

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Garden County
35

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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Residential Real Property - Current

Number of Sales	79	COD	18.74
Total Sales Price	2255237	PRD	109.10
Total Adj. Sales Price	2249037	COV	24.80
Total Assessed Value	2089697	STD	25.14
Avg. Adj. Sales Price	28468.82	Avg. Abs. Dev.	17.70
Avg. Assessed Value	26451.86	Min	45.61
Median	94.50	Max	194.13
Wgt. Mean	92.92	95% Median C.I.	92.62 to 102.50
Mean	101.37	95% Wgt. Mean C.I.	87.46 to 98.37
		95% Mean C.I.	95.83 to 106.91
% of Value of the Class of all Real Property Value in the County			11.85
% of Records Sold in the Study Period			8.07
% of Value Sold in the Study Period			6.85
Average Assessed Value of the Base			31,139

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	79	94.50	18.74	109.10
2005	86	96.70	17.46	102.86
2004	108	96.07	28.69	113.13
2003	100	98	28.11	114.1
2002	89	97	28.07	116.68
2001	88	99	31.89	117.53

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Commercial Real Property - Current

Number of Sales	17	COD	17.40
Total Sales Price	370900	PRD	104.05
Total Adj. Sales Price	370900	COV	21.62
Total Assessed Value	349842	STD	21.22
Avg. Adj. Sales Price	21817.65	Avg. Abs. Dev.	16.47
Avg. Assessed Value	20578.94	Min	60.40
Median	94.63	Max	147.67
Wgt. Mean	94.32	95% Median C.I.	84.96 to 111.33
Mean	98.14	95% Wgt. Mean C.I.	82.04 to 106.60
		95% Mean C.I.	87.23 to 109.05
% of Value of the Class of all Real Property Value in the County			2.2
% of Records Sold in the Study Period			10.06
% of Value Sold in the Study Period			6.19
Average Assessed Value of the Base			33,463

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	17	94.63	17.40	104.05
2005	16	97.85	19.11	102.05
2004	20	95.59	40.41	120.24
2003	18	96	36.86	114.28
2002	19	96	30.93	102.87
2001	15	96	8.54	102.71

2006 Opinions of the Property Tax Administrator for Garden County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Garden County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Garden County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Garden County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Garden County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Garden County

Recommendations

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

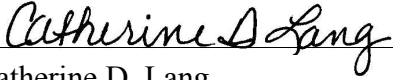
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Garden County**

Residential Real Property

I. Correlation

Garden: RESIDENTIAL: The median and weighted mean measures of central tendency are both within the range with the mean falling slightly over the acceptable parameters. Although the coefficient of dispersion and the price-related differential are above the parameters for each, the assessor improved these measures by the 2006 actions implemented to the residential property class. The price related differential qualitative measure reflects low dollar sales which are 27% of the total qualified sales file in the residential property class. The assessor reviewed new aerial photographs countywide for the 2006 pickup work process and also implemented an increase to the residential improvements in Lewellen. Based on these accomplishments and known assessment practices of the county assessor, it is believed the county has attained the level of value and uniform and proportionate assessment practices.

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	110	88	80
2002	118	89	75.42
2003	132	100	75.76
2004	142	108	76.06
2005	123	86	69.92
2006	112	79	70.54

Garden: RESIDENTIAL: The above utilization grid indicates a decreasing number of total sales and qualified sales since 2004. Although the county has a declining number of sales, the assessor has utilized a high proportion of the available residential sales. This indicates that the measurements of the residential properties were done as fairly as possible and shows the county has not excessively trimmed the sample.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	98	-1.72	96.31	99
2002	84	10.58	92.89	97
2003	98	0.68	98.67	98
2004	96.07	0.3	96.36	96.07
2005	90.09	4.98	94.57	96.70
2006	94.19	1.61	95.7	94.50

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Garden: RESIDENTIAL: The 1.20 point spread between the Trended Preliminary Ratio and the R&O Ratio reflect the assessment actions to the town of Lewellen which received an increase by a percentage to residential improvement values. Nineteen sales out of seventy nine in the residential property class are located within Lewellen.

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.

Gludemans, 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)
-0.32	2001	-1.72
18.22	2002	10.58
3	2003	1
1.21	2004	0.3
6.72	2005	4.98
3.22	2006	1.61

Garden: RESIDENTIAL: The percent change in the sales base and the percent change in assessed value

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(excluding growth) supports the assessor's actions in 2006 to implement an increase by percentage to improvements in Lewellen.

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

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

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

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

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

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

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having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	94.50	92.92	101.37

Garden: RESIDENTIAL: Both the median and weighted mean are within the range for measures of central tendency. The two measures are close and support the actions of an increase to residential improvements in Lewellen in 2006. Either measure indicates that the county has attained the level of value for 2006 in the residential 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	18.74	109.10
Difference	3.74	6.1

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Garden: RESIDENTIAL: Although both measures are above the acceptable range for the 2006 assessment year, it is believed the county has met the quality of assessment due to the assessment actions taken by the assessor as reported in the 2006 Assessment Survey for Garden County. Based on the known assessment practices for Garden County, it is believed that the county has uniform and proportionate assessment practices for 2006.

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	79	79	0
Median	94.19	94.50	0.31
Wgt. Mean	89.81	92.92	3.11
Mean	99.24	101.37	2.13
COD	21.88	18.74	-3.14
PRD	110.50	109.10	-1.4
Min Sales Ratio	37.38	45.61	8.23
Max Sales Ratio	194.13	194.13	0

Garden: RESIDENTIAL: The above table demonstrates the efforts of the County Assessor to equalize residential values for 2006. The assessor implemented new values in Lewellen with a percentage adjustment. The differences shown between the Preliminary Statistics and the R&O Statistics support the assessor's actions the residential property class.

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Commerical Real Property

I. Correlation

Garden: COMMERCIAL: All three measures of central tendency are within the acceptable range and correlate to one another. The coefficient of dispersion is within the designated parameters for qualitative measure purposes. Low dollar sales are contributing to the price related differential falling above the acceptable range. Based on the known assessment practices and statistical information contained in this report, it is believed that the county has attained the level of value and uniform and proportionate assessment practices for the 2006 assessment year.

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	23	15	65.22
2002	24	19	79.17
2003	47	18	38.3
2004	59	20	33.9
2005	55	16	29.09
2006	29	17	58.62

Garden: COMMERCIAL: The total number of commercial sales has decreased by 53 percent due to several non-arms length sales including railroad right of way transactions being excluded from the study period for Garden County. The number of qualified sales has remained very similar to 2005 for assessment purposes. This information confirms the county has used an adequate portion of the total sales to determine the level of value and has not excessively trimmed the sample.

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

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	95	0.25	95.24	96
2002	96	0.21	96.2	96
2003	96	1.63	97.56	96
2004	95.59	-13.91	82.29	95.59
2005	97.85	-0.28	97.57	97.85
2006	94.63	1.84	96.37	94.63

Garden: COMMERCIAL: The Preliminary Median and R&O Ratio are identical and strongly support the assessors actions that no overall changes were made in 2006 to the commercial property class. Annual review and pickup work was completed as shown the total assessed value.

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for Garden 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)
31.89	2001	0.25
2.32	2002	0.21
0	2003	2
0	2004	-13.91
0	2005	-0.28
0	2006	1.84

Garden: COMMERCIAL: No overall changes were made to the commercial class of property for 2006 in Garden County. The 1.84 percent change in assessed value in Garden County is reflective of the assessor's actions to review and update values in one RV park through the annual review work completed by the county.

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

2006 Correlation Section for Garden 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	94.63	94.32	98.14

**2006 Correlation Section
for Garden County**

Garden: COMMERCIAL: All three measures of central tendency are within the acceptable parameters for each. The median and weighted mean measures correlate closely to one another. For direct equalization purposes the median will be used to describe the level of value for commercial property in Garden County.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	17.40	104.05
Difference	0	1.05

Garden: COMMERCIAL: The coefficient of dispersion indicates that uniformity has been achieved although the price-related differential is above the acceptable range. Two low dollar sales that show a high PRD appears to be the reason for the price-related differential being out of the acceptable range, and therefore the entire class of property should not be called out of compliance for the quality of

**2006 Correlation Section
for Garden County**

assessment within Garden County. Based on the practices of the Garden County Assessor, the conclusion is that the county is in compliance for assessment uniformity.

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	17	17	0
Median	94.63	94.63	0
Wgt. Mean	94.32	94.32	0
Mean	98.14	98.14	0
COD	17.40	17.40	0
PRD	104.05	104.05	0
Min Sales Ratio	60.40	60.40	0
Max Sales Ratio	147.67	147.67	0

Garden: COMMERCIAL: The above table reflects no changes were made to the commercial class of property for the 2006 assessment year. This is consistent with the Assessment Actions section of the 2006 Assessment Survey for Garden County.

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

35 Garden

	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	29,727,391	30,484,639	757,248	2.55	279,469	1.61
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	13,000,748	13,883,357	882,609	6.79	*-----	6.79
4. Total Residential (sum lines 1-3)	42,728,139	44,367,996	1,639,857	3.84	279,469	3.18
5. Commercial	5,539,627	5,655,195	115,568	2.09	13,747	1.84
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	6,826,044	7,257,471	431,427	6.32	668,280	-3.47
8. Minerals	231,177	357,737	126,560	54.75	0	54.75
9. Total Commercial (sum lines 5-8)	12,596,848	13,270,403	673,555	5.35	682,027	-0.07
10. Total Non-Agland Real Property	55,324,987	57,638,399	2,313,412	4.18	961,496	2.44
11. Irrigated	16,959,119	16,982,002	22,883	0.13		
12. Dryland	32,170,248	32,162,512	-7,736	-0.02		
13. Grassland	148,776,287	148,769,440	-6,847	0		
14. Wasteland	156,564	156,564	0	0		
15. Other Agland	1,592,669	1,591,169	-1,500	-0.09		
16. Total Agricultural Land	199,654,887	199,661,687	6,800	0		
17. Total Value of All Real Property (Locally Assessed)	254,979,874	257,300,086	2,320,212	0.91	961,496	0.53

*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

NUMBER of Sales:	79	MEDIAN:	95	COV:	24.80	95% Median C.I.:	92.62 to 102.50
TOTAL Sales Price:	2,255,237	WGT. MEAN:	93	STD:	25.14	95% Wgt. Mean C.I.:	87.46 to 98.37
TOTAL Adj.Sales Price:	2,249,037	MEAN:	101	AVG.ABS.DEV:	17.70	95% Mean C.I.:	95.83 to 106.91
TOTAL Assessed Value:	2,089,697						
AVG. Adj. Sales Price:	28,468	COD:	18.74	MAX Sales Ratio:	194.13		
AVG. Assessed Value:	26,451	PRD:	109.10	MIN Sales Ratio:	45.61		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	7	100.00	94.93	88.52	8.95	107.24	76.72	104.97	76.72 to 104.97	17,071	15,111
10/01/03 TO 12/31/03	8	91.63	97.83	91.60	20.23	106.81	55.91	172.68	55.91 to 172.68	30,050	27,525
01/01/04 TO 03/31/04	12	91.77	98.71	90.63	17.17	108.92	76.70	146.43	81.25 to 114.44	29,125	26,396
04/01/04 TO 06/30/04	7	96.82	101.32	102.45	13.26	98.90	82.59	128.05	82.59 to 128.05	25,564	26,189
07/01/04 TO 09/30/04	11	94.50	103.95	99.70	19.37	104.26	76.44	157.20	78.00 to 140.38	28,068	27,984
10/01/04 TO 12/31/04	13	92.62	100.42	89.71	23.02	111.93	67.60	142.93	73.57 to 128.16	35,350	31,713
01/01/05 TO 03/31/05	6	114.98	123.09	110.56	20.33	111.34	88.18	194.13	88.18 to 194.13	15,916	17,597
04/01/05 TO 06/30/05	15	99.01	98.66	88.14	15.05	111.94	45.61	164.83	90.10 to 106.26	33,125	29,196
____Study Years____											
07/01/03 TO 06/30/04	34	93.15	98.26	92.99	15.83	105.67	55.91	172.68	85.63 to 102.62	26,127	24,296
07/01/04 TO 06/30/05	45	101.49	103.72	92.87	19.19	111.69	45.61	194.13	92.62 to 106.26	30,237	28,080
____Calendar Yrs____											
01/01/04 TO 12/31/04	43	93.36	100.99	94.10	19.06	107.33	67.60	157.20	86.73 to 105.51	30,156	28,376
____ALL____											
	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LEWELLEN	19	93.36	99.16	93.50	17.04	106.06	76.44	172.68	82.59 to 108.34	25,416	23,762
LISCO	3	104.33	101.43	102.62	4.01	98.84	93.71	106.26	N/A	13,060	13,403
OSHKOSH	46	97.14	103.69	96.80	19.26	107.12	55.91	194.13	90.55 to 104.26	28,543	27,629
RURAL	11	100.00	95.46	79.00	18.36	120.83	45.61	146.43	77.41 to 114.44	37,631	29,729
____ALL____											
	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

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	65	94.48	102.37	95.91	19.03	106.73	55.91	194.13	91.15 to 102.42	27,629	26,499
2	4	92.65	102.28	82.90	22.59	123.38	77.41	146.43	N/A	35,875	29,740
3	10	102.56	94.52	80.18	12.68	117.88	45.61	114.44	81.25 to 110.00	30,963	24,827
____ALL____											
	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

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	72	93.53	100.53	92.74	19.12	108.40	45.61	194.13	90.29 to 102.05	30,902	28,658
2	7	104.11	110.05	109.22	7.76	100.76	100.00	146.43	100.00 to 146.43	3,435	3,752
____ALL____											
	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	79	MEDIAN:	95	COV:	24.80	95% Median C.I.:	92.62 to 102.50
TOTAL Sales Price:	2,255,237	WGT. MEAN:	93	STD:	25.14	95% Wgt. Mean C.I.:	87.46 to 98.37
TOTAL Adj.Sales Price:	2,249,037	MEAN:	101	AVG.ABS.DEV:	17.70	95% Mean C.I.:	95.83 to 106.91
TOTAL Assessed Value:	2,089,697						
AVG. Adj. Sales Price:	28,468	COD:	18.74	MAX Sales Ratio:	194.13		
AVG. Assessed Value:	26,451	PRD:	109.10	MIN Sales Ratio:	45.61		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	73	94.48	99.59	92.42	17.05	107.76	45.61	172.68	91.15 to 102.50	29,305	27,084
06											
07	6	107.96	123.03	102.55	32.21	119.97	78.00	194.13	78.00 to 194.13	18,291	18,758
ALL	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001											
35-0010	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451
81-0091											
81-0119											
NonValid School											
ALL	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

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	13	104.11	110.95	100.91	17.07	109.95	67.60	194.13	94.48 to 124.80	8,907	8,988
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	16	93.93	95.89	90.83	12.19	105.58	76.72	140.38	81.25 to 105.51	28,033	25,461
1920 TO 1939	23	93.71	100.57	89.44	23.96	112.45	45.61	172.68	84.48 to 118.41	28,563	25,545
1940 TO 1949	9	90.55	101.27	97.22	15.34	104.17	84.06	139.98	85.63 to 128.05	25,333	24,629
1950 TO 1959	5	92.72	100.22	97.45	19.87	102.85	73.57	157.20	N/A	39,400	38,395
1960 TO 1969	3	78.00	84.64	82.26	12.37	102.89	73.49	102.42	N/A	50,666	41,679
1970 TO 1979	6	95.08	105.34	95.25	17.28	110.60	85.29	164.83	85.29 to 164.83	38,375	36,551
1980 TO 1989	2	105.95	105.95	102.18	8.01	103.69	97.47	114.44	N/A	45,000	45,983
1990 TO 1994											
1995 TO 1999	1	113.93	113.93	113.93			113.93	113.93	N/A	25,500	29,052
2000 TO Present	1	94.19	94.19	94.19			94.19	94.19	N/A	105,000	98,898
ALL	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	79	MEDIAN:	95	COV:	24.80	95% Median C.I.:	92.62 to 102.50
TOTAL Sales Price:	2,255,237	WGT. MEAN:	93	STD:	25.14	95% Wgt. Mean C.I.:	87.46 to 98.37
TOTAL Adj.Sales Price:	2,249,037	MEAN:	101	AVG.ABS.DEV:	17.70	95% Mean C.I.:	95.83 to 106.91
TOTAL Assessed Value:	2,089,697						
AVG. Adj. Sales Price:	28,468	COD:	18.74	MAX Sales Ratio:	194.13		
AVG. Assessed Value:	26,451	PRD:	109.10	MIN Sales Ratio:	45.61		

