mean C.I.:	82.62 to 106.62
TOTAL Assessed Value:	622,820						
AVG. Adj. Sales Price:	23,231	COD:	17.68	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,067	PRD:	95.29	MIN Sales Ratio:	40.00		

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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	25	97.65	95.45	99.44	17.86	95.98	40.00	183.33	96.30 to 98.80	20,590	20,475
3	2	84.24	84.24	98.60	17.85	85.43	69.20	99.27	N/A	56,250	55,465
ALL	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

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	24	98.03	99.82	100.17	14.09	99.65	48.08	183.33	96.67 to 99.57	25,677	25,720
2	3	49.75	52.98	50.18	19.56	105.58	40.00	69.20	N/A	3,666	1,840
ALL	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	2	97.99	97.99	97.81	0.35	100.19	97.65	98.33	N/A	13,000	12,715
31-0506	18	96.67	89.67	98.40	19.40	91.13	40.00	163.00	69.20 to 99.27	23,513	23,138
42-0002											
50-0001	5	98.70	115.76	106.61	18.44	108.58	96.67	183.33	N/A	18,000	19,190
50-0503	2	82.91	82.91	96.54	20.09	85.88	66.25	99.57	N/A	44,000	42,477
91-0002											
NonValid School											
ALL	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

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:	27	MEDIAN:	98	COV:	32.05	95% Median C.I.:	95.17 to 99.27
TOTAL Sales Price:	786,250	WGT. MEAN:	99	STD:	30.32	95% Wgt. Mean C.I.:	95.48 to 103.10
TOTAL Adj.Sales Price:	627,250	MEAN:	95	AVG.ABS.DEV:	17.26	95% Mean C.I.:	82.62 to 106.62
TOTAL Assessed Value:	622,820						
AVG. Adj. Sales Price:	23,231	COD:	17.68	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,067	PRD:	95.29	MIN Sales Ratio:	40.00		

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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	4	59.48	63.90	79.03	32.00	80.86	40.00	96.67	N/A	7,250	5,730
Prior TO 1860											
1860 TO 1899	2	50.71	50.71	49.06	5.18	103.35	48.08	53.33	N/A	4,000	1,962
1900 TO 1919	8	97.99	104.67	102.72	16.16	101.90	66.25	163.00	66.25 to 163.00	10,187	10,465
1920 TO 1939	6	97.28	97.01	97.22	2.70	99.78	89.82	102.22	89.82 to 102.22	12,416	12,071
1940 TO 1949	2	99.09	99.09	99.49	1.50	99.59	97.60	100.57	N/A	6,875	6,840
1950 TO 1959	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
1960 TO 1969	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
1970 TO 1979	2	141.30	141.30	105.63	29.74	133.77	99.27	183.33	N/A	59,500	62,850
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	98.18	98.18	98.18			98.18	98.18	N/A	5,500	5,400
2000 TO Present											
ALL	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

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	6	61.27	72.75	65.89	40.90	110.42	40.00	122.00	40.00 to 122.00	2,916	1,921
5000 TO 9999	11	97.60	97.49	99.88	17.10	97.61	48.08	183.33	66.25 to 100.57	6,659	6,651
Total \$											
1 TO 9999	17	96.30	88.76	93.33	23.79	95.11	40.00	183.33	53.33 to 100.57	5,338	4,982
10000 TO 29999	6	97.16	108.22	104.35	11.90	103.72	96.67	163.00	96.67 to 163.00	15,833	16,521
30000 TO 59999	1	97.89	97.89	97.89			97.89	97.89	N/A	35,500	34,750
60000 TO 99999	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
100000 TO 149999	1	99.27	99.27	99.27			99.27	99.27	N/A	110,000	109,200
150000 TO 249999	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
ALL	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

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:	27	MEDIAN:	98	COV:	32.05	95% Median C.I.:	95.17 to 99.27
TOTAL Sales Price:	786,250	WGT. MEAN:	99	STD:	30.32	95% Wgt. Mean C.I.:	95.48 to 103.10
TOTAL Adj.Sales Price:	627,250	MEAN:	95	AVG.ABS.DEV:	17.26	95% Mean C.I.:	82.62 to 106.62
TOTAL Assessed Value:	622,820						
AVG. Adj. Sales Price:	23,231	COD:	17.68	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,067	PRD:	95.29	MIN Sales Ratio:	40.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	11	89.82	78.83	76.92	25.97	102.48	40.00	122.00	48.08 to 102.22	4,045	3,111
5000 TO 9999	5	98.18	91.70	91.18	7.64	100.57	66.25	100.57	N/A	7,450	6,793
Total \$											
1 TO 9999	16	95.73	82.85	83.42	19.74	99.32	40.00	122.00	53.33 to 98.80	5,109	4,262
10000 TO 29999	7	97.65	118.95	111.18	22.68	106.99	96.67	183.33	96.67 to 183.33	14,857	16,518
30000 TO 59999	1	97.89	97.89	97.89			97.89	97.89	N/A	35,500	34,750
60000 TO 99999	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
100000 TO 149999	1	99.27	99.27	99.27			99.27	99.27	N/A	110,000	109,200
150000 TO 249999	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
ALL	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	59.48	63.90	79.03	32.00	80.86	40.00	96.67	N/A	7,250	5,730
10	10	97.42	87.88	97.52	16.10	90.11	48.08	122.00	53.33 to 99.72	34,800	33,938
20	12	98.75	110.22	104.66	14.49	105.31	89.82	183.33	96.30 to 102.22	19,187	20,082
30	1	97.65	97.65	97.65			97.65	97.65	N/A	20,000	19,530
ALL	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

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:	27	MEDIAN:	98	COV:	32.05	95% Median C.I.:	95.17 to 99.27
TOTAL Sales Price:	786,250	WGT. MEAN:	99	STD:	30.32	95% Wgt. Mean C.I.:	95.48 to 103.10
TOTAL Adj.Sales Price:	627,250	MEAN:	95	AVG.ABS.DEV:	17.26	95% Mean C.I.:	82.62 to 106.62
TOTAL Assessed Value:	622,820						
AVG. Adj. Sales Price:	23,231	COD:	17.68	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	23,067	PRD:	95.29	MIN Sales Ratio:	40.00		

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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)	5	53.33	61.79	77.77	28.54	79.45	40.00	96.67	N/A	6,100	4,744
170	2	109.83	109.83	98.24	11.09	111.79	97.65	122.00	N/A	10,250	10,070
180	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
185	1	100.57	100.57	100.57			100.57	100.57	N/A	8,750	8,800
22	1	48.08	48.08	48.08			48.08	48.08	N/A	6,500	3,125
304	1	98.33	98.33	98.33			98.33	98.33	N/A	6,000	5,900
309	1	96.67	96.67	96.67			96.67	96.67	N/A	12,000	11,600
353	1	96.30	96.30	96.30			96.30	96.30	N/A	5,000	4,815
42	1	98.70	98.70	98.70			98.70	98.70	N/A	23,000	22,700
44	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
50	7	98.18	105.98	102.82	11.42	103.07	89.82	163.00	89.82 to 163.00	21,428	22,032
79	1	183.33	183.33	183.33			183.33	183.33	N/A	9,000	16,500
84	1	102.22	102.22	102.22			102.22	102.22	N/A	4,500	4,600
9	1	96.67	96.67	96.67			96.67	96.67	N/A	12,000	11,600
98	2	82.07	82.07	92.07	19.27	89.14	66.25	97.89	N/A	21,750	20,025
ALL	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067
04											
ALL	27	97.65	94.62	99.29	17.68	95.29	40.00	183.33	95.17 to 99.27	23,231	23,067

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:	57	MEDIAN:	76	COV:	25.81	95% Median C.I.:	72.53 to 83.52	(!: Derived)
(AgLand) TOTAL Sales Price:	10,756,005	WGT. MEAN:	78	STD:	21.05	95% Wgt. Mean C.I.:	73.78 to 82.68	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,215,805	MEAN:	82	AVG.ABS.DEV:	15.09	95% Mean C.I.:	76.11 to 87.04	
(AgLand) TOTAL Assessed Value:	7,991,800							
AVG. Adj. Sales Price:	179,224	COD:	19.85	MAX Sales Ratio:	152.02			
AVG. Assessed Value:	140,207	PRD:	104.28	MIN Sales Ratio:	36.30			

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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	95.21	95.21	96.50	5.56	98.66	89.91	100.50	N/A	171,850	165,830
10/01/02 TO 12/31/02	2	57.40	57.40	54.01	34.00	106.28	37.89	76.92	N/A	115,000	62,107
01/01/03 TO 03/31/03	10	81.82	86.12	82.48	14.75	104.42	67.00	125.37	69.78 to 103.10	143,901	118,686
04/01/03 TO 06/30/03	3	94.24	91.22	98.43	15.65	92.68	67.60	111.83	N/A	63,666	62,665
07/01/03 TO 09/30/03	5	81.05	87.95	89.06	20.34	98.75	62.14	125.67	N/A	127,925	113,936
10/01/03 TO 12/31/03	5	75.87	75.30	74.27	8.04	101.39	62.92	89.62	N/A	196,400	145,868
01/01/04 TO 03/31/04	11	70.54	74.99	77.24	18.49	97.08	36.30	113.76	62.92 to 99.52	239,683	185,131
04/01/04 TO 06/30/04	1	63.51	63.51	63.51			63.51	63.51	N/A	189,000	120,030
07/01/04 TO 09/30/04	2	82.03	82.03	81.19	1.30	101.03	80.96	83.09	N/A	242,000	196,485
10/01/04 TO 12/31/04	3	96.72	98.17	95.27	9.88	103.04	84.55	113.23	N/A	120,000	114,323
01/01/05 TO 03/31/05	4	74.08	79.34	75.01	24.46	105.79	49.87	119.34	N/A	137,312	102,991
04/01/05 TO 06/30/05	9	72.53	81.01	71.73	20.54	112.94	58.85	152.02	64.97 to 96.49	241,300	173,073
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	83.52	84.71	83.07	17.70	101.97	37.89	125.37	69.78 to 100.50	129,630	107,690
07/01/03 TO 06/30/04	22	74.01	77.48	77.70	17.68	99.72	36.30	125.67	67.04 to 85.89	202,142	157,068
07/01/04 TO 06/30/05	18	74.77	83.61	75.89	22.22	110.17	49.87	152.02	72.27 to 96.49	198,052	150,309
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	23	80.13	84.83	82.23	16.58	103.16	62.14	125.67	75.85 to 91.89	141,375	116,255
01/01/04 TO 12/31/04	17	78.05	79.23	78.82	18.58	100.52	36.30	113.76	67.04 to 96.72	215,853	170,142
<u>ALL</u>											
	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207

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:	57	MEDIAN:	76	COV:	25.81	95% Median C.I.:	72.53 to 83.52	(! : Derived)
(AgLand) TOTAL Sales Price:	10,756,005	WGT. MEAN:	78	STD:	21.05	95% Wgt. Mean C.I.:	73.78 to 82.68	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,215,805	MEAN:	82	AVG.ABS.DEV:	15.09	95% Mean C.I.:	76.11 to 87.04	
(AgLand) TOTAL Assessed Value:	7,991,800							
AVG. Adj. Sales Price:	179,224	COD:	19.85	MAX Sales Ratio:	152.02			
AVG. Assessed Value:	140,207	PRD:	104.28	MIN Sales Ratio:	36.30			