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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	9	110.00	122.39	123.23	19.73	99.32	86.67	194.13	102.33 to 146.43	2,755	3,395
5000 TO 9999	12	102.28	109.37	110.04	21.88	99.39	67.60	172.68	80.62 to 139.98	7,123	7,838
Total \$ _____											
1 TO 9999	21	104.26	114.95	113.01	21.67	101.72	67.60	194.13	100.00 to 128.05	5,251	5,934
10000 TO 29999	27	96.82	101.68	100.58	17.67	101.09	55.91	142.93	88.18 to 114.44	18,809	18,918
30000 TO 59999	22	91.89	94.50	93.27	11.42	101.31	73.57	157.20	84.58 to 102.42	41,950	39,127
60000 TO 99999	7	86.73	86.06	83.72	16.58	102.80	45.61	111.69	45.61 to 111.69	71,857	60,155
100000 TO 149999	2	83.84	83.84	84.09	12.35	99.70	73.49	94.19	N/A	102,500	86,193
ALL _____											
	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

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	8	104.54	105.19	100.61	11.25	104.56	80.62	128.05	80.62 to 128.05	3,037	3,056
5000 TO 9999	12	102.28	112.27	103.26	24.88	108.72	67.60	194.13	79.60 to 146.43	6,456	6,667
Total \$ _____											
1 TO 9999	20	103.31	109.44	102.63	19.49	106.64	67.60	194.13	93.71 to 110.00	5,089	5,222
10000 TO 29999	30	93.87	101.92	96.72	19.45	105.38	55.91	164.83	88.18 to 108.34	19,678	19,032
30000 TO 59999	22	92.83	96.55	91.55	15.29	105.47	45.61	157.20	85.29 to 105.51	45,631	41,774
60000 TO 99999	7	94.19	91.11	89.55	11.04	101.73	73.49	111.69	73.49 to 111.69	79,000	70,746
ALL _____											
	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	104.97	115.56	108.69	15.91	106.32	86.67	194.13	100.00 to 124.80	12,061	13,109
10	3	101.49	97.97	105.21	11.97	93.12	78.00	114.44	N/A	14,250	14,993
20	33	94.50	102.83	90.78	21.22	113.27	45.61	172.68	88.91 to 104.33	22,542	20,464
25	5	85.41	88.68	88.66	9.74	100.02	76.72	109.50	N/A	34,100	30,232
30	25	92.72	95.02	92.31	14.55	102.93	67.60	142.93	84.48 to 102.62	45,404	41,912
ALL _____											
	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50	28,468	26,451

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	26,451	PRD:	109.10	MIN Sales Ratio:	45.61		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	11	102.50	110.29	99.19	18.50	111.19	67.60	194.13	86.67 to 146.43		8,004	7,940
100	6	114.18	116.25	115.37	16.15	100.76	78.00	164.83	78.00 to 164.83		13,333	15,383
101	48	92.88	96.34	90.04	17.04	107.00	45.61	157.20	85.41 to 99.01		34,274	30,862
102	2	118.83	118.83	118.16	7.85	100.56	109.50	128.16	N/A		28,000	33,086
103	1	90.29	90.29	90.29			90.29	90.29	N/A		41,000	37,018
104	9	102.62	106.42	96.80	16.75	109.94	81.25	172.68	86.73 to 120.46		31,786	30,770
301	2	93.68	93.68	92.06	3.35	101.76	90.55	96.82	N/A		26,375	24,281
<u>ALL</u>												
	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50		28,468	26,451

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	13	104.97	115.56	108.69	15.91	106.32	86.67	194.13	100.00 to 124.80		12,061	13,109
10	1	88.17	88.17	88.17			88.17	88.17	N/A		18,750	16,532
20	31	94.50	101.34	94.47	20.42	107.26	55.91	172.68	84.48 to 105.51		18,786	17,748
30	31	93.05	96.11	89.42	16.45	107.48	45.61	164.83	85.41 to 102.42		41,245	36,881
40	3	94.19	99.01	98.45	7.27	100.57	91.15	111.69	N/A		70,833	69,736
<u>ALL</u>												
	79	94.50	101.37	92.92	18.74	109.10	45.61	194.13	92.62 to 102.50		28,468	26,451

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:	17	MEDIAN:	95	COV:	21.62	95% Median C.I.:	84.96 to 111.33
TOTAL Sales Price:	370,900	WGT. MEAN:	94	STD:	21.22	95% Wgt. Mean C.I.:	82.04 to 106.60
TOTAL Adj.Sales Price:	370,900	MEAN:	98	AVG.ABS.DEV:	16.47	95% Mean C.I.:	87.23 to 109.05
TOTAL Assessed Value:	349,842						
AVG. Adj. Sales Price:	21,817	COD:	17.40	MAX Sales Ratio:	147.67		
AVG. Assessed Value:	20,578	PRD:	104.05	MIN Sales Ratio:	60.40		

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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	4	113.77	108.90	90.99	22.85	119.68	60.40	147.67	N/A	6,875	6,255
10/01/02 TO 12/31/02	2	88.00	88.00	84.48	23.98	104.16	66.90	109.10	N/A	6,000	5,069
01/01/03 TO 03/31/03	1	111.33	111.33	111.33			111.33	111.33	N/A	4,900	5,455
04/01/03 TO 06/30/03	1	88.86	88.86	88.86			88.86	88.86	N/A	20,000	17,772
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	99.43	99.43	112.43	18.18	88.43	81.35	117.51	N/A	42,750	48,064
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	92.46	92.46	92.46			92.46	92.46	N/A	15,000	13,869
07/01/04 TO 09/30/04	3	85.53	85.65	85.97	0.59	99.62	84.96	86.46	N/A	60,166	51,727
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	106.88	106.88	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
04/01/05 TO 06/30/05	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	107.25	101.47	90.66	19.66	111.92	60.40	147.67	60.40 to 147.67	8,050	7,298
07/01/03 TO 06/30/04	3	92.46	97.11	109.45	13.03	88.72	81.35	117.51	N/A	33,500	36,666
07/01/04 TO 06/30/05	6	90.54	94.22	88.09	9.47	106.97	84.96	109.99	84.96 to 109.99	34,333	30,242
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	4	100.09	99.76	108.11	14.64	92.28	81.35	117.51	N/A	27,600	29,839
01/01/04 TO 12/31/04	4	86.00	87.35	86.47	2.45	101.02	84.96	92.46	N/A	48,875	42,263
<u>ALL</u>											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LEWELLEN	3	94.63	93.79	90.32	8.47	103.84	81.35	105.40	N/A	8,166	7,376
OSHKOSH	12	90.66	97.78	93.95	20.87	104.07	60.40	147.67	84.96 to 117.51	27,366	25,711
RURAL	2	106.88	106.88	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
<u>ALL</u>											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

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	13	92.46	95.89	94.23	13.81	101.77	66.90	122.13	84.96 to 111.33	25,530	24,057
2	2	104.03	104.03	85.33	41.94	121.91	60.40	147.67	N/A	10,500	8,960
3	2	106.88	106.88	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
<u>ALL</u>											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	17	MEDIAN:	95	COV:	21.62	95% Median C.I.:	84.96 to 111.33
TOTAL Sales Price:	370,900	WGT. MEAN:	94	STD:	21.22	95% Wgt. Mean C.I.:	82.04 to 106.60
TOTAL Adj.Sales Price:	370,900	MEAN:	98	AVG.ABS.DEV:	16.47	95% Mean C.I.:	87.23 to 109.05
TOTAL Assessed Value:	349,842						
AVG. Adj. Sales Price:	21,817	COD:	17.40	MAX Sales Ratio:	147.67		
AVG. Assessed Value:	20,578	PRD:	104.05	MIN Sales Ratio:	60.40		

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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	14	90.66	95.18	93.58	17.62	101.71	60.40	147.67	81.35 to 111.33	25,100	23,488
2	3	109.99	111.97	107.74	5.56	103.92	103.78	122.13	N/A	6,500	7,003
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001											
35-0010	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578
81-0091											
81-0119											
NonValid School											
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

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	3	109.99	111.97	107.74	5.56	103.92	103.78	122.13	N/A	6,500	7,003
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	74.13	74.13	76.03	9.75	97.50	66.90	81.35	N/A	9,500	7,222
1920 TO 1939	6	100.01	99.74	93.18	8.87	107.04	85.53	111.33	85.53 to 111.33	11,233	10,467
1940 TO 1949	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
1950 TO 1959	2	118.26	118.26	102.43	24.86	115.46	88.86	147.67	N/A	13,000	13,316
1960 TO 1969	1	84.96	84.96	84.96			84.96	84.96	N/A	40,000	33,982
1970 TO 1979											
1980 TO 1989											
1990 TO 1994	1	60.40	60.40	60.40			60.40	60.40	N/A	15,000	9,060
1995 TO 1999	1	117.51	117.51	117.51			117.51	117.51	N/A	73,500	86,367
2000 TO Present											
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	17	MEDIAN:	95	COV:	21.62	95% Median C.I.:	84.96 to 111.33
TOTAL Sales Price:	370,900	WGT. MEAN:	94	STD:	21.22	95% Wgt. Mean C.I.:	82.04 to 106.60
TOTAL Adj.Sales Price:	370,900	MEAN:	98	AVG.ABS.DEV:	16.47	95% Mean C.I.:	87.23 to 109.05
TOTAL Assessed Value:	349,842						
AVG. Adj. Sales Price:	21,817	COD:	17.40	MAX Sales Ratio:	147.67		
AVG. Assessed Value:	20,578	PRD:	104.05	MIN Sales Ratio:	60.40		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	116.73	116.73	113.86	4.63	102.52	111.33	122.13	N/A	3,200	3,643
5000 TO 9999	6	107.25	105.61	104.32	15.51	101.24	66.90	147.67	66.90 to 147.67	6,416	6,694
Total \$ _____											
1 TO 9999	8	109.54	108.39	105.68	13.13	102.57	66.90	147.67	66.90 to 147.67	5,612	5,931
10000 TO 29999	5	88.86	85.37	84.50	12.26	101.03	60.40	103.78	N/A	14,400	12,168
30000 TO 59999	2	85.24	85.24	85.20	0.34	100.05	84.96	85.53	N/A	35,000	29,821
60000 TO 99999	1	117.51	117.51	117.51			117.51	117.51	N/A	73,500	86,367
100000 TO 149999	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
ALL _____											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	94.52	94.52	76.65	29.22	123.31	66.90	122.13	N/A	4,250	3,257
5000 TO 9999	8	107.25	102.48	94.26	15.89	108.73	60.40	147.67	60.40 to 147.67	7,925	7,469
Total \$ _____											
1 TO 9999	10	107.25	100.89	92.17	17.86	109.46	60.40	147.67	66.90 to 122.13	7,190	6,627
10000 TO 29999	4	90.66	92.66	90.24	6.02	102.68	85.53	103.78	N/A	18,750	16,919
30000 TO 59999	1	84.96	84.96	84.96			84.96	84.96	N/A	40,000	33,982
60000 TO 99999	2	101.98	101.98	98.86	15.22	103.16	86.46	117.51	N/A	92,000	90,954
ALL _____											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	109.99	111.97	107.74	5.56	103.92	103.78	122.13	N/A	6,500	7,003
10	6	100.01	99.90	89.71	8.71	111.35	86.46	111.33	86.46 to 111.33	24,650	22,114
20	8	85.24	91.65	96.39	21.40	95.08	60.40	147.67	60.40 to 147.67	25,437	24,518
ALL _____											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

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:	17	MEDIAN:	95	COV:	21.62	95% Median C.I.:	84.96 to 111.33
TOTAL Sales Price:	370,900	WGT. MEAN:	94	STD:	21.22	95% Wgt. Mean C.I.:	82.04 to 106.60
TOTAL Adj.Sales Price:	370,900	MEAN:	98	AVG.ABS.DEV:	16.47	95% Mean C.I.:	87.23 to 109.05
TOTAL Assessed Value:	349,842						
AVG. Adj. Sales Price:	21,817	COD:	17.40	MAX Sales Ratio:	147.67		
AVG. Assessed Value:	20,578	PRD:	104.05	MIN Sales Ratio:	60.40		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	106.88	99.08	87.16	15.89	113.68	60.40	122.13	N/A	8,625	7,517
311	1	66.90	66.90	66.90			66.90	66.90	N/A	7,000	4,683
325	1	84.96	84.96	84.96			84.96	84.96	N/A	40,000	33,982
326	1	111.33	111.33	111.33			111.33	111.33	N/A	4,900	5,455
343	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
350	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
353	5	88.86	104.18	104.89	22.12	99.33	81.35	147.67	N/A	28,300	29,684
389	2	107.25	107.25	107.25	1.72	100.00	105.40	109.10	N/A	5,000	5,362
435	1	92.46	92.46	92.46			92.46	92.46	N/A	15,000	13,869
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

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	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578
04											
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	79	MEDIAN:	94	COV:	29.89	95% Median C.I.:	88.91 to 102.33
TOTAL Sales Price:	2,255,237	WGT. MEAN:	90	STD:	29.67	95% Wgt. Mean C.I.:	83.57 to 96.05
TOTAL Adj.Sales Price:	2,249,037	MEAN:	99	AVG.ABS.DEV:	20.61	95% Mean C.I.:	92.70 to 105.78
TOTAL Assessed Value:	2,019,869						
AVG. Adj. Sales Price:	28,468	COD:	21.88	MAX Sales Ratio:	194.13		
AVG. Assessed Value:	25,567	PRD:	110.50	MIN Sales Ratio:	37.38		

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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	7	100.00	94.25	87.73	9.62	107.43	72.02	104.97	72.02 to 104.97	17,071	14,977
10/01/03 TO 12/31/03	8	91.63	96.24	90.36	18.49	106.50	55.91	163.80	55.91 to 163.80	30,050	27,154
01/01/04 TO 03/31/04	12	88.55	93.12	85.35	20.57	109.10	45.42	146.43	79.60 to 114.44	29,125	24,859
04/01/04 TO 06/30/04	7	96.82	102.70	97.96	23.82	104.85	61.53	176.35	61.53 to 176.35	25,564	25,041
07/01/04 TO 09/30/04	11	94.50	102.24	97.77	20.06	104.58	72.36	157.20	75.34 to 140.38	28,068	27,441
10/01/04 TO 12/31/04	13	84.84	99.26	85.91	31.14	115.54	64.51	186.03	67.60 to 128.16	35,350	30,369
01/01/05 TO 03/31/05	6	114.98	123.09	110.56	20.33	111.34	88.18	194.13	88.18 to 194.13	15,916	17,597
04/01/05 TO 06/30/05	15	99.01	94.70	84.92	18.23	111.52	37.38	164.83	81.46 to 104.11	33,125	28,130
____Study Years____											
07/01/03 TO 06/30/04	34	92.04	96.06	89.57	19.14	107.25	45.42	176.35	85.29 to 102.62	26,127	23,402
07/01/04 TO 06/30/05	45	98.63	101.65	89.97	22.84	112.98	37.38	194.13	88.18 to 104.33	30,237	27,204
____Calendar Yrs____											
01/01/04 TO 12/31/04	43	91.37	98.87	90.25	24.16	109.56	45.42	186.03	84.58 to 103.74	30,156	27,215
____ALL____											
	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
LEWELLEN	19	86.82	87.39	81.53	24.42	107.20	44.96	163.80	71.88 to 103.74	25,416	20,720
LISCO	3	104.33	101.43	102.62	4.01	98.84	93.71	106.26	N/A	13,060	13,403
OSHKOSH	46	95.23	105.30	97.05	21.84	108.50	55.91	194.13	90.29 to 104.26	28,543	27,701
RURAL	11	100.00	93.79	75.30	20.03	124.56	37.38	146.43	67.29 to 114.44	37,631	28,335
____ALL____											
	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	65	93.59	100.06	92.88	22.66	107.74	44.96	194.13	88.20 to 102.22	27,629	25,661
2	4	92.65	99.75	77.26	25.32	129.11	67.29	146.43	N/A	35,875	27,716
3	10	102.56	93.70	77.84	13.49	120.36	37.38	114.44	81.25 to 110.00	30,963	24,102
____ALL____											
	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	72	93.15	98.19	89.60	22.56	109.59	37.38	194.13	88.17 to 99.01	30,902	27,688
2	7	104.11	110.05	109.22	7.76	100.76	100.00	146.43	100.00 to 146.43	3,435	3,752
____ALL____											
	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	79	MEDIAN:	94	COV:	29.89	95% Median C.I.:	88.91 to 102.33
TOTAL Sales Price:	2,255,237	WGT. MEAN:	90	STD:	29.67	95% Wgt. Mean C.I.:	83.57 to 96.05
TOTAL Adj.Sales Price:	2,249,037	MEAN:	99	AVG.ABS.DEV:	20.61	95% Mean C.I.:	92.70 to 105.78
TOTAL Assessed Value:	2,019,869						
AVG. Adj. Sales Price:	28,468	COD:	21.88	MAX Sales Ratio:	194.13		
AVG. Assessed Value:	25,567	PRD:	110.50	MIN Sales Ratio:	37.38		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	73	93.71	97.32	89.17	20.49	109.15	37.38	186.03	88.20 to 102.33	29,305	26,130
06											
07	6	107.96	122.59	102.38	32.62	119.74	75.34	194.13	75.34 to 194.13	18,291	18,727
ALL	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001											
35-0010	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567
81-0091											
81-0119											
NonValid School											
ALL	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

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	13	104.11	110.47	98.20	17.54	112.49	67.60	194.13	88.20 to 124.80	8,907	8,747
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	16	92.93	91.88	84.64	14.89	108.56	64.51	140.38	79.60 to 102.62	28,033	23,726
1920 TO 1939	23	93.71	97.79	86.07	26.77	113.61	37.38	186.03	80.62 to 111.72	28,563	24,585
1940 TO 1949	9	90.55	98.95	92.34	29.76	107.16	44.96	176.35	61.53 to 139.98	25,333	23,392
1950 TO 1959	5	92.72	100.22	97.45	19.87	102.85	73.57	157.20	N/A	39,400	38,395
1960 TO 1969	3	75.34	83.75	82.14	12.80	101.96	73.49	102.42	N/A	50,666	41,617
1970 TO 1979	6	94.65	104.29	93.94	18.47	111.01	84.84	164.83	84.84 to 164.83	38,375	36,051
1980 TO 1989	2	104.01	104.01	99.38	10.02	104.66	93.59	114.44	N/A	45,000	44,722
1990 TO 1994											
1995 TO 1999	1	113.93	113.93	113.93			113.93	113.93	N/A	25,500	29,052
2000 TO Present	1	94.19	94.19	94.19			94.19	94.19	N/A	105,000	98,898
ALL	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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

NUMBER of Sales:	79	MEDIAN:	94	COV:	29.89	95% Median C.I.:	88.91 to 102.33
TOTAL Sales Price:	2,255,237	WGT. MEAN:	90	STD:	29.67	95% Wgt. Mean C.I.:	83.57 to 96.05
TOTAL Adj.Sales Price:	2,249,037	MEAN:	99	AVG.ABS.DEV:	20.61	95% Mean C.I.:	92.70 to 105.78
TOTAL Assessed Value:	2,019,869						
AVG. Adj. Sales Price:	28,468	COD:	21.88	MAX Sales Ratio:	194.13		
AVG. Assessed Value:	25,567	PRD:	110.50	MIN Sales Ratio:	37.38		

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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	9	110.00	127.75	127.12	24.61	100.50	86.67	194.13	102.33 to 176.35	2,755	3,502
5000 TO 9999	12	101.25	107.93	108.78	22.06	99.22	67.60	164.83	80.62 to 139.98	7,123	7,748
Total \$ _____											
1 TO 9999	21	104.26	116.43	112.90	23.86	103.12	67.60	194.13	96.27 to 139.98	5,251	5,929
10000 TO 29999	27	96.82	99.05	98.56	21.50	100.50	44.96	186.03	88.17 to 113.93	18,809	18,537
30000 TO 59999	22	87.51	89.68	88.77	14.79	101.03	45.42	157.20	81.46 to 98.63	41,950	37,237
60000 TO 99999	7	86.73	82.88	80.16	18.96	103.39	37.38	111.69	37.38 to 111.69	71,857	57,603
100000 TO 149999	2	83.84	83.84	84.09	12.35	99.70	73.49	94.19	N/A	102,500	86,193
ALL _____	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

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	8	104.54	111.23	104.58	17.03	106.36	80.62	176.35	80.62 to 176.35	3,037	3,176
5000 TO 9999	13	100.00	105.76	91.14	27.68	116.04	44.96	194.13	75.34 to 146.43	7,344	6,693
Total \$ _____											
1 TO 9999	21	102.50	107.84	93.86	23.60	114.89	44.96	194.13	86.67 to 110.00	5,703	5,353
10000 TO 29999	29	93.24	95.87	89.21	21.28	107.46	45.42	164.83	84.06 to 104.33	20,529	18,315
30000 TO 59999	23	90.29	97.34	89.12	21.00	109.22	37.38	186.03	84.84 to 102.62	46,126	41,109
60000 TO 99999	6	93.89	92.74	91.07	9.47	101.83	73.49	111.69	73.49 to 111.69	78,833	71,796
ALL _____	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	104.11	114.49	104.49	16.06	109.57	86.67	194.13	100.00 to 124.80	12,061	12,603
10	3	101.49	97.09	104.78	12.84	92.66	75.34	114.44	N/A	14,250	14,931
20	33	93.71	99.81	85.76	24.73	116.38	37.38	176.35	88.17 to 104.26	22,542	19,332
25	5	81.46	79.74	81.07	20.22	98.36	45.42	109.50	N/A	34,100	27,644
30	25	90.55	94.72	91.18	18.27	103.88	64.51	186.03	84.06 to 99.01	45,404	41,401
ALL _____	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33	28,468	25,567

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	79	MEDIAN:	94	COV:	29.89	95% Median C.I.:	88.91 to 102.33
TOTAL Sales Price:	2,255,237	WGT. MEAN:	90	STD:	29.67	95% Wgt. Mean C.I.:	83.57 to 96.05
TOTAL Adj.Sales Price:	2,249,037	MEAN:	99	AVG.ABS.DEV:	20.61	95% Mean C.I.:	92.70 to 105.78
TOTAL Assessed Value:	2,019,869						
AVG. Adj. Sales Price:	28,468	COD:	21.88	MAX Sales Ratio:	194.13		
AVG. Assessed Value:	25,567	PRD:	110.50	MIN Sales Ratio:	37.38		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	11	102.50	109.72	95.63	19.05	114.74	67.60	194.13	86.67 to 146.43		8,004	7,654
100	6	114.18	115.80	115.14	16.54	100.58	75.34	164.83	75.34 to 164.83		13,333	15,352
101	48	92.04	93.49	86.38	22.34	108.24	37.38	186.03	84.06 to 96.27		34,274	29,604
102	2	118.83	118.83	118.16	7.85	100.56	109.50	128.16	N/A		28,000	33,086
103	1	90.29	90.29	90.29			90.29	90.29	N/A		41,000	37,018
104	9	98.63	103.94	94.65	16.83	109.81	81.25	163.80	86.73 to 120.46		31,786	30,086
301	2	93.68	93.68	92.06	3.35	101.76	90.55	96.82	N/A		26,375	24,281
<u>ALL</u>												
	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33		28,468	25,567

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	13	104.11	114.49	104.49	16.06	109.57	86.67	194.13	100.00 to 124.80		12,061	12,603
10	1	88.17	88.17	88.17			88.17	88.17	N/A		18,750	16,532
20	31	94.50	99.94	92.27	21.78	108.31	55.91	176.35	81.46 to 104.26		18,786	17,335
30	31	91.37	92.73	85.71	23.11	108.19	37.38	186.03	84.06 to 102.42		41,245	35,351
40	3	94.19	96.90	97.04	9.50	99.86	84.84	111.69	N/A		70,833	68,736
<u>ALL</u>												
	79	94.19	99.24	89.81	21.88	110.50	37.38	194.13	88.91 to 102.33		28,468	25,567

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:	17	MEDIAN:	95	COV:	21.62	95% Median C.I.:	84.96 to 111.33
TOTAL Sales Price:	370,900	WGT. MEAN:	94	STD:	21.22	95% Wgt. Mean C.I.:	82.04 to 106.60
TOTAL Adj.Sales Price:	370,900	MEAN:	98	AVG.ABS.DEV:	16.47	95% Mean C.I.:	87.23 to 109.05
TOTAL Assessed Value:	349,842						
AVG. Adj. Sales Price:	21,817	COD:	17.40	MAX Sales Ratio:	147.67		
AVG. Assessed Value:	20,578	PRD:	104.05	MIN Sales Ratio:	60.40		

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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	4	113.77	108.90	90.99	22.85	119.68	60.40	147.67	N/A	6,875	6,255
10/01/02 TO 12/31/02	2	88.00	88.00	84.48	23.98	104.16	66.90	109.10	N/A	6,000	5,069
01/01/03 TO 03/31/03	1	111.33	111.33	111.33			111.33	111.33	N/A	4,900	5,455
04/01/03 TO 06/30/03	1	88.86	88.86	88.86			88.86	88.86	N/A	20,000	17,772
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	99.43	99.43	112.43	18.18	88.43	81.35	117.51	N/A	42,750	48,064
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	92.46	92.46	92.46			92.46	92.46	N/A	15,000	13,869
07/01/04 TO 09/30/04	3	85.53	85.65	85.97	0.59	99.62	84.96	86.46	N/A	60,166	51,727
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	106.88	106.88	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
04/01/05 TO 06/30/05	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	107.25	101.47	90.66	19.66	111.92	60.40	147.67	60.40 to 147.67	8,050	7,298
07/01/03 TO 06/30/04	3	92.46	97.11	109.45	13.03	88.72	81.35	117.51	N/A	33,500	36,666
07/01/04 TO 06/30/05	6	90.54	94.22	88.09	9.47	106.97	84.96	109.99	84.96 to 109.99	34,333	30,242
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	4	100.09	99.76	108.11	14.64	92.28	81.35	117.51	N/A	27,600	29,839
01/01/04 TO 12/31/04	4	86.00	87.35	86.47	2.45	101.02	84.96	92.46	N/A	48,875	42,263
<u>ALL</u>											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LEWELLEN	3	94.63	93.79	90.32	8.47	103.84	81.35	105.40	N/A	8,166	7,376
OSHKOSH	12	90.66	97.78	93.95	20.87	104.07	60.40	147.67	84.96 to 117.51	27,366	25,711
RURAL	2	106.88	106.88	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
<u>ALL</u>											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

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	13	92.46	95.89	94.23	13.81	101.77	66.90	122.13	84.96 to 111.33	25,530	24,057
2	2	104.03	104.03	85.33	41.94	121.91	60.40	147.67	N/A	10,500	8,960
3	2	106.88	106.88	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
<u>ALL</u>											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	17	MEDIAN:	95	COV:	21.62	95% Median C.I.:	84.96 to 111.33
TOTAL Sales Price:	370,900	WGT. MEAN:	94	STD:	21.22	95% Wgt. Mean C.I.:	82.04 to 106.60
TOTAL Adj.Sales Price:	370,900	MEAN:	98	AVG.ABS.DEV:	16.47	95% Mean C.I.:	87.23 to 109.05
TOTAL Assessed Value:	349,842						
AVG. Adj. Sales Price:	21,817	COD:	17.40	MAX Sales Ratio:	147.67		
AVG. Assessed Value:	20,578	PRD:	104.05	MIN Sales Ratio:	60.40		

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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	14	90.66	95.18	93.58	17.62	101.71	60.40	147.67	81.35 to 111.33	25,100	23,488
2	3	109.99	111.97	107.74	5.56	103.92	103.78	122.13	N/A	6,500	7,003
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001											
35-0010	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578
81-0091											
81-0119											
NonValid School											
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

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	3	109.99	111.97	107.74	5.56	103.92	103.78	122.13	N/A	6,500	7,003
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	74.13	74.13	76.03	9.75	97.50	66.90	81.35	N/A	9,500	7,222
1920 TO 1939	6	100.01	99.74	93.18	8.87	107.04	85.53	111.33	85.53 to 111.33	11,233	10,467
1940 TO 1949	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
1950 TO 1959	2	118.26	118.26	102.43	24.86	115.46	88.86	147.67	N/A	13,000	13,316
1960 TO 1969	1	84.96	84.96	84.96			84.96	84.96	N/A	40,000	33,982
1970 TO 1979											
1980 TO 1989											
1990 TO 1994	1	60.40	60.40	60.40			60.40	60.40	N/A	15,000	9,060
1995 TO 1999	1	117.51	117.51	117.51			117.51	117.51	N/A	73,500	86,367
2000 TO Present											
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

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:	17	MEDIAN:	95	COV:	21.62	95% Median C.I.:	84.96 to 111.33
TOTAL Sales Price:	370,900	WGT. MEAN:	94	STD:	21.22	95% Wgt. Mean C.I.:	82.04 to 106.60
TOTAL Adj.Sales Price:	370,900	MEAN:	98	AVG.ABS.DEV:	16.47	95% Mean C.I.:	87.23 to 109.05
TOTAL Assessed Value:	349,842						
AVG. Adj. Sales Price:	21,817	COD:	17.40	MAX Sales Ratio:	147.67		
AVG. Assessed Value:	20,578	PRD:	104.05	MIN Sales Ratio:	60.40		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	116.73	116.73	113.86	4.63	102.52	111.33	122.13	N/A	3,200	3,643
5000 TO 9999	6	107.25	105.61	104.32	15.51	101.24	66.90	147.67	66.90 to 147.67	6,416	6,694
Total \$ _____											
1 TO 9999	8	109.54	108.39	105.68	13.13	102.57	66.90	147.67	66.90 to 147.67	5,612	5,931
10000 TO 29999	5	88.86	85.37	84.50	12.26	101.03	60.40	103.78	N/A	14,400	12,168
30000 TO 59999	2	85.24	85.24	85.20	0.34	100.05	84.96	85.53	N/A	35,000	29,821
60000 TO 99999	1	117.51	117.51	117.51			117.51	117.51	N/A	73,500	86,367
100000 TO 149999	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
ALL _____											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	94.52	94.52	76.65	29.22	123.31	66.90	122.13	N/A	4,250	3,257
5000 TO 9999	8	107.25	102.48	94.26	15.89	108.73	60.40	147.67	60.40 to 147.67	7,925	7,469
Total \$ _____											
1 TO 9999	10	107.25	100.89	92.17	17.86	109.46	60.40	147.67	66.90 to 122.13	7,190	6,627
10000 TO 29999	4	90.66	92.66	90.24	6.02	102.68	85.53	103.78	N/A	18,750	16,919
30000 TO 59999	1	84.96	84.96	84.96			84.96	84.96	N/A	40,000	33,982
60000 TO 99999	2	101.98	101.98	98.86	15.22	103.16	86.46	117.51	N/A	92,000	90,954
ALL _____											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	109.99	111.97	107.74	5.56	103.92	103.78	122.13	N/A	6,500	7,003
10	6	100.01	99.90	89.71	8.71	111.35	86.46	111.33	86.46 to 111.33	24,650	22,114
20	8	85.24	91.65	96.39	21.40	95.08	60.40	147.67	60.40 to 147.67	25,437	24,518
ALL _____											
	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

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:	17	MEDIAN:	95	COV:	21.62	95% Median C.I.:	84.96 to 111.33
TOTAL Sales Price:	370,900	WGT. MEAN:	94	STD:	21.22	95% Wgt. Mean C.I.:	82.04 to 106.60
TOTAL Adj.Sales Price:	370,900	MEAN:	98	AVG.ABS.DEV:	16.47	95% Mean C.I.:	87.23 to 109.05
TOTAL Assessed Value:	349,842						
AVG. Adj. Sales Price:	21,817	COD:	17.40	MAX Sales Ratio:	147.67		
AVG. Assessed Value:	20,578	PRD:	104.05	MIN Sales Ratio:	60.40		

Printed: 02/27/2006 15:02:47

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	106.88	99.08	87.16	15.89	113.68	60.40	122.13	N/A	8,625	7,517
311	1	66.90	66.90	66.90			66.90	66.90	N/A	7,000	4,683
325	1	84.96	84.96	84.96			84.96	84.96	N/A	40,000	33,982
326	1	111.33	111.33	111.33			111.33	111.33	N/A	4,900	5,455
343	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
350	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
353	5	88.86	104.18	104.89	22.12	99.33	81.35	147.67	N/A	28,300	29,684
389	2	107.25	107.25	107.25	1.72	100.00	105.40	109.10	N/A	5,000	5,362
435	1	92.46	92.46	92.46			92.46	92.46	N/A	15,000	13,869
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

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	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578
04											
ALL	17	94.63	98.14	94.32	17.40	104.05	60.40	147.67	84.96 to 111.33	21,817	20,578

2006 Assessment Survey for Garden County

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: 0
4. Other part-time employees: 0
5. Number of shared employees: 1
6. Assessor's requested budget for current fiscal year: \$75,900.00
 - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$7,500.00
8. Adopted budget, or granted budget if different from above: same as above #6
 - a. Does this amount include employee benefits? N/A
9. Amount of total budget set aside for appraisal work: \$30,000 (Separate Budget)
10. Amount of the total budget set aside for education/workshops: \$600.00
11. Appraisal/Reappraisal budget, if not part of the total budget: \$3,000
12. Other miscellaneous funds: \$72,300.00
13. Total budget: \$75,900.00
 - a. Was any of last year's budget not used? Yes, approximately \$1500.00

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: The Garden County Assessor, staff and listers.
2. Valuation done by: The Garden County Assessor

3. Date of last appraisal: ¹ 1995
4. Date of last “update”: ² 2005
5. Pickup work done by: ³ The assessor, staff and part-time appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	23	0	0	23

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2000
7. What was the last year the depreciation schedule for this property class was developed using market-derived information? 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 The County Assessor uses a mass appraisal system which commonly does not involve enough sales to review properties with a Sales Comparison Approach.
9. Number of market areas/neighborhoods for this property class: 4
10. How are these defined? These are defined by market areas and assessor locations.