Printed: 02/27/2006 14:48:53

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4121	4	80.87	82.91	80.01	12.11	103.62	70.37	99.52	N/A	242,650	194,141	
4123	6	71.54	77.84	75.97	13.61	102.45	64.97	103.10	64.97 to 103.10	225,908	171,629	
4125	2	80.57	80.57	80.33	3.13	100.30	78.05	83.09	N/A	58,500	46,995	
4127	6	74.95	87.77	75.73	19.93	115.90	71.70	152.02	71.70 to 152.02	325,523	246,508	
4155	1	69.78	69.78	69.78			69.78	69.78	N/A	168,000	117,225	
4249	6	64.96	77.21	71.02	28.70	108.71	49.87	125.67	49.87 to 125.67	177,541	126,095	
4251	2	86.31	86.31	85.77	31.81	100.63	58.85	113.76	N/A	299,132	256,557	
4253	1	76.92	76.92	76.92			76.92	76.92	N/A	95,000	73,070	
4255	7	81.05	82.95	82.98	8.40	99.96	72.58	100.50	72.58 to 100.50	173,896	144,305	
4361	4	90.52	91.63	90.90	14.61	100.81	72.27	113.23	N/A	66,800	60,721	
4363	3	94.24	85.83	69.62	30.95	123.28	37.89	125.37	N/A	80,858	56,296	
4365	3	67.60	70.69	75.20	8.61	94.00	63.51	80.96	N/A	218,666	164,431	
4367	1	119.34	119.34	119.34			119.34	119.34	N/A	150,000	179,005	
4495	4	71.52	79.25	75.40	20.50	105.11	62.14	111.83	N/A	139,500	105,182	
4499	4	82.75	80.63	76.66	12.41	105.18	65.14	91.89	N/A	128,012	98,133	
4501	3	72.15	68.39	84.47	27.91	80.96	36.30	96.72	N/A	96,666	81,655	
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	45	76.92	81.77	78.01	18.65	104.82	37.89	152.02	72.53 to 83.52	195,626	152,614	
1	12	75.80	80.84	79.58	23.46	101.59	36.30	125.37	65.14 to 96.72	117,718	93,678	
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207	
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207	

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:	57	MEDIAN:	76	COV:	25.81	95% Median C.I.:	72.53 to 83.52	(! : Derived)
(AgLand) TOTAL Sales Price:	10,756,005	WGT. MEAN:	78	STD:	21.05	95% Wgt. Mean C.I.:	73.78 to 82.68	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,215,805	MEAN:	82	AVG.ABS.DEV:	15.09	95% Mean C.I.:	76.11 to 87.04	
(AgLand) TOTAL Assessed Value:	7,991,800							
AVG. Adj. Sales Price:	179,224	COD:	19.85	MAX Sales Ratio:	152.02			
AVG. Assessed Value:	140,207	PRD:	104.28	MIN Sales Ratio:	36.30			

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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)											
01-0123	12	73.39	82.49	74.07	24.45	111.37	49.87	152.02	62.92 to 94.90	251,532	186,301
31-0506	25	75.59	79.93	76.44	23.19	104.58	36.30	125.37	67.60 to 91.89	144,859	110,723
42-0002											
50-0001	17	78.05	82.06	81.43	10.83	100.76	64.97	103.10	72.58 to 89.62	180,098	146,659
50-0503	3	83.09	88.88	96.23	17.64	92.36	69.78	113.76	N/A	171,421	164,958
91-0002											
NonValid School											
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	36.30	36.30	36.30			36.30	36.30	N/A	10,000	3,630
10.01 TO 30.00	1	75.59	75.59	75.59			75.59	75.59	N/A	8,050	6,085
50.01 TO 100.00	11	76.92	81.67	78.70	15.03	103.78	64.97	113.23	67.60 to 96.49	93,351	73,465
100.01 TO 180.00	30	77.03	82.35	77.38	20.47	106.42	37.89	152.02	72.15 to 85.89	174,949	135,383
180.01 TO 330.00	7	77.52	87.13	83.01	20.23	104.95	67.00	119.34	67.00 to 119.34	173,135	143,728
330.01 TO 650.00	7	72.85	79.87	77.71	20.43	102.78	58.85	113.76	58.85 to 113.76	387,209	300,909
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	88.22	78.96	93.17	25.34	84.75	36.30	103.10	N/A	91,400	85,156
DRY-N/A	2	117.56	117.56	118.50	29.32	99.20	83.09	152.02	N/A	54,500	64,585
GRASS	14	72.43	72.11	67.76	12.96	106.42	37.89	96.49	65.14 to 78.05	108,085	73,235
GRASS-N/A	10	87.23	92.62	87.77	19.23	105.52	58.85	125.37	72.15 to 119.34	137,524	120,700
IRRGTD	6	79.21	78.31	79.22	11.64	98.86	64.97	89.62	64.97 to 89.62	187,633	148,640
IRRGTD-N/A	21	75.85	80.63	76.79	17.74	105.00	49.87	125.67	70.37 to 91.89	272,712	209,421
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207

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:	57	MEDIAN:	76	COV:	25.81	95% Median C.I.:	72.53 to 83.52	(! : Derived)
(AgLand) TOTAL Sales Price:	10,756,005	WGT. MEAN:	78	STD:	21.05	95% Wgt. Mean C.I.:	73.78 to 82.68	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,215,805	MEAN:	82	AVG.ABS.DEV:	15.09	95% Mean C.I.:	76.11 to 87.04	
(AgLand) TOTAL Assessed Value:	7,991,800							
AVG. Adj. Sales Price:	179,224	COD:	19.85	MAX Sales Ratio:	152.02			
AVG. Assessed Value:	140,207	PRD:	104.28	MIN Sales Ratio:	36.30			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	4	88.22	78.96	93.17	25.34	84.75	36.30	103.10	N/A	91,400	85,156
DRY-N/A	2	117.56	117.56	118.50	29.32	99.20	83.09	152.02	N/A	54,500	64,585
GRASS	16	72.43	71.78	66.85	13.17	107.37	37.89	96.49	65.14 to 78.05	118,677	79,338
GRASS-N/A	8	95.21	98.40	97.30	16.66	101.13	72.15	125.37	72.15 to 125.37	123,701	120,360
IRRGTD	23	73.94	78.83	75.28	15.56	104.72	49.87	125.67	70.37 to 85.89	254,021	191,217
IRRGTD-N/A	4	86.42	87.53	88.26	17.70	99.17	63.51	113.76	N/A	252,566	222,925
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	6	91.31	91.82	98.99	28.90	92.76	36.30	152.02	36.30 to 152.02	79,100	78,299
GRASS	23	77.52	81.02	77.51	19.17	104.54	37.89	125.37	67.60 to 89.91	120,367	93,292
GRASS-N/A	1	72.15	72.15	72.15			72.15	72.15	N/A	120,000	86,580
IRRGTD	27	75.85	80.12	77.19	16.50	103.79	49.87	125.67	70.37 to 87.10	253,805	195,914
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	75.59	75.59	75.59			75.59	75.59	N/A	8,050	6,085
Total \$											
1 TO 9999	1	75.59	75.59	75.59			75.59	75.59	N/A	8,050	6,085
10000 TO 29999	2	66.39	66.39	79.39	45.33	83.63	36.30	96.49	N/A	17,600	13,972
30000 TO 59999	6	88.67	99.10	102.39	27.94	96.79	67.60	152.02	67.60 to 152.02	49,095	50,267
60000 TO 99999	8	79.09	82.73	82.46	11.96	100.34	62.14	113.23	62.14 to 113.23	79,913	65,893
100000 TO 149999	13	89.62	86.63	85.54	18.30	101.28	37.89	125.67	72.15 to 103.10	126,914	108,558
150000 TO 249999	9	69.78	79.24	78.25	21.46	101.28	62.92	119.34	62.92 to 100.50	181,744	142,206
250000 TO 499999	17	73.94	74.86	74.84	12.26	100.03	49.87	113.76	67.04 to 81.05	298,505	223,409
500000 +	1	72.85	72.85	72.85			72.85	72.85	N/A	878,500	639,945
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	179,224	COD:	19.85	MAX Sales Ratio:	152.02			
AVG. Assessed Value:	140,207	PRD:	104.28	MIN Sales Ratio:	36.30			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	36.30	36.30	36.30			36.30	36.30	N/A	10,000	3,630
5000 TO 9999	1	75.59	75.59	75.59			75.59	75.59	N/A	8,050	6,085
Total \$ _____											
1 TO 9999	2	55.95	55.95	53.82	35.11	103.94	36.30	75.59	N/A	9,025	4,857
10000 TO 29999	2	82.04	82.04	79.49	17.61	103.21	67.60	96.49	N/A	30,600	24,325
30000 TO 59999	7	76.01	71.95	66.07	15.62	108.90	37.89	94.24	37.89 to 94.24	70,714	46,722
60000 TO 99999	10	81.82	93.97	87.17	23.50	107.80	67.00	152.02	72.15 to 125.37	93,088	81,146
100000 TO 149999	15	72.58	79.50	75.40	20.84	105.44	49.87	111.83	63.51 to 94.90	157,708	118,907
150000 TO 249999	17	75.87	82.27	78.38	17.19	104.97	58.85	125.67	68.78 to 96.72	254,310	199,317
250000 TO 499999	3	80.96	88.81	85.98	17.32	103.29	71.70	113.76	N/A	381,088	327,656
500000 +	1	72.85	72.85	72.85			72.85	72.85	N/A	878,500	639,945
ALL	57	76.01	81.57	78.23	19.85	104.28	36.30	152.02	72.53 to 83.52	179,224	140,207

2006 Assessment Survey for Franklin County

March 19, 2006

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:
1
2. Appraiser(s) on staff:
0
3. Other full-time employees:
(Does not include anyone counted in 1 and 2 above)
1
4. Other part-time employees:
(Does not include anyone counted in 1 through 3 above)
0
5. Number of shared employees:
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
0
6. Assessor's requested budget for current fiscal year: **\$82,439**
(This would be the "total budget" for the assessor's office)
 - a. Does this include employee benefits?
No
7. Part of the budget that is dedicated to the computer system: **\$0**
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)

No funds for the computer come out of the Assessor's Budget, the computer is separately budgeted for out of the General County Fund
8. Adopted budget, or granted budget if different from above: **\$82,439**
 - a. Does this amount include employee benefits?
No
9. Amount of total budget set aside for appraisal work: \$
10. Amount of the total budget set aside for education/workshops: **\$1,000**
11. Appraisal/Reappraisal budget, if not part of the total budget: **\$42,100**
12. Other miscellaneous funds: **0**