C. Commercial/Industrial Appraisal Information

1. Data collection done by: The assessor, staff and part-time appraiser
2. Valuation done by: The Garden County Assessor
3. Date of last appraisal: ¹ 1995
4. Date of last “update”: ² 2005
5. Pickup work done by whom: ³ Assessor, staff and part-time appraiser.

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	1	0	0	1

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? 1995
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 N/A
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 N/A
10. Number of market areas/neighborhoods for this property class? 4
11. How are these defined? These are defined by assessor location and market.

D. Agricultural Appraisal Information

1. Data collection done by: Assessor and staff
2. Valuation done by: The Garden County Assessor
3. Date of last appraisal: ¹The last appraisal for improved agricultural properties was in 1995 and unimproved agland 2005.
4. Date of last “update”:² 2005
5. Pickup work done by whom: ³Pickup work is completed by the assessor and staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	14	0	0	14

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?⁵ N/A
7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?⁴ N/A
8. What is the date of the soil survey currently used? 1998
9. What date was the last countywide land use study completed? 2005
 - a. By what method? (Physical inspection, FSA maps, etc.)
FSA maps reviewed and updated land use acres by current owners FSA maps, personal property schedules and self reporting.

b. By whom? The County Assessor and staff

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

10. Number of market areas/neighborhoods for this property class: 1
11. How are these defined? The market areas were defined by market information within the entire county.
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? Yes, in 1999.

E. Computer, Automation Information and GIS

1. Administrative software: County Solutions
2. CAMA software: County Solutions
3. Cadastral maps or GIS software:
 - a. Who maintains the Cadastral Maps? Assessor and staff
 - b. Who maintains the GIS software and maps? N/A
4. Personal Property software: County Solutions

F. Zoning Information

1. Does the county have zoning? Yes
 - a. If so, is the zoning county wide? Yes, including Lisco
 - b. What municipalities in the county are zoned? Oshkosh and Lewellen
- c. When was zoning implemented? 1999

G. Contracted Services

1. Appraisal Services: Pritchard & Abbott are contracted to perform the Oil and Gas mineral appraisals and Jerry Knoche is contracted for appraisal work.
2. Other Services: County Solutions

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

II. Assessment Actions

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

1. Residential- In March and April of 2005 Garden County purchased new aerial photographs of all improvements in the county. This began a process of reviewing them to the current photos in the record files. The changes between the old and new aerial photos were all noted and documented. Major changes found during this process were added through the pickup work process and valued accordingly. The new photographs were filed with the property record cards in the assessor's office. In 2005 the assessor began a review of all improvements in the county, beginning with residential properties. This will be an ongoing process. Residential values were reviewed within assessor locations by completing a market analysis. An 8% increase to residential improvements within Lewellen was determined necessary to equalize and bring the statistical measures within compliance. All pickup work was timely completed by the Garden County Assessor.
2. Commercial- No overall changes were made to the commercial class of property for 2006. The assessor continues to review the few number of sales that are typically very low dollar sales for commercial property in Garden County.
3. Agricultural- A statistical analyses completed by the Garden County Assessor for agricultural land determined no changes were supported in 2006 and the current values are equalized within the county. The assessor continues to utilize information provided on sales questionnaire forms for each sale as a tool towards equalization in the Agricultural property class in Garden County. All pickup work was timely completed along with unreported agricultural buildings found through the new aerial photographs.

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 35 - Garden

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,390	Value 257,300,086	Total Growth 961,496 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	67	139,663	17	49,142	25	56,775	109	245,580	
2. Res Improv Land	647	1,929,583	71	557,104	138	1,104,491	856	3,591,178	
3. Res Improvements	651	18,748,842	71	2,267,604	148	5,631,435	870	26,647,881	
4. Res Total	718	20,818,088	88	2,873,850	173	6,792,701	979	30,484,639	279,469
% of Total	73.34	68.29	8.98	9.42	17.67	22.28	22.30	11.84	29.06
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	718	20,818,088	88	2,873,850	173	6,792,701	979	30,484,639	279,469
% of Total	73.34	68.29	8.98	9.42	17.67	22.28	22.30	11.84	29.06

County 35 - Garden

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,390	Value 257,300,086	Total Growth 961,496 (Sum 17, 25, & 41)
--------------------------------------------------------------	----------------------	--------------------------	---------------------------------------------------

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

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	14	29,885	4	16,077	4	25,694	22	71,656	
10. Comm Improv Land	118	280,214	12	90,546	17	256,252	147	627,012	
11. Comm Improvements	118	3,199,266	12	647,189	17	1,110,072	147	4,956,527	
12. Comm Total	132	3,509,365	16	753,812	21	1,392,018	169	5,655,195	13,747
% of Total	78.10	62.05	9.46	13.32	12.42	24.61	3.84	2.19	1.42
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	132	3,509,365	16	753,812	21	1,392,018	0	0	0
% of Total	78.10	62.05	9.46	13.32	12.42	24.61	3.84	2.19	1.42
17. Taxable Total	850	24,327,453	104	3,627,662	194	8,184,719	1,148	36,139,834	293,216
% of Total	74.04	67.31	9.05	7.95	16.89	18.79	26.15	14.04	30

County 35 - Garden

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	11	291,920
24. Mineral Interest-Non-Producing	0	0	0	0	8	65,817
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	11	291,920	0	0		
24. Mineral Interest-Non-Producing	8	65,817	0	0		
25. Mineral Interest Total	19	357,737	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	64	3	28	95

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	28	797,578	2,671	168,324,346	2,699	169,121,924
28. Ag-Improved Land	0	0	26	1,047,245	498	33,701,724	524	34,748,969
29. Ag-Improvements	0	0	26	1,004,471	498	15,927,151	524	16,931,622
30. Ag-Total Taxable							3,223	220,802,515

County 35 - Garden

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	4	4.000	6,000	
32. HomeSite Improv Land	0	0.000	0	18	20.250	150,000	
33. HomeSite Improvements	0		0	19		741,097	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	1	2.000	1,500	
36. FarmSite Impr Land	0	0.000	0	22	73.340	55,007	
37. FarmSite Improv	0		0	24		263,374	
38. FarmSite Total							
39. Road & Ditches		0.000			70.010		
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	63	64.000	172,000	67	68.000	178,000	
32. HomeSite Improv Land	314	388.220	2,595,500	332	408.470	2,745,500	
33. HomeSite Improvements	318		10,218,760	337		10,959,857	0
34. HomeSite Total				404	476.470	13,883,357	
35. FarmSite UnImp Land	28	96.440	76,027	29	98.440	77,527	
36. FarmSite Impr Land	446	1,537.500	1,153,172	468	1,610.840	1,208,179	
37. FarmSite Improv	481		5,708,391	505		5,971,765	668,280
38. FarmSite Total				534	1,709.280	7,257,471	
39. Road & Ditches		2,903.940			2,973.950		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				93	5,159.700	21,140,828	668,280

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	51	6,558.110	1,632,159
44. Recapture Val			0			2,944,379
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	3,133	1,029,736.700	197,918,824	3,184	1,036,294.810	199,550,983
44. Recapture Val			211,283,235			214,227,614

County 35 - Garden

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	168.440	133,909	3,430.890	2,727,559	3,599.330	2,861,468
47. 2A1	0.000	0	0.000	0	1,351.230	966,132	1,351.230	966,132
48. 2A	0.000	0	121.560	72,330	4,757.240	2,830,564	4,878.800	2,902,894
49. 3A1	0.000	0	0.000	0	14.670	7,555	14.670	7,555
50. 3A	0.000	0	525.200	228,464	11,013.190	4,790,748	11,538.390	5,019,212
51. 4A1	0.000	0	854.700	269,234	14,160.970	4,460,729	15,015.670	4,729,963
52. 4A	0.000	0	92.370	25,402	1,706.770	469,376	1,799.140	494,778
53. Total	0.000	0	1,762.270	729,339	36,434.960	16,252,663	38,197.230	16,982,002
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	46.680	15,404	66,690.750	22,007,967	66,737.430	22,023,371
56. 2D1	0.000	0	0.000	0	2,914.270	917,997	2,914.270	917,997
57. 2D	0.000	0	6.000	1,800	17,596.760	5,279,029	17,602.760	5,280,829
58. 3D1	0.000	0	0.000	0	541.910	140,897	541.910	140,897
59. 3D	0.000	0	66.450	14,618	11,621.230	2,556,670	11,687.680	2,571,288
60. 4D1	0.000	0	13.600	2,176	5,756.570	921,049	5,770.170	923,225
61. 4D	0.000	0	5.770	750	2,339.630	304,155	2,345.400	304,905
62. Total	0.000	0	138.500	34,748	107,461.120	32,127,764	107,599.620	32,162,512
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	35.100	8,579	4,103.460	958,607	4,138.560	967,186
65. 2G1	0.000	0	0.000	0	668.450	140,256	668.450	140,256
66. 2G	0.000	0	28.920	5,898	7,057.370	1,431,770	7,086.290	1,437,668
67. 3G1	0.000	0	0.000	0	66.930	12,195	66.930	12,195
68. 3G	0.000	0	428.200	79,114	39,986.440	7,365,139	40,414.640	7,444,253
69. 4G1	0.000	0	2,169.850	390,506	278,256.850	50,074,712	280,426.700	50,465,218
70. 4G	0.000	0	1,299.950	214,491	533,823.620	88,088,173	535,123.570	88,302,664
71. Total	0.000	0	3,962.020	698,588	863,963.120	148,070,852	867,925.140	148,769,440
72. Waste	0.000	0	10.180	102	15,646.750	156,462	15,656.930	156,564
73. Other	0.000	0	686.000	169,539	6,845.390	1,421,630	7,531.390	1,591,169
74. Exempt	0.000		0.000		341.120		341.120	
75. Total	0.000	0	6,558.970	1,632,316	1,030,351.340	198,029,371	1,036,910.310	199,661,687

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	1,762.270	729,339	36,434.960	16,252,663	38,197.230	16,982,002
77.Dry Land	0.000	0	138.500	34,748	107,461.120	32,127,764	107,599.620	32,162,512
78.Grass	0.000	0	3,962.020	698,588	863,963.120	148,070,852	867,925.140	148,769,440
79.Waste	0.000	0	10.180	102	15,646.750	156,462	15,656.930	156,564
80.Other	0.000	0	686.000	169,539	6,845.390	1,421,630	7,531.390	1,591,169
81.Exempt	0.000	0	0.000	0	341.120	0	341.120	0
82.Total	0.000	0	6,558.970	1,632,316	1,030,351.340	198,029,371	1,036,910.310	199,661,687

2006 Agricultural Land Detail

County 35 - Garden

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,599.330	9.42%	2,861,468	16.85%	795.000
2A1	1,351.230	3.54%	966,132	5.69%	715.001
2A	4,878.800	12.77%	2,902,894	17.09%	595.001
3A1	14.670	0.04%	7,555	0.04%	514.996
3A	11,538.390	30.21%	5,019,212	29.56%	435.001
4A1	15,015.670	39.31%	4,729,963	27.85%	315.001
4A	1,799.140	4.71%	494,778	2.91%	275.008
Irrigated Total	38,197.230	100.00%	16,982,002	100.00%	444.587

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	66,737.430	62.02%	22,023,371	68.48%	330.000
2D1	2,914.270	2.71%	917,997	2.85%	315.000
2D	17,602.760	16.36%	5,280,829	16.42%	300.000
3D1	541.910	0.50%	140,897	0.44%	260.000
3D	11,687.680	10.86%	2,571,288	7.99%	219.999
4D1	5,770.170	5.36%	923,225	2.87%	159.999
4D	2,345.400	2.18%	304,905	0.95%	130.001
Dry Total	107,599.620	100.00%	32,162,512	100.00%	298.909

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	4,138.560	0.48%	967,186	0.65%	233.701
2G1	668.450	0.08%	140,256	0.09%	209.822
2G	7,086.290	0.82%	1,437,668	0.97%	202.880
3G1	66.930	0.01%	12,195	0.01%	182.205
3G	40,414.640	4.66%	7,444,253	5.00%	184.196
4G1	280,426.700	32.31%	50,465,218	33.92%	179.958
4G	535,123.570	61.66%	88,302,664	59.36%	165.013
Grass Total	867,925.140	100.00%	148,769,440	100.00%	171.408

Irrigated Total	38,197.230	3.68%	16,982,002	8.51%	444.587
Dry Total	107,599.620	10.38%	32,162,512	16.11%	298.909
Grass Total	867,925.140	83.70%	148,769,440	74.51%	171.408
Waste	15,656.930	1.51%	156,564	0.08%	9.999
Other	7,531.390	0.73%	1,591,169	0.80%	211.271
Exempt	341.120	0.03%			
Market Area Total	1,036,910.310	100.00%	199,661,687	100.00%	192.554

As Related to the County as a Whole

Irrigated Total	38,197.230	100.00%	16,982,002	100.00%
Dry Total	107,599.620	100.00%	32,162,512	100.00%
Grass Total	867,925.140	100.00%	148,769,440	100.00%
Waste	15,656.930	100.00%	156,564	100.00%
Other	7,531.390	100.00%	1,591,169	100.00%
Exempt	341.120	100.00%		
Market Area Total	1,036,910.310	100.00%	199,661,687	100.00%

2006 Agricultural Land Detail

County 35 - Garden

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	1,762.270	729,339	36,434.960	16,252,663
Dry	0.000	0	138.500	34,748	107,461.120	32,127,764
Grass	0.000	0	3,962.020	698,588	863,963.120	148,070,852
Waste	0.000	0	10.180	102	15,646.750	156,462
Other	0.000	0	686.000	169,539	6,845.390	1,421,630
Exempt	0.000	0	0.000	0	341.120	0
Total	0.000	0	6,558.970	1,632,316	1,030,351.340	198,029,371

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	38,197.230	16,982,002	38,197.230	3.68%	16,982,002	8.51%	444.587
Dry	107,599.620	32,162,512	107,599.620	10.38%	32,162,512	16.11%	298.909
Grass	867,925.140	148,769,440	867,925.140	83.70%	148,769,440	74.51%	171.408
Waste	15,656.930	156,564	15,656.930	1.51%	156,564	0.08%	9.999
Other	7,531.390	1,591,169	7,531.390	0.73%	1,591,169	0.80%	211.271
Exempt	341.120	0	341.120	0.03%	0	0.00%	0.000
Total	1,036,910.310	199,661,687	1,036,910.310	100.00%	199,661,687	100.00%	192.554

* Department of Property Assessment & Taxation Calculates

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

Plan of Assessment Requirements:

Pursuant to Nebraska 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 levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Garden County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Base</u>
Residential	982	22.48	11.59
Commercial	163	3.73	2.13
Agricultural	3204	73.35	86.13
Special Value	93	2.13	.15
Mineral	19	.44	.15

Garden County has 1,036,859.99 acres of agricultural land; 3.67% consists of irrigated land, 83.71% consists of grassland, 10.39% is dryland, and 2.23% is waste, etc.

Garden County has a State Game Refuge which lies 210 yards back from the river banks of the North Platte River (NE Statute 37-706). In the northern half of the county lies Crescent Lake National Wildlife. It is a federal refuge consisting of approximately 45,698 acres.

New Property: For assessment year 2005, an estimated 55 building permits and/or information statements were filed for new property construction/additions in the county.

2005 yearly pickup work consisted of over 230 parcels of property; these included newly constructed buildings, removed/deteriorated improvements, updating CRP acreages, and adding newly irrigated land. Another project undertaken was to research Garden County Board Resolutions in which abandoned county roads were turned back to the landowners. Because no deeds were filed these were never changed on the Assessor's records. This year we added these acres to the correct ownership.

Current Resources:

A. *Staff/Budget/Training:*

The Assessor's staff consists of the assessor, deputy assessor, and one part time clerk.

We will submit a budget for \$75,901 for the office and \$30,000 for appraisal work. The assessor and deputy get the required hours of training necessary to retain assessor's certificates.

B. *Cadastral Maps accuracy/condition, other land use maps, aerial photos:*

The Garden County Cadastral Maps were prepared in the 1940's. The assessor and staff keep ownership current, and all split outs are updated on the maps. We also have aerial photos of all land in the county, and mylar overlays with soil types and acres. These aeriels were purchased in 1997 from the Bureau of Land Management in Cheyenne. In March of this year we had aerial photos taken of all improvements in the county.

C. *Property Record Cards:*

The Garden County Assessor's property record cards are very complete, detailed, and easy to follow. Our records list the legal description of each property, 911 address (situs), cadastral map and aerial photo numbers, pictures of improvements, and assessed summary of current and prior values. The records also have the PAT's six digit school codes on each property card. In addition we have the combination code which includes all districts each parcel pays taxes into (school, county, community college, Natural Resource District, ESU District, Ag Society, Airport Authority, etc.); we also have the school district number, fire district number and cemetery number (i.e. 131F2C2).

Our property record cards have all necessary information to show values, how values were arrived at, and physical, locational and any functional depreciations appropriate for the final values. We have an appraisal book with depreciation tables, cost tables, etc. available for anyone who wishes to view it.

Improvements on our records have the Replacement Cost New, with depreciation applied for the current condition, locations, etc. This reflects the cost approach. The sales approach is shown by the current adjusted valuations. In a rural county like ours, for most properties the income approach is not applicable.

D. *Software for CAMA, Assessment Administration:*

The Garden County Assessor's office has contracted with MIPS/County Solutions for CAMA pricing and an administrative package. This works very well. Currently we do not have GIS.

Current Assessment Procedures for Real Property:

A. *Discover, List and Inventory all property:*

The appropriate paperwork for Real Estate Transfers is completed as soon as possible after they are brought to our office by the County Clerk's personnel. Ownership changes, etc. are completed in the computer, on the property record card and folder, in the real estate books, in the cadastral map, on index cards, on a tablet of changes for the Treasurer's office, and on soil mylars if the sale includes agricultural land.

Methods of discovering changes in real estate include county zoning permits, city building permits, information from realtors and appraisers, reports by taxpayers and neighbors, ongoing inspections by staff as we travel throughout the county, and a variety of other sources. New

pivots listed on Personal Property Schedules indicate newly irrigated land. The County Board approved funding for new aerial photos of all improvements this spring.

B. *Data Collection:*

We perform extensive pickup work each year. Data and information is collected by our appraiser and a staff member or by two staff members.

C. *Review assessment sales ratio studies before assessment actions:*

We monitor sales of each classification of property; sales studies are ongoing, and are used extensively for valuation updates each year. We prepare spread sheets of residential, commercial and agricultural sales each year based on the qualified sales rosters. We also prepare maps with all sales plotted to indicate any potential market areas of value, etc. We run miscellaneous "what-ifs" to determine the most appropriate percentage valuation increases to bring values to the ranges.

D. *Approaches to Value:*

1) *Market Approach: sales comparisons:*

As mentioned above we perform extensive sales studies, and the market approach is shown by the current adjusted valuations.

2) *Cost Approach; cost manual used and date of manual and latest depreciation study:*

Unless pickup work has been done to a property, the date of the Marshall & Swift manual used on improvements is 1993. However, percentages of valuation adjustments have been applied since that time to keep values current. Our records have the Replacement Cost New of improvements, with depreciation applied for the current condition, location, etc. This reflects the cost approach.

3) *Income Approach; income and expense data collection/analysis from the market;:*

In a rural county like Garden County, for most properties the income approach is not applicable or workable.

4) *Land valuation studies, establish market areas, special value for agricultural land:*

As stated above, we complete extensive sales studies, prepare various spread sheets of sales, plat all sales on a map of the county to indicate any potential areas of market, etc. We also run various "what ifs" using numerous potential changes in values to different classes of land to determine the most equitable and appropriate overall increases in values to achieve the required statistics for levels of values.

D. *Reconciliation of Final Value and Documentation:*

Our property record cards have all necessary information to show values, how values were arrived at, etc. On improved parcels we have the Replacement Cost New of improvements and physical, locational and any functional depreciations appropriate for the final values. Each file does not contain a correlation section that summarizes the results of each approach to value that has been completed for each parcel. We do not have a copy of these items in every card as suggested by the PAT, because this is simply not possible or sensible. Office space does not allow for additional file cabinets to hold the extra (and unnecessary) paperwork. We do, however, have an appraisal book with depreciation tables, cost tables, etc. easily available for anyone who wish to view it.

E. *Review assessment sales ratio studies after assessment actions:*

All assessment actions are taken with the assessment sales ratio studies in mind, to insure that the actions taken result in the proper valuations to meet the required statistics.

F. *Notices and Public Relations:*

The assessor and staff believe in keeping the public informed of laws and requirements of the office. Articles are put in the paper about homestead exemptions, personal property filing deadlines, valuation changes, budgets of all taxing entities to inform taxpayers where their taxes go, etc.

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

<u>Property Class</u>	<u>Median</u>	<u>Coefficient of Dispersion</u>	<u>Price Related Differential</u>
Residential	97	17.46	102.86
Commercial	98	19.11	102.05
Agricultural	75	11.03	99.91
Special Value	75		

Assessment Actions Planned for Assessment Year 2006:

The Garden County Board of Commissioners allowed us a slightly higher dollar amount in our appraisal account in July 2004/June 2005. With this money we hired GIS Workshop Inc. in Lincoln to take aerial photos of all improvements in the county. This was done on March 31st, April 1st and 2nd of this year. We are now printing these photos. We plan to compare these to our old photos (taken in 1991) to determine any new construction, buildings removed, etc. that have not been reported. For 2006 we will update all records for these changes. If money and time allow, we hope to hire one more person, have further training, and start reinspecting all improvements in the county. All regular pickup work will also be done at the appropriate time.

Residential: See above

Commercial: See above

Agricultural Land: As stated earlier, all arm's length sales are very closely studied, and if our stats are out of range for 2006 values will again be adjusted. We will continue to monitor land use changes, new pivots, etc. on personal property schedules, etc. and update land records accordingly.

Special Value: Agland: As with ag land, sales will be monitored. Because we have so few sales of river land in each three year sales period, any changes in value are hard to determine and/or justify.

Assessment Actions Planned for Assessment Year 2007:

We will continue taking steps to work on a reappraisal of all residential, commercial and farm improvements as time and money allow. We will also continue to monitor land use changes, sales, etc., and value land accordingly.

Assessment Actions Planned for Assessment Year 2008:

We will continue the above.

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. Real Estate Abstract and Personal Property Abstract
 - b. Assessor Survey
 - c. Sales information to PA&T rosters
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - 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 approximately 550 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
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 approximately 150 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
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 Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. 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.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Anyone currently holding an assessor’s certificate is required to obtain a minimum of 60 hours every 4 years.
16. Prepare, maintain and update a Garden County Procedures Manual.

Conclusion

The Garden County Assessor and staff strive very diligently to complete all duties and responsibilities required of the office, while doing so within the budget we are allowed. We are attempting to do a reappraisal of the county, but it will be in conjunction with all other duties of the office. We run an efficient, user-friendly office which both serves the public and obeys the Nebraska Statutes, Regulations, and Directives which we are obligated to follow. I believe we do so in a very appropriate, congenial manner.

Respectfully submitted:

Janet L. Shaul, Garden County Assessor

Date

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

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

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Garden County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Garden County is in compliance with generally accepted mass appraisal practices.

Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Garden County is 76% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Garden County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Garden County is 76% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Garden County is in compliance with generally accepted mass appraisal practices.

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

Recommendations

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

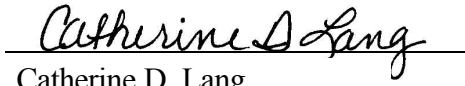
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

**SPECIAL VALUE SECTION
CORRELATION For
Garden County**

I. Agricultural Land Value Correlation

In Garden County there are forty-three qualified unimproved agricultural sales that are valued as having non-influenced values. The measures of central tendency rounded (median 76%, weighted mean 76%, mean 75%) are very similar and offer support for each other. The quality measures will indicate the coefficient of dispersion (12.06%) and the price-related differential (99.38%) to be within the prescribed parameters. Overall the measures of central tendency and measures of dispersion with the knowledge of the assessment practices indicate that the standards of level of value and quality of assessment have been met.

PA&T 2006 Agricultural Statistics

Base Stat

Query: 5256

Type: Qualified

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

NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97	
(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

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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	77.50	77.50	77.50			77.50	77.50	N/A	66,400	51,463
10/01/02 TO 12/31/02	2	77.21	77.21	78.72	8.84	98.08	70.38	84.03	N/A	95,190	74,934
01/01/03 TO 03/31/03	2	87.93	87.93	88.61	8.52	99.23	80.44	95.42	N/A	101,750	90,160
04/01/03 TO 06/30/03	3	75.60	80.67	79.44	6.81	101.55	75.48	90.93	N/A	146,958	116,738
07/01/03 TO 09/30/03	2	73.44	73.44	74.78	2.97	98.20	71.26	75.62	N/A	182,012	136,117
10/01/03 TO 12/31/03	9	74.58	72.18	72.98	9.29	98.90	49.23	88.16	65.66 to 76.98	43,456	31,714
01/01/04 TO 03/31/04	7	71.73	73.97	72.71	5.58	101.73	67.70	80.28	67.70 to 80.28	79,876	58,078
04/01/04 TO 06/30/04	6	72.14	64.85	63.24	22.37	102.53	12.55	94.66	12.55 to 94.66	100,286	63,425
07/01/04 TO 09/30/04	4	72.24	67.72	68.01	14.07	99.57	48.44	77.97	N/A	132,243	89,942
10/01/04 TO 12/31/04	2	90.70	90.70	87.32	9.79	103.87	81.82	99.58	N/A	33,487	29,241
01/01/05 TO 03/31/05	2	95.34	95.34	87.43	8.52	109.05	87.22	103.46	N/A	301,741	263,802
04/01/05 TO 06/30/05	3	83.62	78.93	78.64	6.34	100.37	68.64	84.53	N/A	179,395	141,076
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	78.97	81.22	81.21	8.21	100.01	70.38	95.42	70.38 to 95.42	112,644	91,483
07/01/03 TO 06/30/04	24	74.01	70.97	70.19	10.95	101.12	12.55	94.66	69.99 to 76.97	79,832	56,031
07/01/04 TO 06/30/05	11	81.82	79.98	78.79	13.21	101.51	48.44	103.46	66.67 to 99.58	157,965	124,462
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	75.61	75.90	77.76	8.92	97.61	49.23	95.42	71.26 to 80.44	87,468	68,012
01/01/04 TO 12/31/04	19	74.13	71.53	68.61	14.27	104.26	12.55	99.58	67.70 to 79.47	92,463	63,439
<u>ALL</u>	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Agricultural Statistics

Base Stat

Query: 5256

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1637	1	63.43	63.43	63.43			63.43	63.43	N/A	169,600	107,576
1639	1	87.22	87.22	87.22			87.22	87.22	N/A	595,700	519,553
1693	1	84.53	84.53	84.53			84.53	84.53	N/A	257,827	217,954
1975	1	94.66	94.66	94.66			94.66	94.66	N/A	85,300	80,741
1983	1	75.60	75.60	75.60			75.60	75.60	N/A	54,960	41,548
1985	1	75.48	75.48	75.48			75.48	75.48	N/A	273,414	206,373
2201	1	67.70	67.70	67.70			67.70	67.70	N/A	158,957	107,613
2259	2	69.40	69.40	69.03	1.09	100.53	68.64	70.15	N/A	131,347	90,673
2261	1	88.16	88.16	88.16			88.16	88.16	N/A	21,600	19,042
2491	4	77.16	80.26	82.51	9.93	97.27	71.32	95.42	N/A	79,670	65,738
2493	3	74.58	69.14	74.35	15.37	93.00	49.23	83.62	N/A	52,555	39,072
2495	1	75.62	75.62	75.62			75.62	75.62	N/A	294,025	222,353
2551	9	77.27	79.85	76.95	8.96	103.77	66.67	103.46	71.73 to 90.93	81,613	62,802
2555	1	12.55	12.55	12.55			12.55	12.55	N/A	101,000	12,680
2557	2	59.22	59.22	55.47	18.19	106.76	48.44	69.99	N/A	92,000	51,032
2783	1	84.03	84.03	84.03			84.03	84.03	N/A	116,300	97,728
2785	2	88.08	88.08	85.36	13.05	103.19	76.58	99.58	N/A	27,180	23,201
2787	6	70.82	71.54	72.32	5.20	98.92	65.66	80.28	65.66 to 80.28	57,900	41,875
2789	2	77.24	77.24	77.17	0.35	100.08	76.97	77.50	N/A	87,556	67,569
2791	2	79.81	79.81	78.77	2.51	101.32	77.81	81.82	N/A	95,818	75,479
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Agricultural Statistics

Base Stat

Query: 5256

Type: Qualified

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

NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97	
(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

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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)	1	94.66	94.66	94.66			94.66	94.66	N/A	85,300	80,741
25-0025	4	77.66	76.88	76.65	3.78	100.30	70.38	81.82	N/A	83,029	63,640
25-0095											
35-0001											
35-0010	37	75.60	74.79	75.68	12.35	98.82	12.55	103.46	71.73 to 77.97	107,236	81,157
81-0091	1	63.43	63.43	63.43			63.43	63.43	N/A	169,600	107,576
81-0119											
NonValid School	1	94.66	94.66	94.66			94.66	94.66	N/A	85,300	80,741
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
50.01 TO 100.00	9	67.54	64.62	50.94	26.70	126.86	12.55	99.58	48.44 to 88.16	47,126	24,007
100.01 TO 180.00	13	74.58	75.04	74.79	4.71	100.34	69.99	81.82	70.38 to 79.47	61,553	46,036
180.01 TO 330.00	8	77.47	78.01	78.12	4.52	99.86	71.32	84.03	71.32 to 84.03	98,025	76,578
330.01 TO 650.00	7	77.81	79.52	77.01	15.28	103.25	63.43	95.42	63.43 to 95.42	131,824	101,516
650.01 +	5	75.62	78.30	80.45	7.31	97.32	68.64	87.22	N/A	323,132	259,975
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	16	75.37	74.97	75.75	5.76	98.96	65.66	84.03	70.38 to 79.47	70,438	53,359
DRY-N/A	9	77.27	78.71	75.23	8.80	104.62	66.67	99.58	69.99 to 88.16	78,902	59,356
GRASS	11	75.48	80.01	79.21	13.02	101.00	63.43	103.46	67.70 to 95.42	155,508	123,183
GRASS-N/A	6	79.62	66.08	72.78	25.47	90.79	12.55	90.93	12.55 to 90.93	147,169	107,111
IRRGTD	1	48.44	48.44	48.44			48.44	48.44	N/A	124,000	60,070
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Agricultural Statistics