(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget **\$82,439**

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

Yes, \$10,000.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

Assessor, staff and contract appraiser, Jerry Knoche

2. Valuation done by:

Assessor, staff and contract appraiser, Jerry Knoche

3. Date of last appraisal: ¹

1999 – total remeasurement, drove every parcel-street and alley, 2004 – New repricing

4. Date of last “update”: ²

2005

5. Pickup work done by: ³

Assessor, staff and contract appraiser, Jerry Knoche

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	12	15	75	102

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

9/03

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

2/2005

8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴

Sometime in the mid to late 90's

9. Number of market areas/neighborhoods for this property class:
8, Franklin & the small towns are separate and rural residential

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

By Location

C. Commercial/Industrial Appraisal Information

1. Data collection done by:
Assessor, staff and contract appraiser, Jerry Knoche

2. Valuation done by:
Assessor, staff and contract appraiser, Jerry Knoche

3. Date of last appraisal: ¹
2000 by Great Plains, they went door to door

4. Date of last “update”: ²
2005, annually updated

5. Pickup work done by whom: ³
Assessor, staff and contract appraiser, Jerry Knoche

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	1	5	10	16

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

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?
Did in 2004 for the 2005 assessment year

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵

Partial in 2000, elevators and motels

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

2000

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

8

11. How are these defined?

By Location

D. Agricultural Appraisal Information

1. Data collection done by:

Assessor, staff and contract appraiser, Jerry Knoche

2. Valuation done by:

Assessor and contract appraiser, Jerry Knoche

3. Date of last appraisal: ¹

1995, new pictures in 2005

4. Date of last "update": ²

2005

5. Pickup work done by whom: ³

Assessor, staff and contract appraiser, Jerry Knoche

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	15	20	65	100

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

The assessor remembers doing an income approach to agland sometime in the mid 1980's.

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

Not applicable

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

1974

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

In 2004 for assessment year 2005

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

b. By whom?
Assessor and office staff

c. What proportion is complete / implemented at this time?
100%

10. Number of market areas/neighborhoods for this property class:
2

11. How are these defined? (*By location, topography, etc.*)
geographic characteristics, the market areas are divided by the irrigation canal and the influence of water availability

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

No applications for special valuation have been filed in Franklin County and the assessor has not implemented any special valuation for agricultural land

E. Computer, Automation Information and GIS

1. Administrative software:
MIPS, Inc.

2. CAMA software:
Microsolve

3. Cadastral maps or GIS software:
Both cadastral maps and GIS Workshop

a. Who maintains the Cadastral Maps?
Assessor

b. Who maintains the GIS software and maps?
GIS Workshop

4. Personal Property software:
MIPS

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?

Franklin

c. When was zoning implemented?

July 1, 2001

G. Contracted Services

1. Appraisal Services

Jerry Knoche

2. Other Services

GIS Workshop

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

II. Assessment Actions

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

Residential –

The assessor and her staff drove all the little towns and the town of Franklin, comparing cards to the property to ensure accuracy in their listing. In the spring of 2005 new pictures were taken of all rural farm residential properties.

All sales were verified for usability and all pick up work was completed timely.

Commercial –

New pictures were taken of all Commercial properties. All commercial properties were driven by to check the accuracy of the information on the cards.

All sales were verified for usability and all pick up work was completed timely.

Agricultural –

All sales were verified for usability and all pick up work was completed timely.

Other

A qualified record book is kept current for the use by appraisers and the general public for Ag, Residential and Commercial sales

The assessor also reviewed rosters for accuracy

Endnotes:

¹ Appraisal is defined by Regulation 50-001.02 as, “Appraisal shall mean a written opinion of value of real property. An appraisal shall set forth an opinion of value of an adequately described property, as of a specified date, and shall be supported by an analysis of relevant data. For the purposes of property taxation, appraisal, reappraisal, and mass appraisal are interchangeable terms; except, reappraisal may mean a subsequent or second appraisal needed to correct an error in an appraisal.” Also, per 50-001.03, “Appraisal process shall mean a systematic analysis of the factors that affect the value of real property...it shall include the grouping of similar properties so that all properties within a class or subclass are collectively examined and valued.”

² Appraisal update is defined by Regulation 50-001.05 as, “Appraisal update shall mean an appraisal in which all or part of the data collection process is determined to be unnecessary (a limited appraisal) but there is a need to adjust values on all of the properties within a defined class or subclass. This includes, but is not limited to a recalibration of a market model or cost model involving implementation of more current cost data or adjustments to value by a percentage, and applied uniformly to all property within a defined class or subclass of property.”

³ Pickup work is defined by Regulation 50-001.06 as, “the collection of specific data relating to new construction, remodeling, additions, alterations, and removals of existing buildings or structures...”

⁴ Regulation 50-001.16 defines sales comparison approach “shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised.”

⁵ Regulation 50-001.15 “Income Approach shall mean the approach to value that converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. Anticipated future income and/or reversions are discounted to a present worth figure through the capitalization process.”

County 31 - Franklin

Total Real Property Value (Sum Lines 17, 25, & 30)	Records	4,720	Value	338,748,917	Total Growth (Sum 17, 25, & 41)	1,517,910
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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	393	522,030	0	0	0	0	393	522,030	
2. Res Improv Land	1,288	2,589,625	0	0	5	38,430	1,293	2,628,055	
3. Res Improvements	1,295	36,352,325	0	0	17	326,520	1,312	36,678,845	
4. Res Total	1,688	39,463,980	0	0	17	364,950	1,705	39,828,930	545,680
% of Total	99.00	99.08	0.00	0.00	0.99	0.91	36.12	11.75	35.94
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	1	140,910	1	140,910	
7. Rec Improvements	0	0	0	0	1	29,100	1	29,100	
8. Rec Total	0	0	0	0	1	170,010	1	170,010	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.02	0.05	0.00
Res+Rec Total	1,688	39,463,980	0	0	18	534,960	1,706	39,998,940	545,680
% of Total	98.94	98.66	0.00	0.00	1.05	1.33	36.14	11.80	35.94

County 31 - Franklin

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,720	Value 338,748,917	Total Growth 1,517,910 (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	89	121,070	0	0	17	33,120	106	154,190	
10. Comm Improv Land	210	444,120	0	0	16	74,500	226	518,620	
11. Comm Improvements	228	9,856,895	0	0	18	2,157,545	246	12,014,440	
12. Comm Total	317	10,422,085	0	0	35	2,265,165	352	12,687,250	935,500
% of Total	90.05	82.14	0.00	0.00	9.94	17.85	7.45	3.74	61.63
13. Ind UnImp Land	3	10,630	0	0	0	0	3	10,630	
14. Ind Improv Land	7	33,040	0	0	0	0	7	33,040	
15. Ind Improvements	7	122,760	0	0	0	0	7	122,760	
16. Ind Total	10	166,430	0	0	0	0	10	166,430	0
% of Total	***	***	0.00	0.00	0.00	0.00	0.21	0.04	0.00
Comm+Ind Total	327	10,588,515	0	0	35	2,265,165	10	166,430	0
% of Total	90.33	82.37	0.00	0.00	9.66	17.62	7.66	3.79	61.63
17. Taxable Total	2,015	50,052,495	0	0	53	2,800,125	2,068	52,852,620	1,481,180
% of Total	97.43	94.70	0.00	0.00	2.56	1.01	43.81	15.60	97

County 31 - Franklin

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	264	0	304	568

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	17	246,050	0	0	1,822	170,643,140	1,839	170,889,190
28. Ag-Improved Land	6	48,145	0	0	759	82,152,235	765	82,200,380
29. Ag-Improvements	3	65,005	0	0	810	32,741,722	813	32,806,727
30. Ag-Total Taxable							2,652	285,896,297

County 31 - Franklin

2006 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	2	2.000	4,240	0	0.000	0	
33. HomeSite Improvements	1		23,605	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	2	2.340	1,175	0	0.000	0	
37. FarmSite Improv	3		41,400	0		0	
38. FarmSite Total							
39. Road & Ditches		9.620			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	4	3.430	10,075	4	3.430	10,075	
32. HomeSite Improv Land	652	643.750	4,221,400	654	645.750	4,225,640	
33. HomeSite Improvements	534		21,797,114	535		21,820,719	0
34. HomeSite Total				539	649.180	26,056,434	
35. FarmSite UnImp Land	12	22.530	12,845	12	22.530	12,845	
36. FarmSite Impr Land	619	2,425.660	1,448,115	621	2,428.000	1,449,290	
37. FarmSite Improv	747		10,944,608	750		10,986,008	36,730
38. FarmSite Total				762	2,450.530	12,448,143	
39. Road & Ditches		7,290.340			7,299.960		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,301	10,399.670	38,504,577	36,730

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 31 - Franklin

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,913.800	4,021,070	2,913.800	4,021,070
46. 1A	40.000	48,000	0.000	0	4,591.570	5,509,855	4,631.570	5,557,855
47. 2A1	0.000	0	0.000	0	3,549.020	4,152,340	3,549.020	4,152,340
48. 2A	0.000	0	0.000	0	2,834.430	3,202,930	2,834.430	3,202,930
49. 3A1	0.000	0	0.000	0	635.560	521,165	635.560	521,165
50. 3A	0.000	0	0.000	0	931.070	754,175	931.070	754,175
51. 4A1	4.000	3,240	0.000	0	589.070	477,150	593.070	480,390
52. 4A	0.000	0	0.000	0	661.350	469,565	661.350	469,565
53. Total	44.000	51,240	0.000	0	16,705.870	19,108,250	16,749.870	19,159,490
Dryland:								
54. 1D1	0.000	0	0.000	0	623.610	495,795	623.610	495,795
55. 1D	3.000	2,370	0.000	0	6,878.120	5,433,740	6,881.120	5,436,110
56. 2D1	7.690	5,805	0.000	0	1,347.660	1,017,500	1,355.350	1,023,305
57. 2D	0.000	0	0.000	0	998.290	579,010	998.290	579,010
58. 3D1	0.000	0	0.000	0	235.890	125,020	235.890	125,020
59. 3D	0.000	0	0.000	0	524.880	207,335	524.880	207,335
60. 4D1	9.760	3,805	0.000	0	4,281.210	1,669,700	4,290.970	1,673,505
61. 4D	7.220	2,525	0.000	0	2,873.220	1,005,730	2,880.440	1,008,255
62. Total	27.670	14,505	0.000	0	17,762.880	10,533,830	17,790.550	10,548,335
Grass:								
63. 1G1	0.000	0	0.000	0	294.730	143,285	294.730	143,285
64. 1G	0.000	0	0.000	0	4,936.580	2,247,335	4,936.580	2,247,335
65. 2G1	0.000	0	0.000	0	988.840	410,665	988.840	410,665
66. 2G	0.000	0	0.000	0	2,745.360	1,059,490	2,745.360	1,059,490
67. 3G1	0.000	0	0.000	0	84.750	31,790	84.750	31,790
68. 3G	0.000	0	0.000	0	263.970	101,325	263.970	101,325
69. 4G1	0.000	0	0.000	0	22,502.420	7,763,325	22,502.420	7,763,325
70. 4G	0.000	0	0.000	0	44,821.160	14,343,580	44,821.160	14,343,580
71. Total	0.000	0	0.000	0	76,637.810	26,100,795	76,637.810	26,100,795
72. Waste	6.000	300	0.000	0	3,128.080	156,480	3,134.080	156,780
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	6.650		0.000		2,431.330		2,437.980	
75. Total	77.670	66,045	0.000	0	114,234.640	55,899,355	114,312.310	55,965,400

County 31 - Franklin

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	843.490	1,265,235	843.490	1,265,235
46. 1A	89.500	134,265	0.000	0	63,638.760	95,458,230	63,728.260	95,592,495
47. 2A1	13.730	17,640	0.000	0	2,354.420	3,025,485	2,368.150	3,043,125
48. 2A	1.460	1,820	0.000	0	4,657.220	5,798,240	4,658.680	5,800,060
49. 3A1	0.000	0	0.000	0	718.090	646,295	718.090	646,295
50. 3A	0.000	0	0.000	0	14.250	12,685	14.250	12,685
51. 4A1	0.000	0	0.000	0	7,370.250	6,559,625	7,370.250	6,559,625
52. 4A	0.000	0	0.000	0	12,133.530	9,464,210	12,133.530	9,464,210
53. Total	104.690	153,725	0.000	0	91,730.010	122,230,005	91,834.700	122,383,730
Dryland:								
54. 1D1	0.000	0	0.000	0	162.150	148,375	162.150	148,375
55. 1D	42.460	38,855	0.000	0	31,365.850	28,699,770	31,408.310	28,738,625
56. 2D1	0.000	0	0.000	0	1,160.210	875,995	1,160.210	875,995
57. 2D	32.630	18,925	0.000	0	3,264.890	1,893,665	3,297.520	1,912,590
58. 3D1	0.000	0	0.000	0	430.910	228,375	430.910	228,375
59. 3D	0.000	0	0.000	0	49.350	21,220	49.350	21,220
60. 4D1	0.000	0	0.000	0	5,031.020	2,163,405	5,031.020	2,163,405
61. 4D	0.000	0	0.000	0	4,615.390	1,776,965	4,615.390	1,776,965
62. Total	75.090	57,780	0.000	0	46,079.770	35,807,770	46,154.860	35,865,550
Grass:								
63. 1G1	0.000	0	0.000	0	28.300	13,580	28.300	13,580
64. 1G	10.790	4,910	0.000	0	9,058.880	4,167,615	9,069.670	4,172,525
65. 2G1	0.000	0	0.000	0	1,661.560	693,240	1,661.560	693,240
66. 2G	16.320	6,285	0.000	0	2,927.070	1,132,260	2,943.390	1,138,545
67. 3G1	0.000	0	0.000	0	222.260	84,380	222.260	84,380
68. 3G	0.000	0	0.000	0	181.430	62,600	181.430	62,600
69. 4G1	0.000	0	0.000	0	20,518.000	7,069,325	20,518.000	7,069,325
70. 4G	0.000	0	0.000	0	61,838.560	19,852,290	61,838.560	19,852,290
71. Total	27.110	11,195	0.000	0	96,436.060	33,075,290	96,463.170	33,086,485
72. Waste	0.650	35	0.000	0	1,809.170	90,520	1,809.820	90,555
73. Other	5.210	0	0.000	0	0.000	0	5.210	0
74. Exempt	11.500		0.000		1,890.150		1,901.650	
75. Total	212.750	222,735	0.000	0	236,055.010	191,203,585	236,267.760	191,426,320

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	148.690	204,965	0.000	0	108,435.880	141,338,255	108,584.570	141,543,220
77.Dry Land	102.760	72,285	0.000	0	63,842.650	46,341,600	63,945.410	46,413,885
78.Grass	27.110	11,195	0.000	0	173,073.870	59,176,085	173,100.980	59,187,280
79.Waste	6.650	335	0.000	0	4,937.250	247,000	4,943.900	247,335
80.Other	5.210	0	0.000	0	0.000	0	5.210	0
81.Exempt	18.150	0	0.000	0	4,321.480	0	4,339.630	0
82.Total	290.420	288,780	0.000	0	350,289.650	247,102,940	350,580.070	247,391,720

2006 Agricultural Land Detail

County 31 - Franklin

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,913.800	17.40%	4,021,070	20.99%	1,380.008
1A	4,631.570	27.65%	5,557,855	29.01%	1,199.993
2A1	3,549.020	21.19%	4,152,340	21.67%	1,169.996
2A	2,834.430	16.92%	3,202,930	16.72%	1,130.008
3A1	635.560	3.79%	521,165	2.72%	820.009
3A	931.070	5.56%	754,175	3.94%	810.008
4A1	593.070	3.54%	480,390	2.51%	810.005
4A	661.350	3.95%	469,565	2.45%	710.009
Irrigated Total	16,749.870	100.00%	19,159,490	100.00%	1,143.859

Dry:

1D1	623.610	3.51%	495,795	4.70%	795.040
1D	6,881.120	38.68%	5,436,110	51.54%	790.003
2D1	1,355.350	7.62%	1,023,305	9.70%	755.011
2D	998.290	5.61%	579,010	5.49%	580.001
3D1	235.890	1.33%	125,020	1.19%	529.992
3D	524.880	2.95%	207,335	1.97%	395.014
4D1	4,290.970	24.12%	1,673,505	15.87%	390.006
4D	2,880.440	16.19%	1,008,255	9.56%	350.035
Dry Total	17,790.550	100.00%	10,548,335	100.00%	592.917

Grass:

1G1	294.730	0.38%	143,285	0.55%	486.156
1G	4,936.580	6.44%	2,247,335	8.61%	455.241
2G1	988.840	1.29%	410,665	1.57%	415.299
2G	2,745.360	3.58%	1,059,490	4.06%	385.920
3G1	84.750	0.11%	31,790	0.12%	375.103
3G	263.970	0.34%	101,325	0.39%	383.850
4G1	22,502.420	29.36%	7,763,325	29.74%	344.999
4G	44,821.160	58.48%	14,343,580	54.95%	320.018
Grass Total	76,637.810	100.00%	26,100,795	100.00%	340.573

Irrigated Total	16,749.870	14.65%	19,159,490	34.23%	1,143.859
Dry Total	17,790.550	15.56%	10,548,335	18.85%	592.917
Grass Total	76,637.810	67.04%	26,100,795	46.64%	340.573
Waste	3,134.080	2.74%	156,780	0.28%	50.024
Other	0.000	0.00%	0	0.00%	0.000
Exempt	2,437.980	2.13%			
Market Area Total	114,312.310	100.00%	55,965,400	100.00%	489.583

As Related to the County as a Whole

Irrigated Total	16,749.870	15.43%	19,159,490	13.54%	
Dry Total	17,790.550	27.82%	10,548,335	22.73%	
Grass Total	76,637.810	44.27%	26,100,795	44.10%	
Waste	3,134.080	63.39%	156,780	63.39%	
Other	0.000	0.00%	0	0.00%	
Exempt	2,437.980	56.18%			
Market Area Total	114,312.310	32.61%	55,965,400	22.62%	

2006 Agricultural Land Detail

County 31 - Franklin

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	843.490	0.92%	1,265,235	1.03%	1,500.000
1A	63,728.260	69.39%	95,592,495	78.11%	1,500.001
2A1	2,368.150	2.58%	3,043,125	2.49%	1,285.022
2A	4,658.680	5.07%	5,800,060	4.74%	1,245.000
3A1	718.090	0.78%	646,295	0.53%	900.019
3A	14.250	0.02%	12,685	0.01%	890.175
4A1	7,370.250	8.03%	6,559,625	5.36%	890.013
4A	12,133.530	13.21%	9,464,210	7.73%	780.004
Irrigated Total	91,834.700	100.00%	122,383,730	100.00%	1,332.652

Dry:

1D1	162.150	0.35%	148,375	0.41%	915.047
1D	31,408.310	68.05%	28,738,625	80.13%	915.000
2D1	1,160.210	2.51%	875,995	2.44%	755.031
2D	3,297.520	7.14%	1,912,590	5.33%	580.008
3D1	430.910	0.93%	228,375	0.64%	529.983
3D	49.350	0.11%	21,220	0.06%	429.989
4D1	5,031.020	10.90%	2,163,405	6.03%	430.013
4D	4,615.390	10.00%	1,776,965	4.95%	385.008
Dry Total	46,154.860	100.00%	35,865,550	100.00%	777.069

Grass:

1G1	28.300	0.03%	13,580	0.04%	479.858
1G	9,069.670	9.40%	4,172,525	12.61%	460.052
2G1	1,661.560	1.72%	693,240	2.10%	417.222
2G	2,943.390	3.05%	1,138,545	3.44%	386.814
3G1	222.260	0.23%	84,380	0.26%	379.645
3G	181.430	0.19%	62,600	0.19%	345.036
4G1	20,518.000	21.27%	7,069,325	21.37%	344.542
4G	61,838.560	64.11%	19,852,290	60.00%	321.034
Grass Total	96,463.170	100.00%	33,086,485	100.00%	342.996

Irrigated Total	91,834.700	38.87%	122,383,730	63.93%	1,332.652
Dry Total	46,154.860	19.53%	35,865,550	18.74%	777.069
Grass Total	96,463.170	40.83%	33,086,485	17.28%	342.996
Waste	1,809.820	0.77%	90,555	0.05%	50.035
Other	5.210	0.00%	0	0.00%	0.000
Exempt	1,901.650	0.80%			
Market Area Total	236,267.760	100.00%	191,426,320	100.00%	810.209

As Related to the County as a Whole

Irrigated Total	91,834.700	84.57%	122,383,730	86.46%	
Dry Total	46,154.860	72.18%	35,865,550	77.27%	
Grass Total	96,463.170	55.73%	33,086,485	55.90%	
Waste	1,809.820	36.61%	90,555	36.61%	
Other	5.210	100.00%	0	0.00%	
Exempt	1,901.650	43.82%			
Market Area Total	236,267.760	67.39%	191,426,320	77.38%	

2006 Agricultural Land Detail

County 31 - Franklin

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	148.690	204,965	0.000	0	108,435.880	141,338,255
Dry	102.760	72,285	0.000	0	63,842.650	46,341,600
Grass	27.110	11,195	0.000	0	173,073.870	59,176,085
Waste	6.650	335	0.000	0	4,937.250	247,000
Other	5.210	0	0.000	0	0.000	0
Exempt	18.150	0	0.000	0	4,321.480	0
Total	290.420	288,780	0.000	0	350,289.650	247,102,940

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	108,584.570	141,543,220	108,584.570	30.97%	141,543,220	57.21%	1,303.529
Dry	63,945.410	46,413,885	63,945.410	18.24%	46,413,885	18.76%	725.836
Grass	173,100.980	59,187,280	173,100.980	49.38%	59,187,280	23.92%	341.923
Waste	4,943.900	247,335	4,943.900	1.41%	247,335	0.10%	50.028
Other	5.210	0	5.210	0.00%	0	0.00%	0.000
Exempt	4,339.630	0	4,339.630	1.24%	0	0.00%	0.000
Total	350,580.070	247,391,720	350,580.070	100.00%	247,391,720	100.00%	705.663

* Department of Property Assessment & Taxation Calculates

**2005 Plan of Assessment for Franklin County
Assessment Years 2006, 2007, and 2008
Date: June 15, 2005**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Franklin County:

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

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value</u>
<u>Base</u>			
Residential	1,710	36%	12%
Commercial	355	8%	3%
Industrial	10		0.5%
Recreational	1		0.5%
Agricultural	2,647	56%	84%
Special Value			

Agricultural land – taxable acres 350,558

Other pertinent facts: 85% of Franklin County is agricultural and of that 31% Irrigated, 18% Dry, 49% Pasture, 1% Waste, 12% Residential, 3% Commercial, Industrial, and Recreational, 1% Exempt.