Base Stat

Query: 5256

Type: Qualified

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

NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97
(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56
(AgLand) TOTAL Assessed Value:	3,445,718						
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46		
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55		

(!: land+NAT=0)

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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	20	76.78	76.71	76.16	7.23	100.72	65.66	99.58	71.26 to 79.47	66,904	50,956
DRY-N/A	5	77.27	74.73	73.91	5.29	101.12	66.67	80.44	N/A	99,812	73,767
GRASS	14	75.54	77.82	78.93	13.58	98.59	49.23	103.46	67.70 to 94.66	163,888	129,362
GRASS-N/A	3	83.62	62.37	62.38	31.24	99.99	12.55	90.93	N/A	99,721	62,202
IRRGTD	1	48.44	48.44	48.44			48.44	48.44	N/A	124,000	60,070
ALL	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	25	76.97	76.31	75.55	6.85	101.01	65.66	99.58	71.32 to 77.97	73,485	55,518
GRASS	17	75.60	75.09	77.02	17.89	97.49	12.55	103.46	67.70 to 90.93	152,565	117,510
IRRGTD	1	48.44	48.44	48.44			48.44	48.44	N/A	124,000	60,070
ALL	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
Total \$											
1 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
10000 TO 29999	3	88.16	87.21	87.56	9.71	99.60	73.88	99.58	N/A	20,510	17,958
30000 TO 59999	8	75.09	71.03	72.18	9.03	98.41	49.23	81.82	49.23 to 81.82	41,224	29,756
60000 TO 99999	14	75.55	76.56	76.94	6.99	99.51	69.99	94.66	70.38 to 80.44	73,031	56,190
100000 TO 149999	10	77.39	70.50	70.99	19.04	99.31	12.55	95.42	48.44 to 90.93	118,898	84,401
150000 TO 249999	3	67.70	66.59	66.67	2.57	99.89	63.43	68.64	N/A	174,417	116,277
250000 TO 499999	3	75.62	78.55	78.36	3.99	100.24	75.48	84.53	N/A	275,088	215,560
500000 +	1	87.22	87.22	87.22			87.22	87.22	N/A	595,700	519,553
ALL	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Agricultural Statistics

Base Stat

Query: 5256

Type: Qualified

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

NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97
(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56
(AgLand) TOTAL Assessed Value:	3,445,718						
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46		
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55		

(!: land+NAT=0)

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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 \$											
5000 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
Total \$											
1 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
10000 TO 29999	9	73.88	67.53	54.63	21.64	123.60	12.55	99.58	49.23 to 88.16	37,793	20,647
30000 TO 59999	13	75.60	75.12	74.86	4.65	100.35	69.99	81.82	70.38 to 79.47	62,704	46,938
60000 TO 99999	10	77.47	75.83	74.66	10.73	101.57	48.44	94.66	66.67 to 84.03	107,854	80,522
100000 TO 149999	6	73.22	77.32	75.12	14.65	102.93	63.43	95.42	63.43 to 95.42	148,694	111,697
150000 TO 249999	3	75.62	78.55	78.36	3.99	100.24	75.48	84.53	N/A	275,088	215,560
500000 +	1	87.22	87.22	87.22			87.22	87.22	N/A	595,700	519,553
ALL	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

**SPECIAL VALUE SECTION
CORRELATION For
Garden County**

II. Special Value Correlation

Only a small portion of Garden County is affected by special value (primarily along the North Platte River). For assessment valuation purposes, the special value has been established using similar uninfluenced sales that have occurred in the surrounding area and valued the same as other agricultural property in the county. It is the opinion that the level of value for special value within Garden County is equal to uninfluenced agricultural level of value.

PA&T 2006 Special Value Statistics

Base Stat

Query: 5256

Type: Qualified

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

NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97	
(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

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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	77.50	77.50	77.50			77.50	77.50	N/A	66,400	51,463
10/01/02 TO 12/31/02	2	77.21	77.21	78.72	8.84	98.08	70.38	84.03	N/A	95,190	74,934
01/01/03 TO 03/31/03	2	87.93	87.93	88.61	8.52	99.23	80.44	95.42	N/A	101,750	90,160
04/01/03 TO 06/30/03	3	75.60	80.67	79.44	6.81	101.55	75.48	90.93	N/A	146,958	116,738
07/01/03 TO 09/30/03	2	73.44	73.44	74.78	2.97	98.20	71.26	75.62	N/A	182,012	136,117
10/01/03 TO 12/31/03	9	74.58	72.18	72.98	9.29	98.90	49.23	88.16	65.66 to 76.98	43,456	31,714
01/01/04 TO 03/31/04	7	71.73	73.97	72.71	5.58	101.73	67.70	80.28	67.70 to 80.28	79,876	58,078
04/01/04 TO 06/30/04	6	72.14	64.85	63.24	22.37	102.53	12.55	94.66	12.55 to 94.66	100,286	63,425
07/01/04 TO 09/30/04	4	72.24	67.72	68.01	14.07	99.57	48.44	77.97	N/A	132,243	89,942
10/01/04 TO 12/31/04	2	90.70	90.70	87.32	9.79	103.87	81.82	99.58	N/A	33,487	29,241
01/01/05 TO 03/31/05	2	95.34	95.34	87.43	8.52	109.05	87.22	103.46	N/A	301,741	263,802
04/01/05 TO 06/30/05	3	83.62	78.93	78.64	6.34	100.37	68.64	84.53	N/A	179,395	141,076
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	78.97	81.22	81.21	8.21	100.01	70.38	95.42	70.38 to 95.42	112,644	91,483
07/01/03 TO 06/30/04	24	74.01	70.97	70.19	10.95	101.12	12.55	94.66	69.99 to 76.97	79,832	56,031
07/01/04 TO 06/30/05	11	81.82	79.98	78.79	13.21	101.51	48.44	103.46	66.67 to 99.58	157,965	124,462
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	75.61	75.90	77.76	8.92	97.61	49.23	95.42	71.26 to 80.44	87,468	68,012
01/01/04 TO 12/31/04	19	74.13	71.53	68.61	14.27	104.26	12.55	99.58	67.70 to 79.47	92,463	63,439
<u>ALL</u>	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Special Value Statistics

Base Stat

Query: 5256

Type: Qualified

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

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(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1637	1	63.43	63.43	63.43			63.43	63.43	N/A	169,600	107,576
1639	1	87.22	87.22	87.22			87.22	87.22	N/A	595,700	519,553
1693	1	84.53	84.53	84.53			84.53	84.53	N/A	257,827	217,954
1975	1	94.66	94.66	94.66			94.66	94.66	N/A	85,300	80,741
1983	1	75.60	75.60	75.60			75.60	75.60	N/A	54,960	41,548
1985	1	75.48	75.48	75.48			75.48	75.48	N/A	273,414	206,373
2201	1	67.70	67.70	67.70			67.70	67.70	N/A	158,957	107,613
2259	2	69.40	69.40	69.03	1.09	100.53	68.64	70.15	N/A	131,347	90,673
2261	1	88.16	88.16	88.16			88.16	88.16	N/A	21,600	19,042
2491	4	77.16	80.26	82.51	9.93	97.27	71.32	95.42	N/A	79,670	65,738
2493	3	74.58	69.14	74.35	15.37	93.00	49.23	83.62	N/A	52,555	39,072
2495	1	75.62	75.62	75.62			75.62	75.62	N/A	294,025	222,353
2551	9	77.27	79.85	76.95	8.96	103.77	66.67	103.46	71.73 to 90.93	81,613	62,802
2555	1	12.55	12.55	12.55			12.55	12.55	N/A	101,000	12,680
2557	2	59.22	59.22	55.47	18.19	106.76	48.44	69.99	N/A	92,000	51,032
2783	1	84.03	84.03	84.03			84.03	84.03	N/A	116,300	97,728
2785	2	88.08	88.08	85.36	13.05	103.19	76.58	99.58	N/A	27,180	23,201
2787	6	70.82	71.54	72.32	5.20	98.92	65.66	80.28	65.66 to 80.28	57,900	41,875
2789	2	77.24	77.24	77.17	0.35	100.08	76.97	77.50	N/A	87,556	67,569
2791	2	79.81	79.81	78.77	2.51	101.32	77.81	81.82	N/A	95,818	75,479
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Special Value Statistics

Base Stat

Query: 5256

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

NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97
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(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56
(AgLand) TOTAL Assessed Value:	3,445,718						
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46		
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55		

(!: land+NAT=0)

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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)	1	94.66	94.66	94.66			94.66	94.66	N/A	85,300	80,741
25-0025	4	77.66	76.88	76.65	3.78	100.30	70.38	81.82	N/A	83,029	63,640
25-0095											
35-0001											
35-0010	37	75.60	74.79	75.68	12.35	98.82	12.55	103.46	71.73 to 77.97	107,236	81,157
81-0091	1	63.43	63.43	63.43			63.43	63.43	N/A	169,600	107,576
81-0119											
NonValid School	1	94.66	94.66	94.66			94.66	94.66	N/A	85,300	80,741
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
50.01 TO 100.00	9	67.54	64.62	50.94	26.70	126.86	12.55	99.58	48.44 to 88.16	47,126	24,007
100.01 TO 180.00	13	74.58	75.04	74.79	4.71	100.34	69.99	81.82	70.38 to 79.47	61,553	46,036
180.01 TO 330.00	8	77.47	78.01	78.12	4.52	99.86	71.32	84.03	71.32 to 84.03	98,025	76,578
330.01 TO 650.00	7	77.81	79.52	77.01	15.28	103.25	63.43	95.42	63.43 to 95.42	131,824	101,516
650.01 +	5	75.62	78.30	80.45	7.31	97.32	68.64	87.22	N/A	323,132	259,975
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	16	75.37	74.97	75.75	5.76	98.96	65.66	84.03	70.38 to 79.47	70,438	53,359
DRY-N/A	9	77.27	78.71	75.23	8.80	104.62	66.67	99.58	69.99 to 88.16	78,902	59,356
GRASS	11	75.48	80.01	79.21	13.02	101.00	63.43	103.46	67.70 to 95.42	155,508	123,183
GRASS-N/A	6	79.62	66.08	72.78	25.47	90.79	12.55	90.93	12.55 to 90.93	147,169	107,111
IRRGTD	1	48.44	48.44	48.44			48.44	48.44	N/A	124,000	60,070
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Special Value Statistics

Base Stat

Query: 5256

Type: Qualified

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

NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97	
(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

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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	20	76.78	76.71	76.16	7.23	100.72	65.66	99.58	71.26 to 79.47	66,904	50,956
DRY-N/A	5	77.27	74.73	73.91	5.29	101.12	66.67	80.44	N/A	99,812	73,767
GRASS	14	75.54	77.82	78.93	13.58	98.59	49.23	103.46	67.70 to 94.66	163,888	129,362
GRASS-N/A	3	83.62	62.37	62.38	31.24	99.99	12.55	90.93	N/A	99,721	62,202
IRRGTD	1	48.44	48.44	48.44			48.44	48.44	N/A	124,000	60,070
<u>ALL</u>	<u>43</u>	<u>75.62</u>	<u>75.18</u>	<u>75.65</u>	<u>12.06</u>	<u>99.38</u>	<u>12.55</u>	<u>103.46</u>	<u>71.73 to 77.97</u>	<u>105,924</u>	<u>80,132</u>

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	25	76.97	76.31	75.55	6.85	101.01	65.66	99.58	71.32 to 77.97	73,485	55,518
GRASS	17	75.60	75.09	77.02	17.89	97.49	12.55	103.46	67.70 to 90.93	152,565	117,510
IRRGTD	1	48.44	48.44	48.44			48.44	48.44	N/A	124,000	60,070
<u>ALL</u>	<u>43</u>	<u>75.62</u>	<u>75.18</u>	<u>75.65</u>	<u>12.06</u>	<u>99.38</u>	<u>12.55</u>	<u>103.46</u>	<u>71.73 to 77.97</u>	<u>105,924</u>	<u>80,132</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
5000 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
<u>Total \$</u>											
1 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
10000 TO 29999	3	88.16	87.21	87.56	9.71	99.60	73.88	99.58	N/A	20,510	17,958
30000 TO 59999	8	75.09	71.03	72.18	9.03	98.41	49.23	81.82	49.23 to 81.82	41,224	29,756
60000 TO 99999	14	75.55	76.56	76.94	6.99	99.51	69.99	94.66	70.38 to 80.44	73,031	56,190
100000 TO 149999	10	77.39	70.50	70.99	19.04	99.31	12.55	95.42	48.44 to 90.93	118,898	84,401
150000 TO 249999	3	67.70	66.59	66.67	2.57	99.89	63.43	68.64	N/A	174,417	116,277
250000 TO 499999	3	75.62	78.55	78.36	3.99	100.24	75.48	84.53	N/A	275,088	215,560
500000 +	1	87.22	87.22	87.22			87.22	87.22	N/A	595,700	519,553
<u>ALL</u>	<u>43</u>	<u>75.62</u>	<u>75.18</u>	<u>75.65</u>	<u>12.06</u>	<u>99.38</u>	<u>12.55</u>	<u>103.46</u>	<u>71.73 to 77.97</u>	<u>105,924</u>	<u>80,132</u>

PA&T 2006 Special Value Statistics

Base Stat

Query: 5256

Type: Qualified

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

NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97
(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56
(AgLand) TOTAL Assessed Value:	3,445,718						
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46		
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55		

(!: land+NAT=0)

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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 \$ _____											
5000 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
Total \$ _____											
1 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
10000 TO 29999	9	73.88	67.53	54.63	21.64	123.60	12.55	99.58	49.23 to 88.16	37,793	20,647
30000 TO 59999	13	75.60	75.12	74.86	4.65	100.35	69.99	81.82	70.38 to 79.47	62,704	46,938
60000 TO 99999	10	77.47	75.83	74.66	10.73	101.57	48.44	94.66	66.67 to 84.03	107,854	80,522
100000 TO 149999	6	73.22	77.32	75.12	14.65	102.93	63.43	95.42	63.43 to 95.42	148,694	111,697
150000 TO 249999	3	75.62	78.55	78.36	3.99	100.24	75.48	84.53	N/A	275,088	215,560
500000 +	1	87.22	87.22	87.22			87.22	87.22	N/A	595,700	519,553
ALL _____	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

**SPECIAL VALUE SECTION
CORRELATION For
Garden County**

III. Recapture Value Correlation

There were no sales that occurred during the timeframe of the sales study that carried a recapture value. There is no statistical sample evidence to indicate that the recapture value within the county is outside of the acceptable range. Likewise, due to the lack of a sample, there is no evidence to indicate that the quality of assessment or assessment uniformity for recapture value is outside of the acceptable range.