New Property: For assessment year 2005, and estimated **75** building permits and /or information statements were filed for new property construction/additions in the county.

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

Current Resources:

- A. Staffing consists of a Deputy and a Clerk. The Assessor and Deputy take the training that is necessary to keep their certificates current. The budget for 2004-2005 was \$84,433.
- B. The cadastral maps were flown in the fall of 1984. Ownership and splits are kept current. The maps are very worn. In 2000 we purchased a GIS program for the all property in the county. In 2004 a CD was purchased from the FSA office to check the land usage on the GIS program.
- C. The property record cards are color coded for Agricultural, Residential, Commercial, Improvements on Leased Land and Exempt. The cards that have Residential, Commercial, Industrial, or Agricultural improvements have a CAMA pricing sheet, current photo, and a sketch of the house or business. All rural cards have a print-out showing the number of acres, land use and current value per acre, improvement values and the prior year value; they also have an outbuilding printout that shows the building dimensions, depreciation and value.
- D. The software for pricing the improvements is Microsolve. The Assessment Administration programming is from MIPS. GIS Workshop provides the programming and support for our GIS system.
- E. We have no Web site for property record information access.

Current Assessment Procedures for Real Property

- A. The real restate transfers are photo copied as they are brought in from the Clerk's office to make a sales book that is available to the public. From the information on the real estate transfer statements the name on the real estate card, the counter book, the cadastral maps and the rolodex file are all changed and a sheet for the sales book is made. Building permits are received from the zoning manager and from the towns that have building permit ordinances. All sales are reviewed.
- B. Drive by reviews of the residential properties in town will be done on an annual basis. New photos will be taken every two years, or as the property is altered.
- C. Assessment sales ratio studies are done annually with new sales added, and old sales deleted.
- D. The market approach and the cost approach are used mainly for our residential properties; all three approaches are used on the commercial. Our information to determine value is arrayed by age, quality, size, location, condition and the amenities to the property. Land valuation studies are done by land usage. Sales are plotted by township and usage to determine market areas
- E. Reconciliation of final value and documentation is done by doing a ratio study using the sales in the sales file.
- F. Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Franklin County is in compliance to state statutes.
- G. Notices of valuation are mailed to every real estate owner each year. One page notices showing land use, number of acres and current value per acre are mailed to each rural land owner.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98.71%	5.92%	101.58%
Commercial	97.63%	7.11%	96.26%
Agricultural Land	78.05%	18.05%	102.22%
Special Value Agland			

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

Assessment Actions Planned for the Assessment Year 2006:

1. Residential properties will be reviewed and any new information discovered will be added or deleted from the property.
2. Commercial properties will be reviewed and updated as necessary.
3. Ag Land use will be checked using the information available from the FAS and NRD offices.
4. An inventory of Ag improvements will be started in the fall of 2005 with photos being taken as the sites are inventoried.

Assessment Action Planned for the Assessment Year 2007:

Residential properties will be reviewed and any new information discovered will be added to or deleted from the property. New pictures of the residential properties will be taken.

Commercial properties will be reviewed and updated as necessary. New pictures will be taken.

Ag Land use will be checked using the information available from the FSA and NRD offices.

There will be an ongoing inventory of the Ag buildings. New pictures will be taken as the farm sites are inventoried.

Assessment Action Planned for the Assessment Year 2008:

Residential properties will be reviewed and any new information discovered will be added to or deleted from the property.

Commercial properties will be reviewed and updated as necessary.

Ag Land use will be checked using the information available from the FSA and NRD offices.

The inventory of all Ag buildings and residences will be completed.

Other functions performed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping updates, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Land & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 830 schedules; prepare subsequent notices of incomplete filings or failure to file and penalties applied as required. **Postcard notices are mailed to all persons or businesses filing schedules in the previous year**
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. **Applications are mailed to those that have an application on file.**

5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 250 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance. **Pre printed forms are mailed to the previous years applicants.**
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization – attends county board of equalization meetings for valuation protests – assemble and provide information.
12. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation
13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education: Assessor and /or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

A request for \$82,439 for the Assessor’s office and \$47,100 for the Appraisal Fund was submitted to the Franklin County Board Supervisors for approval for the 2005-2006 budget year.

The Franklin County Assessor’s office will work to maintain an efficient and professional office.

Respectfully submitted:

Assessor Signature: _____ Date: _____

Ruth Jackson

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
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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
 - $TotAssdValue/Count$

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.
 - $(ratio\ 1 + ratio\ 2)/2$ equals the Median ratio.

Weighted Mean

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

Mean

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

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:

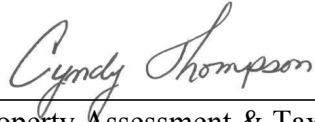
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

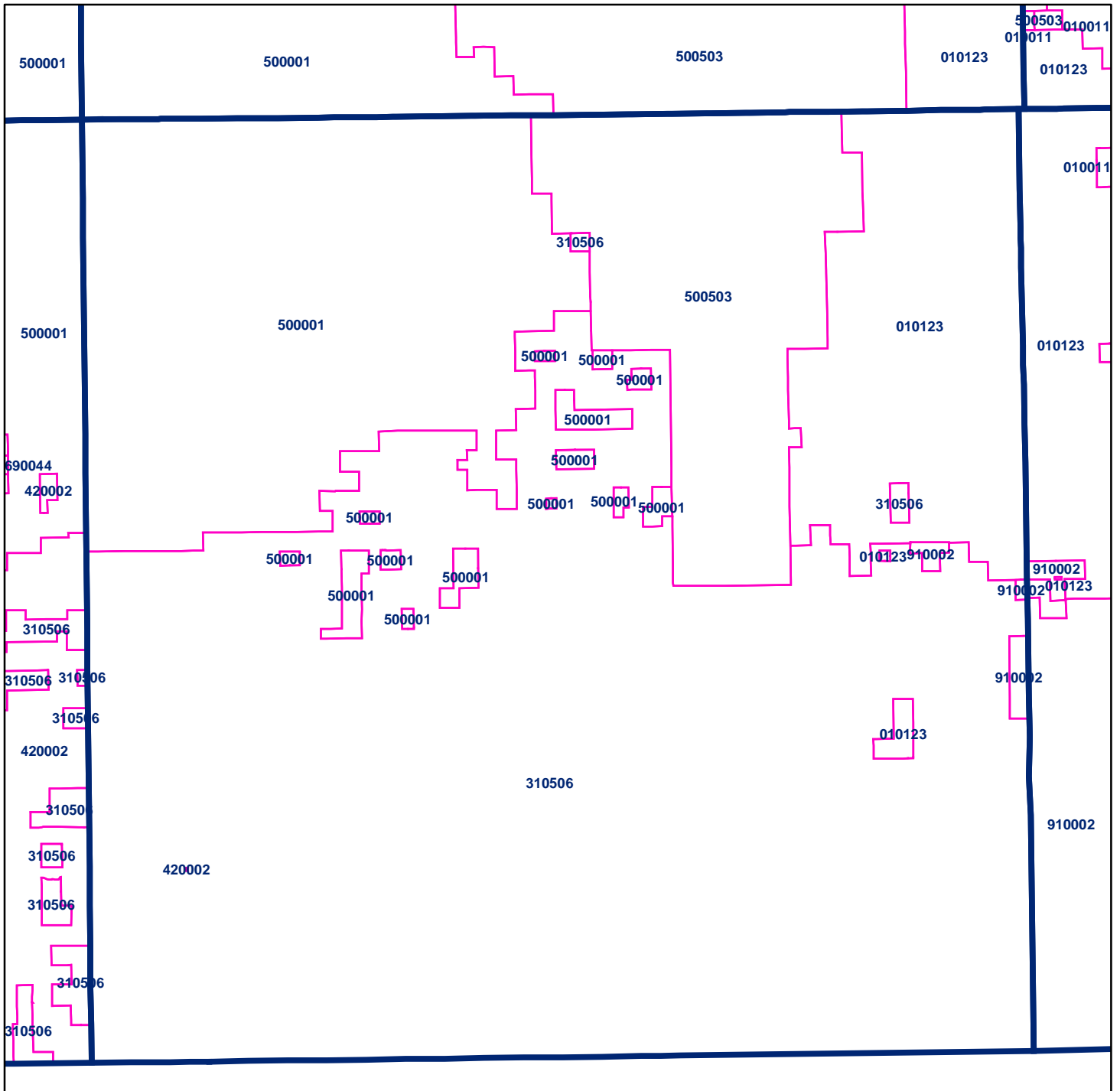
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Franklin County County Assessor, by certified mail, return receipt requested, 7035 1160 0001 1212 8052.

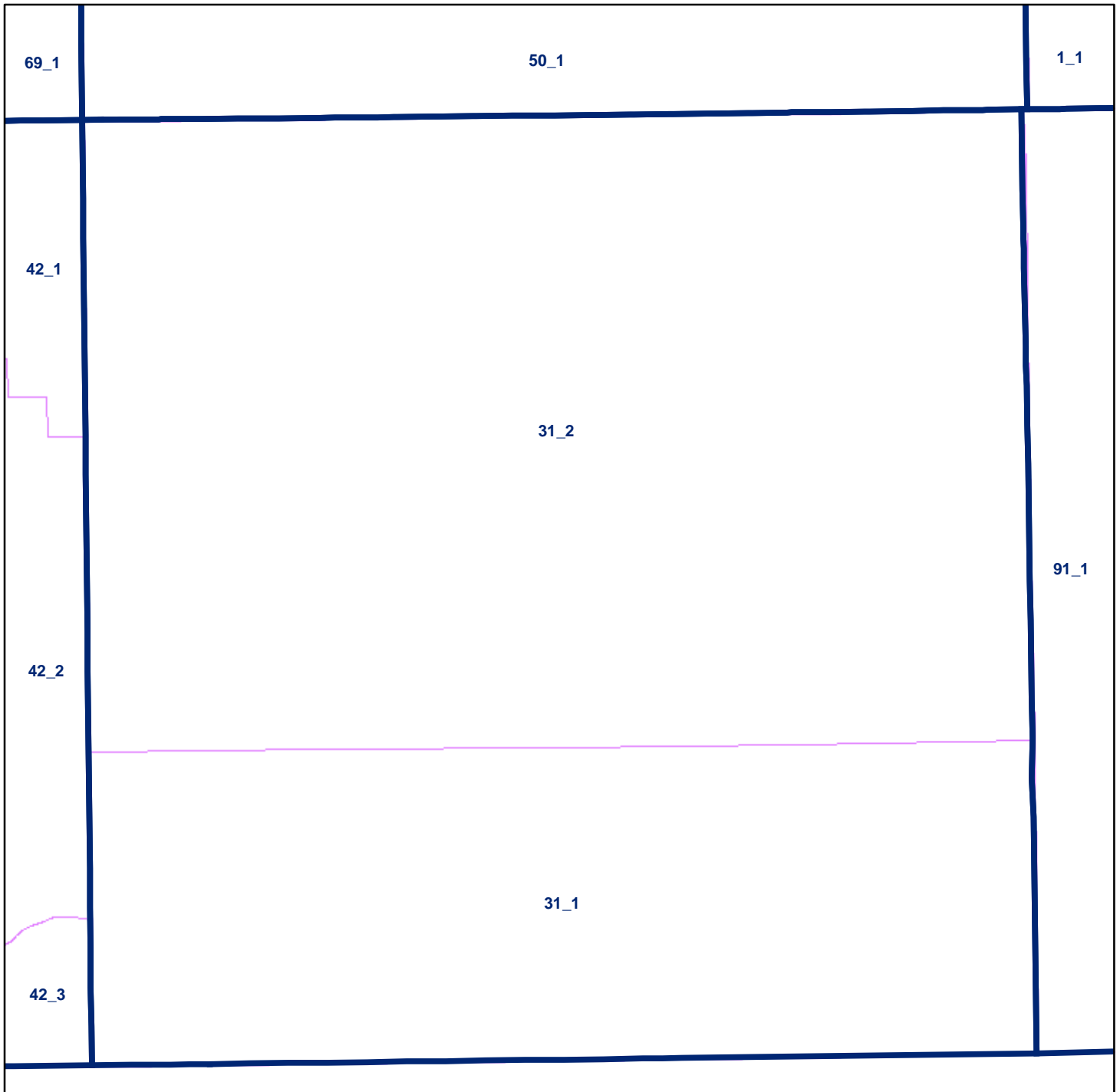
Dated this 10th day of April, 2006.



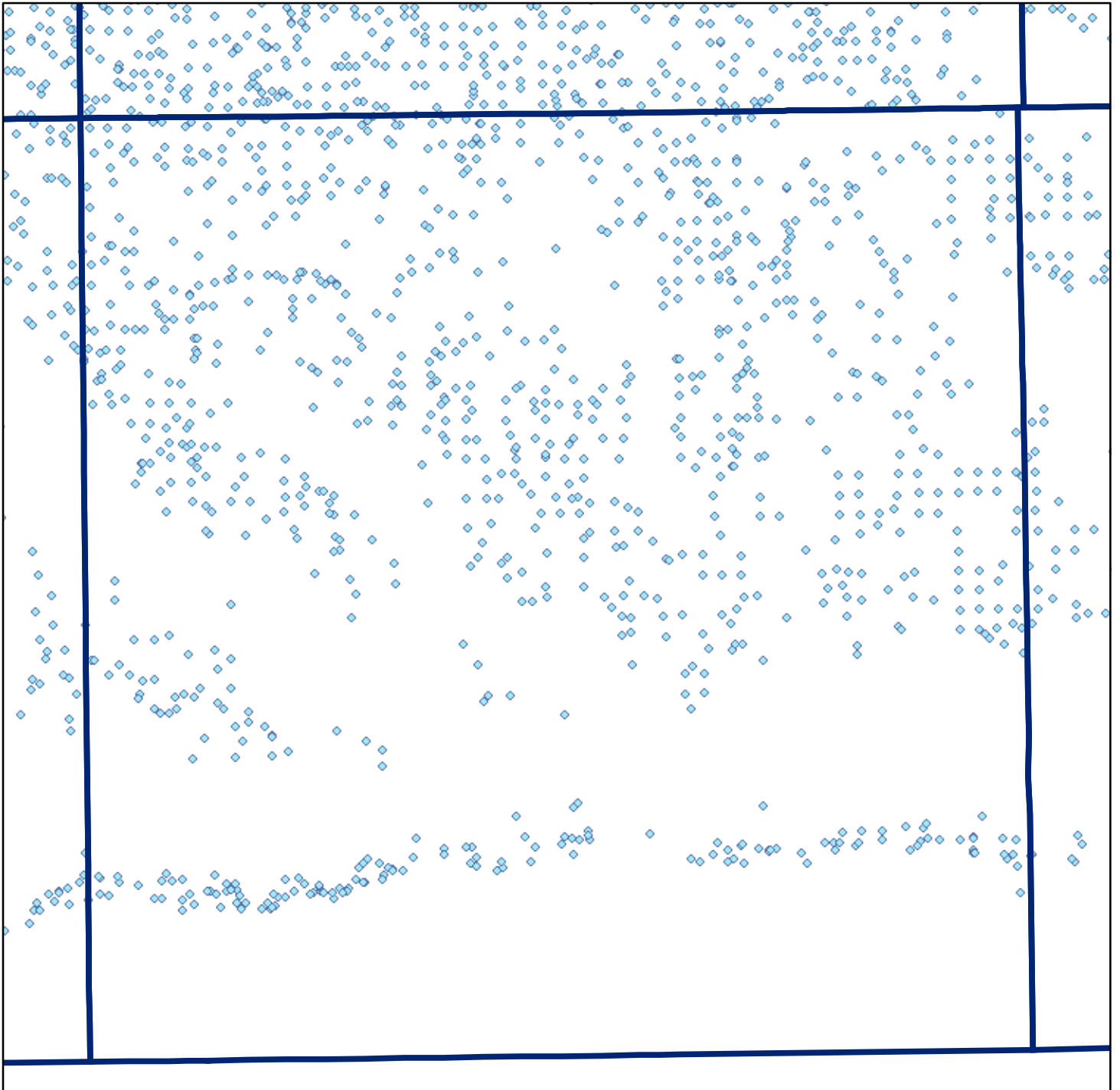
Property Assessment & Taxation



□ School Districts



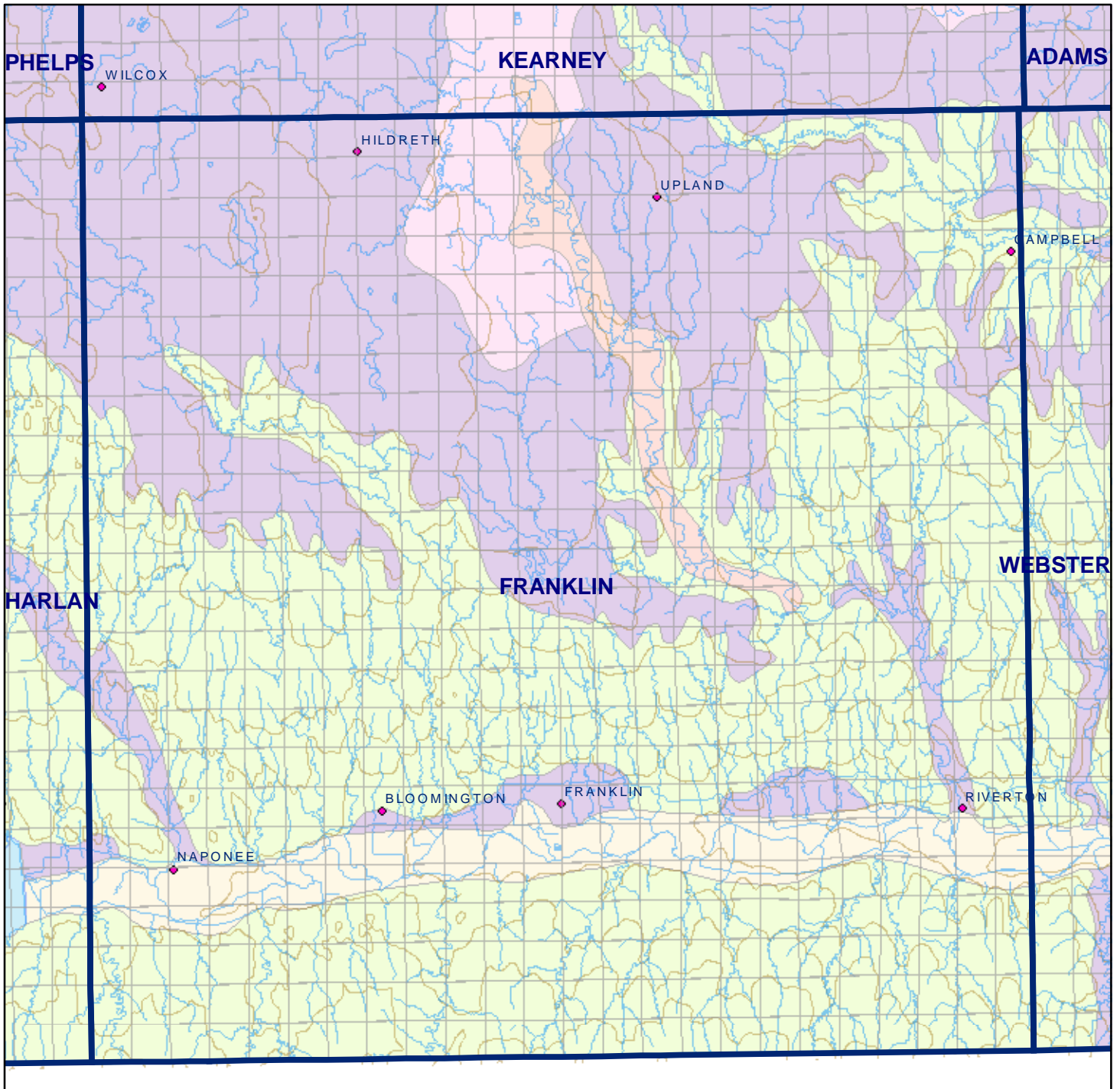
 Market Areas



● Registered Wells > 500 GPM

4017	4015	4013	4011	4009	4007
4119	4121	4123	4125	4127	4129
4257	4255	4253	4251	4249	4247
4359	4361	4363	4365	4367	4369
4503	4501	4499	4497	4495	4493

 Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

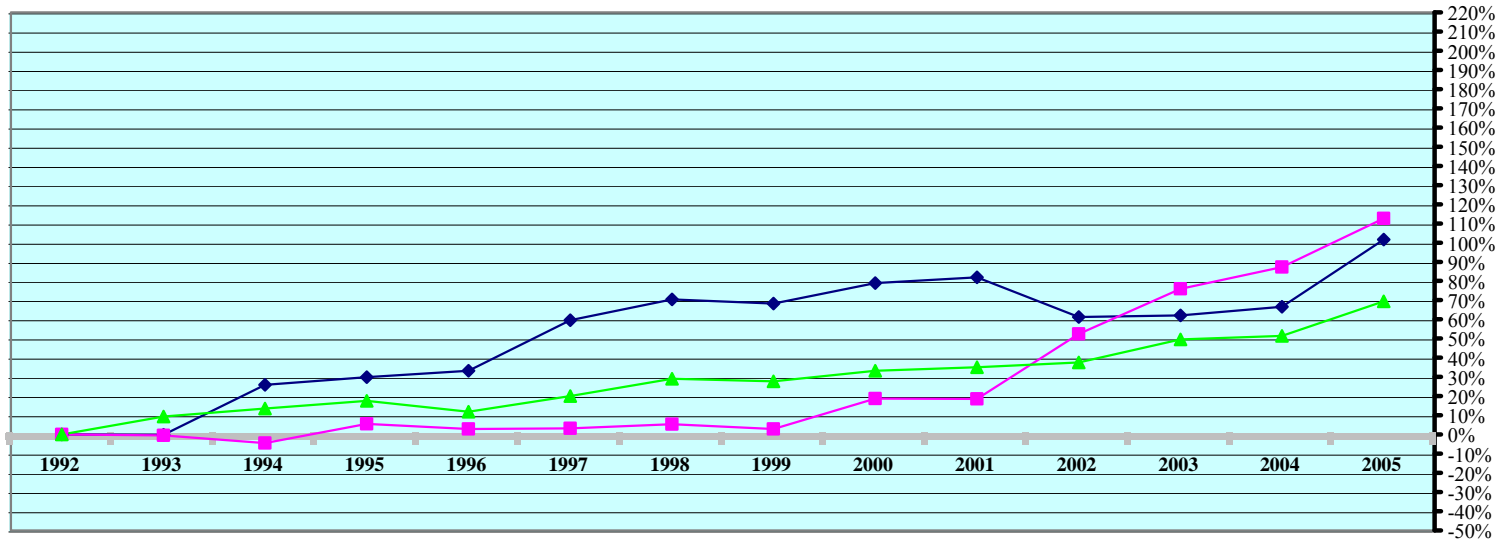
- 0 - Lakes and Ponds
- 1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
- 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

Franklin County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005

◆ ResRec
■ Comm&Indust
▲ Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	19,889,293	--	--	--	5,609,130	--	--	--	144,948,360	--	--	--
1993	19,877,465	-11,828	-0.06%	-0.06%	5,582,740	-26,390	-0.47%	-0.47%	158,422,835	13,474,475	9.30%	9.30%
1994	25,028,940	5,151,475	25.92%	25.84%	5,354,725	-228,015	-4.08%	-4.54%	164,503,110	6,080,275	3.84%	13.49%
1995	25,834,625	805,685	3.22%	29.89%	5,917,795	563,070	10.52%	5.50%	170,458,840	5,955,730	3.62%	17.60%
1996	26,493,895	659,270	2.55%	33.21%	5,773,010	-144,785	-2.45%	2.92%	162,184,430	-8,274,410	-4.85%	11.89%
1997	31,736,285	5,242,390	19.79%	59.56%	5,792,600	19,590	0.34%	3.27%	174,006,915	11,822,485	7.29%	20.05%
1998	33,883,550	2,147,265	6.77%	70.36%	5,907,110	114,510	1.98%	5.31%	187,087,150	13,080,235	7.52%	29.07%
1999	33,458,220	-425,330	-1.26%	68.22%	5,767,970	-139,140	-2.36%	2.83%	185,204,695	-1,882,455	-1.01%	27.77%
2000	35,585,741	2,127,521	6.36%	78.92%	6,655,885	887,915	15.39%	18.66%	193,094,740	7,890,045	4.26%	33.22%
2001	36,179,385	593,644	1.67%	81.90%	6,650,365	-5,520	-0.08%	18.56%	195,786,395	2,691,655	1.39%	35.07%
2002	32,055,195	-4,124,190	-11.40%	61.17%	8,552,515	1,902,150	28.60%	52.47%	199,326,780	3,540,385	1.81%	37.52%
2003	32,221,665	166,470	0.52%	62.01%	9,866,085	1,313,570	15.36%	75.89%	216,823,640	17,496,860	8.78%	49.59%
2004	33,132,877	911,212	2.83%	66.59%	10,503,690	637,605	6.46%	87.26%	219,539,650	2,716,010	1.25%	51.46%
2005	40,081,585	6,948,708	20.97%	101.52%	11,923,190	1,419,500	13.51%	112.57%	245,532,240	25,992,590	11.84%	69.39%

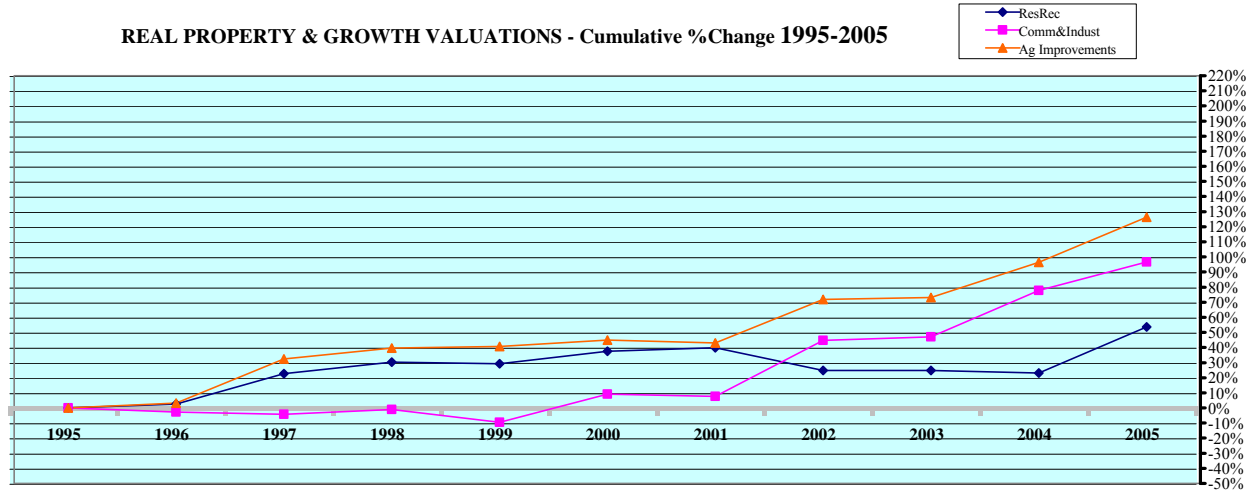
1992-2005 Rate Ann. %chg:
 Resid & Rec. 5.54%
 Comm & Indust 5.97%
 Agland 4.14%

Cnty# 31
County FRANKLIN

FL area 7

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.
 Source: 1992 - 2005 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2006

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	19,889,293	not avail.	--	--	--	--	5,609,130	not avail.	--	--	--	--
1993	19,877,465	not avail.	--	--	--	--	5,582,740	not avail.	--	--	--	--
1994	25,028,940	not avail.	--	--	--	--	5,354,725	not avail.	--	--	--	--
1995	25,834,625	146,305	0.57%	25,688,320	--	--	5,917,795	9,410	0.16%	5,908,385	--	--
1996	26,493,895	129,025	0.49%	26,364,870	2.05%	2.63%	5,773,010	21,700	0.38%	5,751,310	-2.81%	-2.66%
1997	31,736,285	215,060	0.68%	31,521,225	18.98%	22.71%	5,792,600	137,840	2.38%	5,654,760	-2.05%	-4.29%
1998	33,883,550	409,130	1.21%	33,474,420	5.48%	30.31%	5,907,110	63,305	1.07%	5,843,805	0.88%	-1.09%
1999	33,458,220	244,265	0.73%	33,213,955	-1.98%	29.30%	5,767,970	428,165	7.42%	5,339,805	-9.60%	-9.62%
2000	35,585,741	248,950	0.70%	35,336,791	5.61%	37.56%	6,655,885	213,970	3.21%	6,441,915	11.68%	9.03%
2001	36,179,385	237,790	0.66%	35,941,595	1.00%	39.91%	6,650,365	295,840	4.45%	6,354,525	-4.53%	7.55%
2002	32,055,195	0	0.00%	32,055,195	-11.40%	24.79%	8,552,515	0	0.00%	8,552,515	28.60%	44.75%
2003	32,221,665	156,185	0.48%	32,065,480	0.03%	24.83%	9,866,085	1,177,910	11.94%	8,688,175	1.59%	47.05%
2004	33,132,877	1,532,575	4.63%	31,600,302	-1.93%	23.01%	10,503,690	0	0.00%	10,503,690	6.46%	77.78%
2005	40,081,585	621,340	1.55%	39,460,245	19.10%	53.61%	11,923,190	301,020	2.52%	11,622,170	10.65%	96.71%

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

Resid & Rec. **4.39%**

Comm & Indust **7.00%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	18,247,988					
1993	not avail	not avail	18,429,435					
1994	not avail	not avail	16,860,655					
1995	4,323,660	12,770,025	17,093,685	334,545	1.96%	16,759,140	--	--
1996	5,466,810	12,036,575	17,503,385	220,225	1.26%	17,283,160	1.11%	3.13%
1997	10,726,825	11,596,225	22,323,050	124,110	0.56%	22,198,940	26.83%	32.46%
1998	11,922,815	11,916,275	23,839,090	432,920	1.82%	23,406,170	4.85%	39.66%
1999	12,027,715	11,834,865	23,862,580	265,680	1.11%	23,596,900	-1.02%	40.80%
2000	12,457,755	11,983,710	24,441,465	153,065	0.63%	24,288,400	1.78%	44.93%
2001	12,616,730	12,180,551	24,797,281	833,010	3.36%	23,964,271	-1.95%	42.99%
2002	16,596,110	12,211,747	28,807,857	0	0.00%	28,807,857	16.17%	71.89%
2003	17,444,755	11,638,397	29,083,152	51,455	0.18%	29,031,697	0.78%	73.23%
2004	21,025,165	11,884,505	32,909,670	0	0.00%	32,909,670	13.16%	96.37%
2005	25,668,837	12,402,960	38,071,797	128,250	0.34%	37,943,547	15.30%	126.41%