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5256

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

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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	77.50	77.50	77.50			77.50	77.50	N/A	66,400	51,463
10/01/02 TO 12/31/02	2	77.21	77.21	78.72	8.84	98.08	70.38	84.03	N/A	95,190	74,934
01/01/03 TO 03/31/03	2	87.93	87.93	88.61	8.52	99.23	80.44	95.42	N/A	101,750	90,160
04/01/03 TO 06/30/03	3	75.60	80.67	79.44	6.81	101.55	75.48	90.93	N/A	146,958	116,738
07/01/03 TO 09/30/03	2	73.44	73.44	74.78	2.97	98.20	71.26	75.62	N/A	182,012	136,117
10/01/03 TO 12/31/03	9	74.58	72.18	72.98	9.29	98.90	49.23	88.16	65.66 to 76.98	43,456	31,714
01/01/04 TO 03/31/04	7	71.73	73.97	72.71	5.58	101.73	67.70	80.28	67.70 to 80.28	79,876	58,078
04/01/04 TO 06/30/04	6	72.14	64.85	63.24	22.37	102.53	12.55	94.66	12.55 to 94.66	100,286	63,425
07/01/04 TO 09/30/04	4	72.24	67.72	68.01	14.07	99.57	48.44	77.97	N/A	132,243	89,942
10/01/04 TO 12/31/04	2	90.70	90.70	87.32	9.79	103.87	81.82	99.58	N/A	33,487	29,241
01/01/05 TO 03/31/05	2	95.34	95.34	87.43	8.52	109.05	87.22	103.46	N/A	301,741	263,802
04/01/05 TO 06/30/05	3	83.62	78.93	78.64	6.34	100.37	68.64	84.53	N/A	179,395	141,076
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	78.97	81.22	81.21	8.21	100.01	70.38	95.42	70.38 to 95.42	112,644	91,483
07/01/03 TO 06/30/04	24	74.01	70.97	70.19	10.95	101.12	12.55	94.66	69.99 to 76.97	79,832	56,031
07/01/04 TO 06/30/05	11	81.82	79.98	78.79	13.21	101.51	48.44	103.46	66.67 to 99.58	157,965	124,462
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	75.61	75.90	77.76	8.92	97.61	49.23	95.42	71.26 to 80.44	87,468	68,012
01/01/04 TO 12/31/04	19	74.13	71.53	68.61	14.27	104.26	12.55	99.58	67.70 to 79.47	92,463	63,439
<u>ALL</u>	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5256

Type: Qualified

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NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97	
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(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1637	1	63.43	63.43	63.43			63.43	63.43	N/A	169,600	107,576
1639	1	87.22	87.22	87.22			87.22	87.22	N/A	595,700	519,553
1693	1	84.53	84.53	84.53			84.53	84.53	N/A	257,827	217,954
1975	1	94.66	94.66	94.66			94.66	94.66	N/A	85,300	80,741
1983	1	75.60	75.60	75.60			75.60	75.60	N/A	54,960	41,548
1985	1	75.48	75.48	75.48			75.48	75.48	N/A	273,414	206,373
2201	1	67.70	67.70	67.70			67.70	67.70	N/A	158,957	107,613
2259	2	69.40	69.40	69.03	1.09	100.53	68.64	70.15	N/A	131,347	90,673
2261	1	88.16	88.16	88.16			88.16	88.16	N/A	21,600	19,042
2491	4	77.16	80.26	82.51	9.93	97.27	71.32	95.42	N/A	79,670	65,738
2493	3	74.58	69.14	74.35	15.37	93.00	49.23	83.62	N/A	52,555	39,072
2495	1	75.62	75.62	75.62			75.62	75.62	N/A	294,025	222,353
2551	9	77.27	79.85	76.95	8.96	103.77	66.67	103.46	71.73 to 90.93	81,613	62,802
2555	1	12.55	12.55	12.55			12.55	12.55	N/A	101,000	12,680
2557	2	59.22	59.22	55.47	18.19	106.76	48.44	69.99	N/A	92,000	51,032
2783	1	84.03	84.03	84.03			84.03	84.03	N/A	116,300	97,728
2785	2	88.08	88.08	85.36	13.05	103.19	76.58	99.58	N/A	27,180	23,201
2787	6	70.82	71.54	72.32	5.20	98.92	65.66	80.28	65.66 to 80.28	57,900	41,875
2789	2	77.24	77.24	77.17	0.35	100.08	76.97	77.50	N/A	87,556	67,569
2791	2	79.81	79.81	78.77	2.51	101.32	77.81	81.82	N/A	95,818	75,479
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5256

Type: Qualified

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(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

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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)	1	94.66	94.66	94.66			94.66	94.66	N/A	85,300	80,741
25-0025	4	77.66	76.88	76.65	3.78	100.30	70.38	81.82	N/A	83,029	63,640
25-0095											
35-0001											
35-0010	37	75.60	74.79	75.68	12.35	98.82	12.55	103.46	71.73 to 77.97	107,236	81,157
81-0091	1	63.43	63.43	63.43			63.43	63.43	N/A	169,600	107,576
81-0119											
NonValid School	1	94.66	94.66	94.66			94.66	94.66	N/A	85,300	80,741
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
50.01 TO 100.00	9	67.54	64.62	50.94	26.70	126.86	12.55	99.58	48.44 to 88.16	47,126	24,007
100.01 TO 180.00	13	74.58	75.04	74.79	4.71	100.34	69.99	81.82	70.38 to 79.47	61,553	46,036
180.01 TO 330.00	8	77.47	78.01	78.12	4.52	99.86	71.32	84.03	71.32 to 84.03	98,025	76,578
330.01 TO 650.00	7	77.81	79.52	77.01	15.28	103.25	63.43	95.42	63.43 to 95.42	131,824	101,516
650.01 +	5	75.62	78.30	80.45	7.31	97.32	68.64	87.22	N/A	323,132	259,975
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	16	75.37	74.97	75.75	5.76	98.96	65.66	84.03	70.38 to 79.47	70,438	53,359
DRY-N/A	9	77.27	78.71	75.23	8.80	104.62	66.67	99.58	69.99 to 88.16	78,902	59,356
GRASS	11	75.48	80.01	79.21	13.02	101.00	63.43	103.46	67.70 to 95.42	155,508	123,183
GRASS-N/A	6	79.62	66.08	72.78	25.47	90.79	12.55	90.93	12.55 to 90.93	147,169	107,111
IRRGTD	1	48.44	48.44	48.44			48.44	48.44	N/A	124,000	60,070
ALL											
	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5256

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(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

Printed: 04/04/2006 11:01:08

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	20	76.78	76.71	76.16	7.23	100.72	65.66	99.58	71.26 to 79.47	66,904	50,956
DRY-N/A	5	77.27	74.73	73.91	5.29	101.12	66.67	80.44	N/A	99,812	73,767
GRASS	14	75.54	77.82	78.93	13.58	98.59	49.23	103.46	67.70 to 94.66	163,888	129,362
GRASS-N/A	3	83.62	62.37	62.38	31.24	99.99	12.55	90.93	N/A	99,721	62,202
IRRGTD	1	48.44	48.44	48.44			48.44	48.44	N/A	124,000	60,070
ALL	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	25	76.97	76.31	75.55	6.85	101.01	65.66	99.58	71.32 to 77.97	73,485	55,518
GRASS	17	75.60	75.09	77.02	17.89	97.49	12.55	103.46	67.70 to 90.93	152,565	117,510
IRRGTD	1	48.44	48.44	48.44			48.44	48.44	N/A	124,000	60,070
ALL	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

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	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
Total \$											
1 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
10000 TO 29999	3	88.16	87.21	87.56	9.71	99.60	73.88	99.58	N/A	20,510	17,958
30000 TO 59999	8	75.09	71.03	72.18	9.03	98.41	49.23	81.82	49.23 to 81.82	41,224	29,756
60000 TO 99999	14	75.55	76.56	76.94	6.99	99.51	69.99	94.66	70.38 to 80.44	73,031	56,190
100000 TO 149999	10	77.39	70.50	70.99	19.04	99.31	12.55	95.42	48.44 to 90.93	118,898	84,401
150000 TO 249999	3	67.70	66.59	66.67	2.57	99.89	63.43	68.64	N/A	174,417	116,277
250000 TO 499999	3	75.62	78.55	78.36	3.99	100.24	75.48	84.53	N/A	275,088	215,560
500000 +	1	87.22	87.22	87.22			87.22	87.22	N/A	595,700	519,553
ALL	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5256

Type: Qualified

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

NUMBER of Sales:	43	MEDIAN:	76	COV:	19.49	95% Median C.I.:	71.73 to 77.97	
(AgLand) TOTAL Sales Price:	4,586,937	WGT. MEAN:	76	STD:	14.66	95% Wgt. Mean C.I.:	70.71 to 80.59	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,554,752	MEAN:	75	AVG.ABS.DEV:	9.12	95% Mean C.I.:	70.80 to 79.56	
(AgLand) TOTAL Assessed Value:	3,445,718							
AVG. Adj. Sales Price:	105,924	COD:	12.06	MAX Sales Ratio:	103.46			
AVG. Assessed Value:	80,132	PRD:	99.38	MIN Sales Ratio:	12.55			

Printed: 04/04/2006 11:01:08

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
Total \$ _____											
1 TO 9999	1	103.46	103.46	103.46			103.46	103.46	N/A	7,782	8,051
10000 TO 29999	9	73.88	67.53	54.63	21.64	123.60	12.55	99.58	49.23 to 88.16	37,793	20,647
30000 TO 59999	13	75.60	75.12	74.86	4.65	100.35	69.99	81.82	70.38 to 79.47	62,704	46,938
60000 TO 99999	10	77.47	75.83	74.66	10.73	101.57	48.44	94.66	66.67 to 84.03	107,854	80,522
100000 TO 149999	6	73.22	77.32	75.12	14.65	102.93	63.43	95.42	63.43 to 95.42	148,694	111,697
150000 TO 249999	3	75.62	78.55	78.36	3.99	100.24	75.48	84.53	N/A	275,088	215,560
500000 +	1	87.22	87.22	87.22			87.22	87.22	N/A	595,700	519,553
ALL _____	43	75.62	75.18	75.65	12.06	99.38	12.55	103.46	71.73 to 77.97	105,924	80,132

Janet L. Shaul
GARDEN COUNTY ASSESSOR
Oshkosh, NE 69154

April 3, 2006

Catherine Lang
NE Dept. of Property Assessment and Taxation
1033 O St., Suite 600
Lincoln, NE 68508

Dear Ms Lang:

Below is information regarding the procedures and methodologies used in Garden County to implement special valuation on qualified parcels of agricultural and horticultural land (per PAT Regulation-11-005.04).

1. *Methodology for determining special valuation of agricultural land (uninfluenced value).*

The 2006 ag land valuations were determined by using the compilation and statistics received from the PAT of all ag sales deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold, and the median of market value of each classification (at approximately 80%). Because the sales do not indicate any specific market areas, the value for each class (i.e., 3G1, 3G, etc.) will remain the same per class throughout the County.

For 2006, sales in the three-year sales period indicate no change in grass land value. Garden County had only one qualified sale of irrigated land, which showed a median of 48.44. So few sales make it difficult to determine any change; therefore no change will be made to irrigated land. We had a fairly large number of dryland sales and the median is 75.37, which is within the required range. Therefore, no change will be made in dryland value.

2. *Methodology for determining recapture valuation of agricultural land (market value).*

In each three-year sales period, we generally have a very small number of land sales along the North Platte River (most of which are not representative in the number of acres purchased). These sales are primarily for recreational purposes (goose hunting, etc.). Much of the land along the river, however, is used just for agricultural purposes. In an attempt to fairly and accurately value this land, we have implemented Special Valuation in Garden County. Most taxpayers who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds, but that also use the land for agricultural purposes (usually cattle grazing) have completed these forms by considering *each* blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market or \$2,160 per acre, per the current sales roster. This roster consists of no unimproved sale and five improved sales. The remaining land is valued as agricultural, *if used as such*, and based on approximately 80% of market per ag sales. *One very important point to remember in Garden County is that a State Game Refuge lies along the river 110 yards out from the banks of the North Platte River, and landowners cannot hunt or have blinds on any of this land. They also have no control over who has access to use accretion land for walking, etc. (See attached copies of NE Statutes 37-706, 37-706.1, 37-707, 37-708, 37-712.)*

Above are the methods Garden County uses to determine valuations for ag properties and recreational properties. The methods were decided on after much market analysis, deliberation and thought, and we feel it is the most equitable and uniform method of dealing with the above addressed land.

Thank you.

Janet L. Shaul
Garden County Assessor

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

	Median	Weighted Mean	Mean
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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
 - $\text{TotAssdValue}/\text{Count}$

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

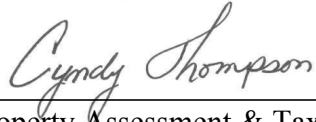
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

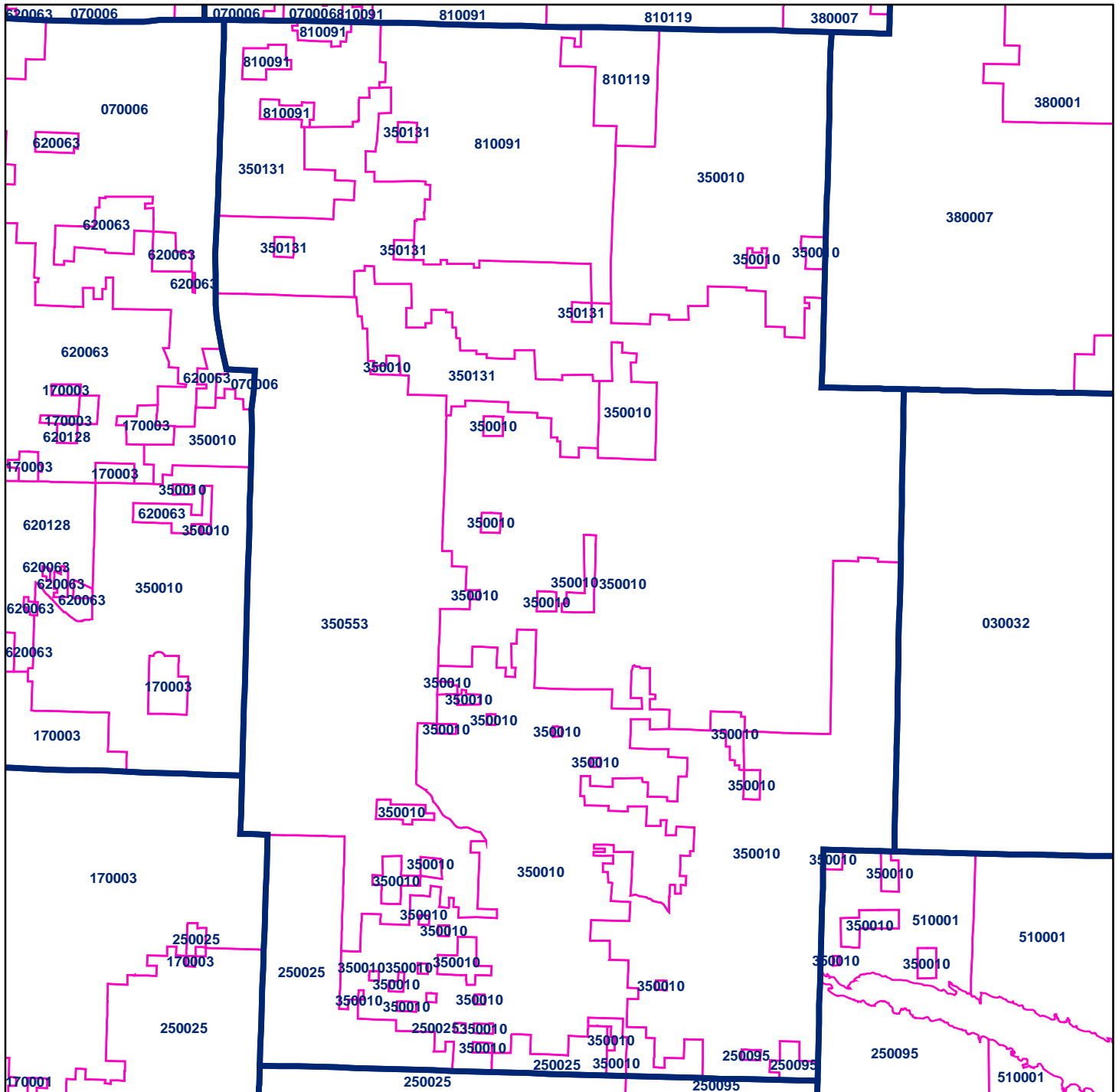
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Garden County County Assessor, by certified mail, return receipt requested, 7039 1160 0001 1212 8090.