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

Ag Imprvmts **8.51%**

(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

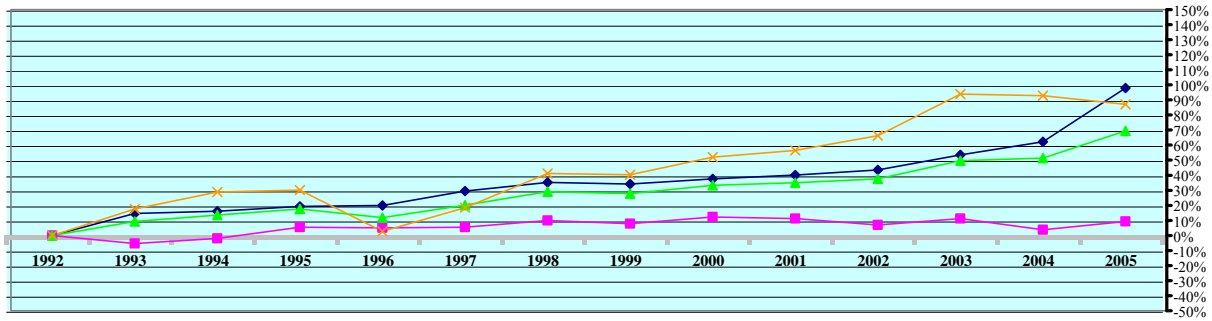
Cnty# **31**
County **FRANKLIN**

FL area **7**

CHART 2

EXHIBIT **31B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	71,337,060	--	--	--	42,690,340	--	--	--	30,713,145	--	--	--
1993	81,759,145	10,422,085	14.61%	14.61%	40,369,680	-2,320,660	-5.44%	-5.44%	36,086,330	5,373,185	17.49%	17.49%
1994	82,867,530	1,108,385	1.36%	16.16%	41,880,340	1,510,660	3.74%	-1.90%	39,549,930	3,463,600	9.60%	28.77%
1995	85,040,535	2,173,005	2.62%	19.21%	44,988,615	3,108,275	7.42%	5.38%	39,965,810	415,880	1.05%	30.13%
1996	85,621,090	580,555	0.68%	20.02%	44,827,330	-161,285	-0.36%	5.01%	31,531,375	-8,434,435	-21.10%	2.66%
1997	92,322,900	6,701,810	7.83%	29.42%	45,011,720	184,390	0.41%	5.44%	36,397,820	4,866,445	15.43%	18.51%
1998	96,538,630	4,215,730	4.57%	35.33%	46,934,870	1,923,150	4.27%	9.94%	43,338,695	6,940,875	19.07%	41.11%
1999	95,753,300	-785,330	-0.81%	34.23%	46,057,100	-877,770	-1.87%	7.89%	43,120,100	-218,595	-0.50%	40.40%
2000	98,145,580	2,392,280	2.50%	37.58%	47,886,650	1,829,550	3.97%	12.17%	46,719,915	3,599,815	8.35%	52.12%
2001	99,931,715	1,786,135	1.82%	40.08%	47,435,015	-451,635	-0.94%	11.11%	48,074,085	1,354,170	2.90%	56.53%
2002	102,327,105	2,395,390	2.40%	43.44%	45,679,155	-1,755,860	-3.70%	7.00%	51,037,510	2,963,425	6.16%	66.17%
2003	109,533,000	7,205,895	7.04%	53.54%	47,470,055	1,790,900	3.92%	11.20%	59,563,825	8,526,315	16.71%	93.94%
2004	115,702,385	6,169,385	5.63%	62.19%	44,334,610	-3,135,445	-6.61%	3.85%	59,249,235	-314,590	-0.53%	92.91%
2005	141,182,215	25,479,830	22.02%	97.91%	46,623,790	2,289,180	5.16%	9.21%	57,479,015	-1,770,220	-2.99%	87.15%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992		--	--	--	207,815	--	--	--	144,948,360	--	--	--
1993		--	--	--	207,680	-135	-0.06%	-0.06%	158,422,835	13,474,475	9.30%	9.30%
1994		--	--	--	205,310		0.00%	-1.21%	164,503,110	6,080,275	3.84%	13.49%
1995		--	--	--	463,880	258,570	125.94%	123.22%	170,458,840	5,955,730	3.62%	17.60%
1996		--	--	--	204,635	-259,245	-55.89%	-1.53%	162,184,430	-8,274,410	-4.85%	11.89%
1997		--	--	--	274,475	69,840	34.13%	32.08%	174,006,915	11,822,485	7.29%	20.05%
1998		--	--	--	274,955	480	0.17%	32.31%	187,087,150	13,080,235	7.52%	29.07%
1999		--	--	--	274,195	-760	-0.28%	31.94%	185,204,695	-1,882,455	-1.01%	27.77%
2000		--	--	--	342,595	68,400	24.95%	64.86%	193,094,740	7,890,045	4.26%	33.22%
2001		--	--	--	345,580	2,985	0.87%	66.29%	195,786,395	2,691,655	1.39%	35.07%
2002		--	--	--	283,010	-62,570	-18.11%	36.18%	199,326,780	3,540,385	1.81%	37.52%
2003	256,760	n/a	n/a	n/a	0	n/a	n/a	n/a	216,823,640	17,496,860	8.78%	49.59%
2004	250,710	-6,050	-2.36%	-2.36%	2,710	2,710			219,539,650	2,716,010	1.25%	51.46%
2005	247,220	-3,490	-1.39%	-3.72%	0	-2,710	-100.00%		245,532,240	25,992,590	11.84%	69.39%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2005 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	71,337,060	82,715	862	--	--	42,656,195	83,508	511	--	--	30,716,040	171,411	179	--	--
1993	81,759,145	84,156	972	12.76%	12.76%	40,374,890	82,457	490	-4.11%	-4.11%	36,148,930	171,435	211	17.88%	17.88%
1994	82,867,530	85,338	971	-0.10%	12.65%	41,876,275	81,442	514	4.90%	0.59%	39,526,450	171,029	231	9.48%	29.05%
1995	85,040,535	85,489	995	2.47%	15.43%	44,994,245	81,344	553	7.59%	8.22%	39,960,415	171,003	234	1.30%	30.73%
1996	85,577,465	86,014	995	0.00%	15.43%	44,861,975	80,906	554	0.18%	8.41%	31,526,115	170,876	184	-21.37%	2.79%
1997	92,021,965	87,525	1,051	5.63%	21.93%	45,143,065	79,864	565	1.99%	10.57%	36,421,340	170,399	214	16.30%	19.55%
1998	97,043,000	90,930	1,067	1.52%	23.78%	46,969,100	77,345	607	7.43%	18.79%	43,138,130	169,458	255	19.16%	42.46%
1999	95,547,945	92,437	1,034	-3.09%	19.95%	46,235,485	76,146	607	0.00%	18.79%	43,090,780	169,155	255	0.00%	42.46%
2000	98,099,165	93,236	1,052	1.74%	22.04%	47,983,755	75,956	632	4.12%	23.68%	46,713,100	168,685	277	8.63%	54.75%
2001	100,119,145	95,414	1,049	-0.29%	21.69%	47,385,460	74,985	632	0.00%	23.68%	47,963,520	173,099	277	0.00%	54.75%
2002	102,703,935	98,108	1,047	-0.19%	21.46%	45,715,270	72,610	630	-0.32%	23.29%	50,904,995	174,523	292	5.42%	63.13%
2003	109,058,685	98,388	1,108	5.83%	28.54%	47,764,425	72,049	663	5.24%	29.75%	59,392,135	174,536	340	16.44%	89.94%
2004	115,792,755	104,723	1,106	-0.21%	28.27%	44,280,135	66,946	661	-0.24%	29.44%	59,249,225	173,908	341	0.20%	90.33%
2005	136,794,175	104,924	1,304	17.91%	51.25%	48,730,120	66,690	731	10.47%	42.99%	57,774,750	173,948	332	-2.51%	85.55%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.23%

2.79%

4.87%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	207,710	6,923	30	--	--	14,075	61	231	--	--	144,931,080	344,618	421	--	--
1993	207,830	6,927	30	0.00%		0	0				158,490,795	344,975	459	9.03%	9.03%
1994	205,310	6,843	30	0.00%		0	0				164,475,565	344,653	477	3.92%	13.30%
1995	205,205	6,840	30	0.00%		0	0				170,200,400	344,676	494	3.56%	17.34%
1996	204,785	6,826	30	0.00%		0	0				162,170,340	344,622	471	-4.66%	11.88%
1997						273,235	6,831	40	--	--	173,859,605	344,619	504	7.01%	19.71%
1998						273,435	6,836	40	0.00%		187,423,665	344,569	544	7.94%	29.22%
1999						274,195	6,855	40	0.00%		185,148,405	344,592	537	-1.29%	27.55%
2000						342,395	6,848	50	25.00%		193,138,415	344,725	560	4.28%	33.02%
2001						345,745	6,915	50	0.00%		195,813,870	350,412	559	-0.18%	32.78%
2002						258,765	5,170	50	0.00%		199,582,965	350,411	570	1.97%	35.39%
2003	0	0		n/a	n/a	261,065	5,216	50	n/a	n/a	216,476,310	350,189	618	8.42%	46.79%
2004	250,710	5,011	50		n/a	2,710	13	204	308.13%	n/a	219,575,535	350,602	626	1.34%	48.76%
2005	250,495	5,007	50	0.00%	n/a	2,710	11	237	16.08%	n/a	243,552,250	350,580	695	10.93%	65.01%

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

3.93%

31
FRANKLIN

FL area 7

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
3,574	FRANKLIN	20,933,586	3,405,493	1,994,331	39,911,575	11,756,760	166,430	170,010	245,532,240	25,668,837	12,402,960	0	361,942,222
<i>cnty sectorvalue % of total value:</i>		5.78%	0.94%	0.55%	11.03%	3.25%	0.05%	0.05%	67.84%	7.09%	3.43%		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
124	BLOOMINGTON	15,544	109,624	23,878	1,707,210	111,195	0	0	57,320	2,500	40,980	0	2,068,251
387	CAMPBELL	355,515	40,145	1,255	5,143,705	1,221,700	0	0	0	0	0	0	6,762,320
1,026	FRANKLIN	632,935	495,570	70,295	18,342,685	5,795,935	166,430	0	0	0	0	0	25,503,850
370	HILDRETH	339,522	174,786	27,633	9,550,945	1,420,855	0	0	185,605	23,605	3,295	0	11,726,246
132	NAPONEE	29,165	104,443	32,010	1,456,760	234,075	0	0	0	0	0	0	1,856,453
145	RIVERTON	10,635	112,704	98,652	737,335	63,735	0	0	26,400	0	0	0	1,049,461
179	UPLAND	90,911	38,154	2,729	2,356,680	640,820	0	0	19,455	0	0	0	3,148,749
Total of All City Values:		1,474,227	1,075,426	256,452	39,295,320	9,488,315	166,430	0	288,780	26,105	44,275	0	52,115,330
<i>% total citysect of cnty sector</i>		7.04%	31.58%	12.86%	98.46%	80.71%	100.00%		0.12%	0.10%	0.36%		14.40%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
3.47%	BLOOMINGTON	0.07%	3.22%	1.20%	4.28%	0.95%			0.02%	0.01%	0.33%		0.57%
10.83%	CAMPBELL	1.70%	1.18%	0.06%	12.89%	10.39%							1.87%
28.71%	FRANKLIN	3.02%	14.55%	3.52%	45.96%	49.30%	100.00%						7.05%
10.35%	HILDRETH	1.62%	5.13%	1.39%	23.93%	12.09%			0.08%	0.09%	0.03%		3.24%
3.69%	NAPONEE	0.14%	3.07%	1.61%	3.65%	1.99%							0.51%
4.06%	RIVERTON	0.05%	3.31%	4.95%	1.85%	0.54%			0.01%				0.29%
5.01%	UPLAND	0.43%	1.12%	0.14%	5.90%	5.45%			0.01%				0.87%

Cnty# **31**
County **FRANKLIN**

FL area **7**