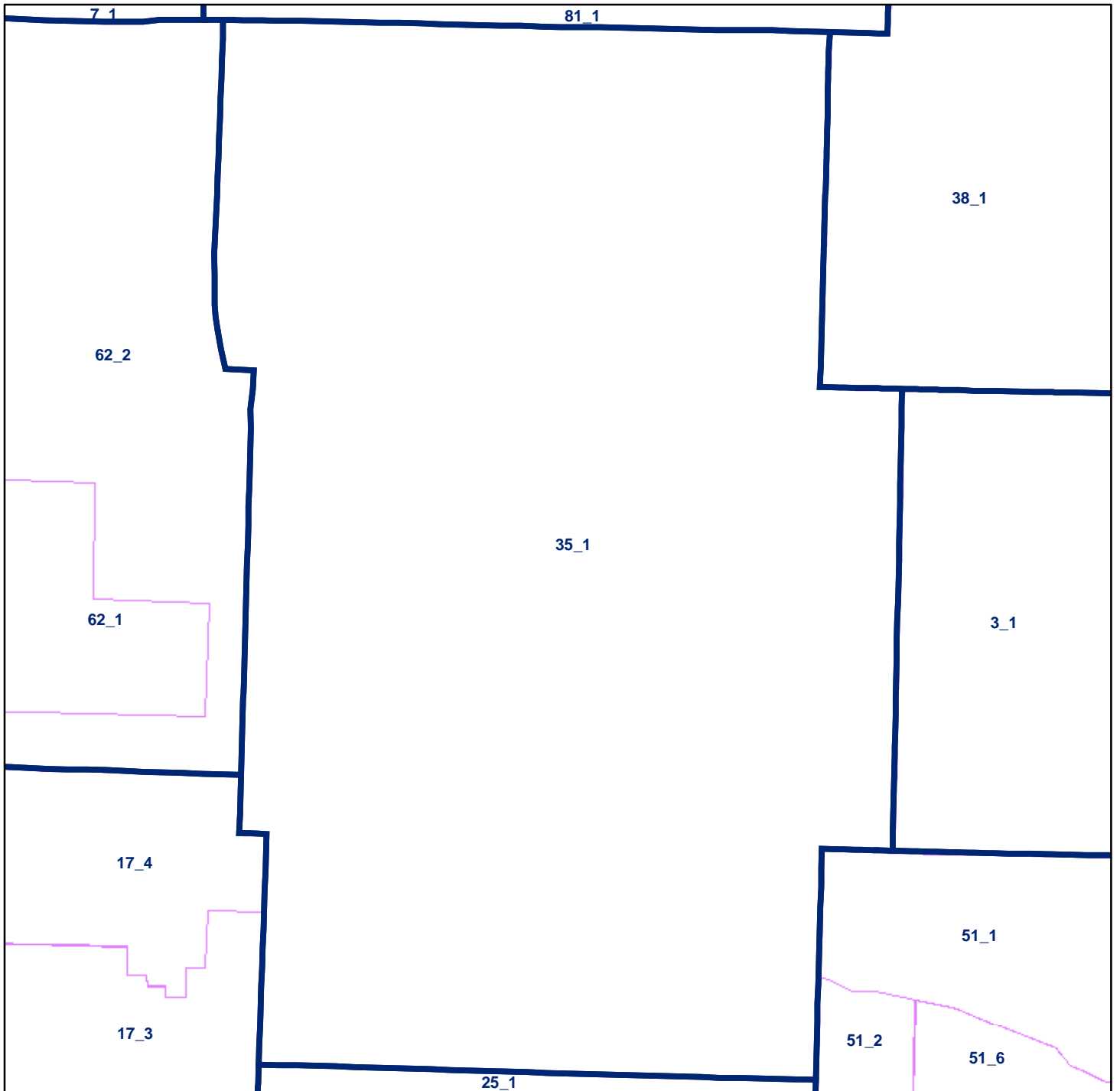
Dated this 10th day of April, 2006.



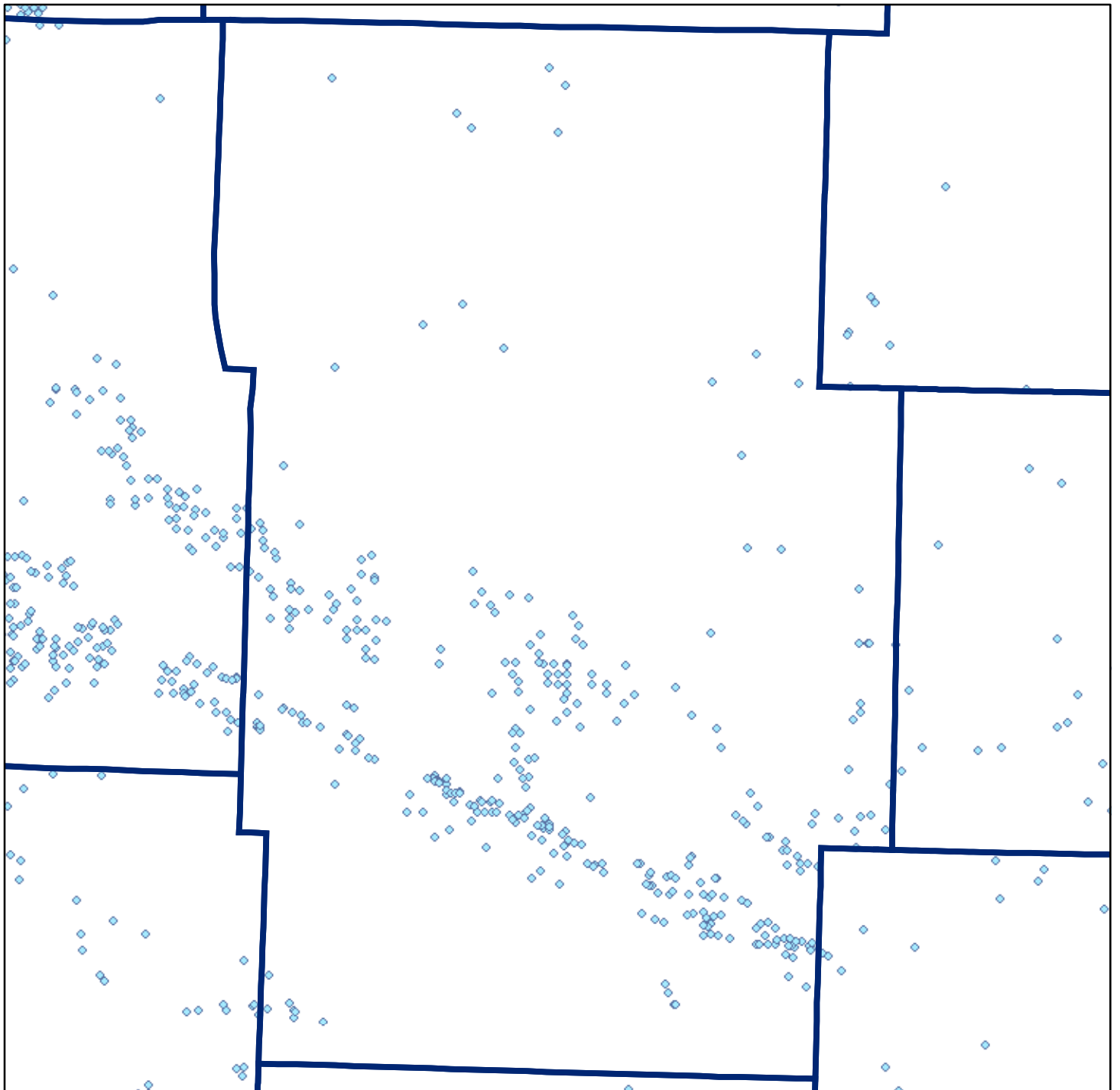
Property Assessment & Taxation



□ School Districts



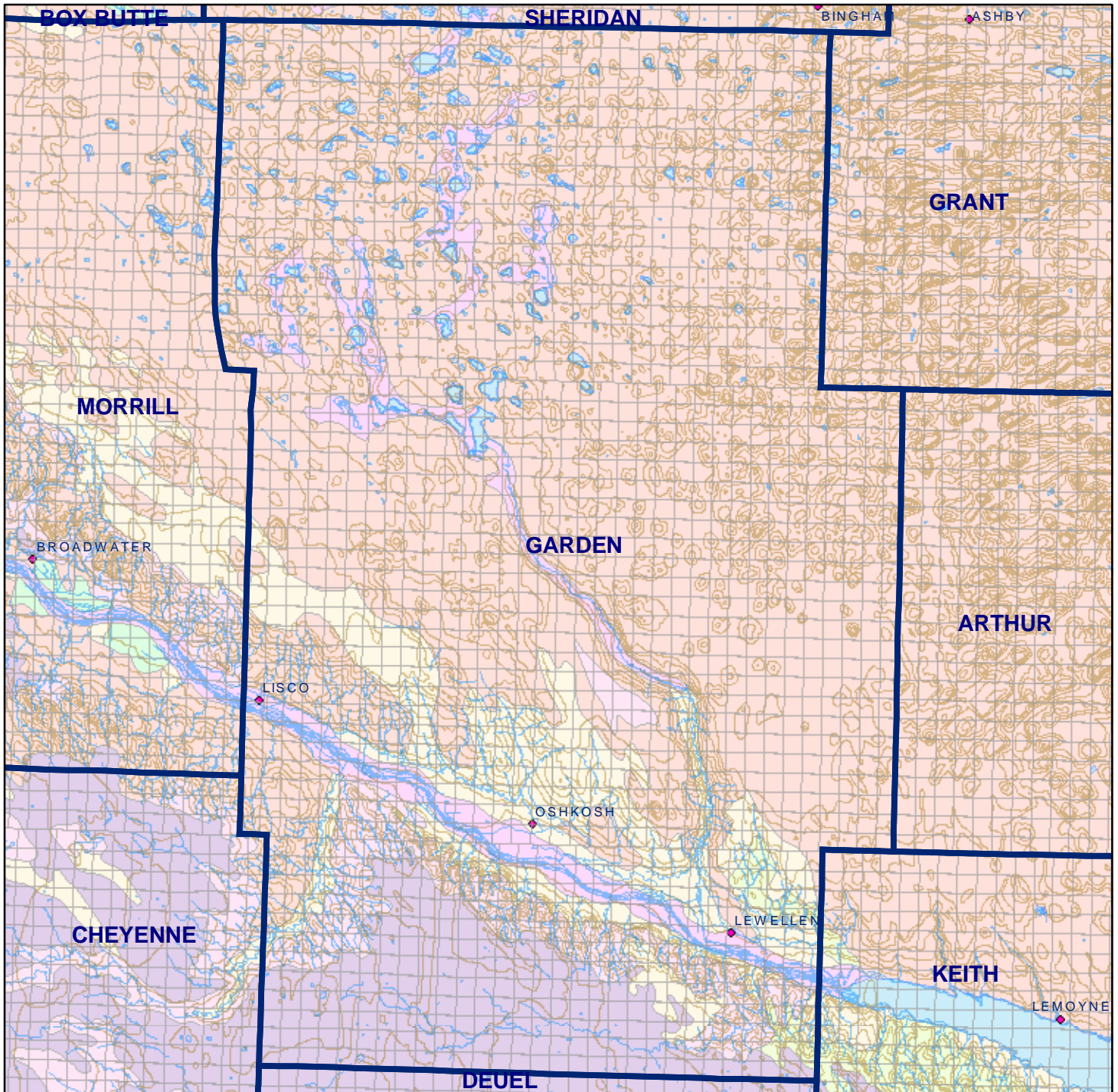
 Market Areas



● Registered Wells > 500 GPM

1407	1409	1411	1413	1415	1417	1419	1421	1423	1425
1645	1643	1641	1639	1637	1635	1633	1631	1629	1627
1687	1689	1691	1693	1695	1697	1699	1701	1703	1705
1929	1927	1925	1923	1921	1919	1917	1915	1913	1911
1971	1973	1975	1977	1979	1981	1983	1985	1987	1989
2213	2211	2209	2207	2205	2203	2201	2199	2197	2195
2255	2257	2259	2261	2263	2265	2267	2269	2271	2273
2501	2499	2497	2495	2493	2491	2489	2487	2485	2483
2545	2547	2549	2551	2553	2555	2557	2559	2561	2563
2795	2793	2791	2789	2787	2785	2783	2781	2779	2777
2841	2843	2845	2847	2849	2851	2853	2855	2857	2859

 Geo Codes



Legend

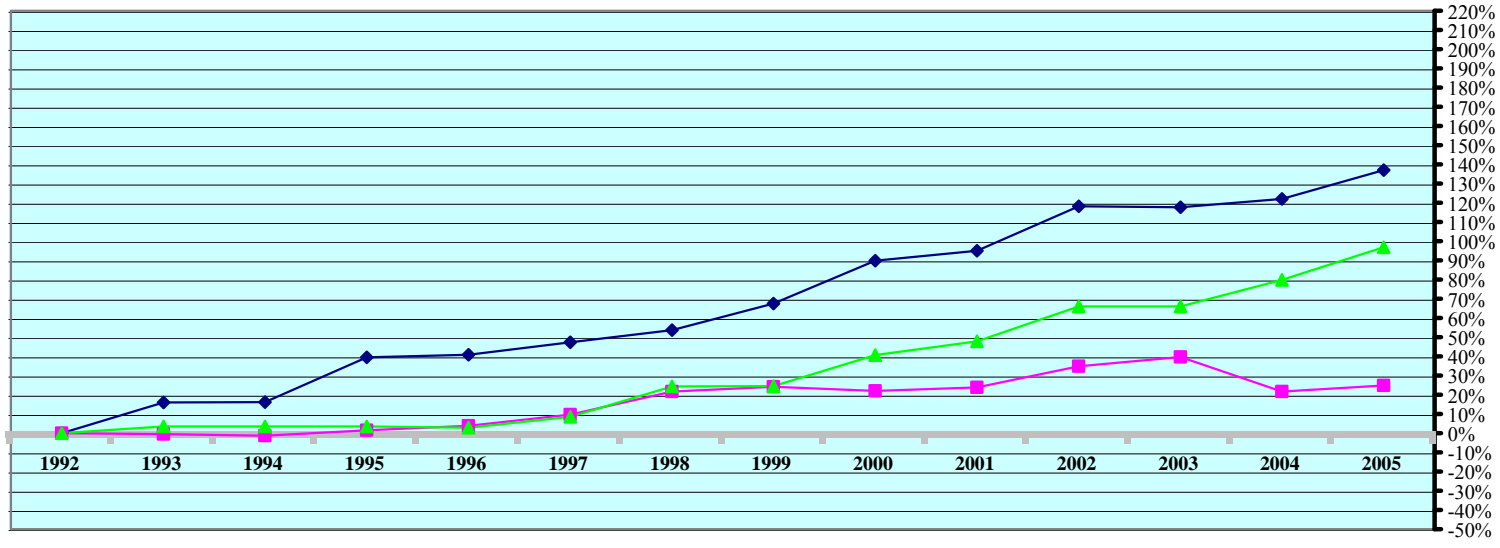
- Sections
 - Towns
 - Rivers and Streams
 - Topography
- Soil Classes
- 0 - Lakes and Ponds
 - 1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
 - 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
 - 3 - Moderately 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

Garden 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	12,542,715	--	--	--	4,436,642	--	--	--	101,444,880	--	--	--
1993	14,540,630	1,997,915	15.93%	15.93%	4,415,099	-21,543	-0.49%	-0.49%	105,000,389	3,555,509	3.50%	3.50%
1994	14,578,873	38,243	0.26%	16.23%	4,377,654	-37,445	-0.85%	-1.33%	104,994,794	-5,595	-0.01%	3.50%
1995	17,488,135	2,909,262	19.96%	39.43%	4,502,661	125,007	2.86%	1.49%	105,039,649	44,855	0.04%	3.54%
1996	17,664,773	176,638	1.01%	40.84%	4,607,611	104,950	2.33%	3.85%	104,354,170	-685,479	-0.65%	2.87%
1997	18,481,424	816,651	4.62%	47.35%	4,866,287	258,676	5.61%	9.68%	110,130,638	5,776,468	5.54%	8.56%
1998	19,276,177	794,753	4.30%	53.68%	5,399,912	533,625	10.97%	21.71%	126,139,986	16,009,348	14.54%	24.34%
1999	21,012,188	1,736,011	9.01%	67.53%	5,509,066	109,154	2.02%	24.17%	126,295,453	155,467	0.12%	24.50%
2000	23,815,851	2,803,663	13.34%	89.88%	5,410,975	-98,091	-1.78%	21.96%	142,725,392	16,429,939	13.01%	40.69%
2001	24,466,535	650,684	2.73%	95.07%	5,491,731	80,756	1.49%	23.78%	150,012,863	7,287,471	5.11%	47.88%
2002	27,373,089	2,906,554	11.88%	118.24%	5,984,469	492,738	8.97%	34.89%	168,356,110	18,343,247	12.23%	65.96%
2003	27,302,489	-70,600	-0.26%	117.68%	6,197,195	212,726	3.55%	39.68%	168,325,048	-31,062	-0.02%	65.93%
2004	27,843,948	541,459	1.98%	121.99%	5,395,756	-801,439	-12.93%	21.62%	182,447,017	14,121,969	8.39%	79.85%
2005	29,727,391	1,883,443	6.76%	137.01%	5,539,627	143,871	2.67%	24.86%	199,654,887	17,207,870	9.43%	96.81%

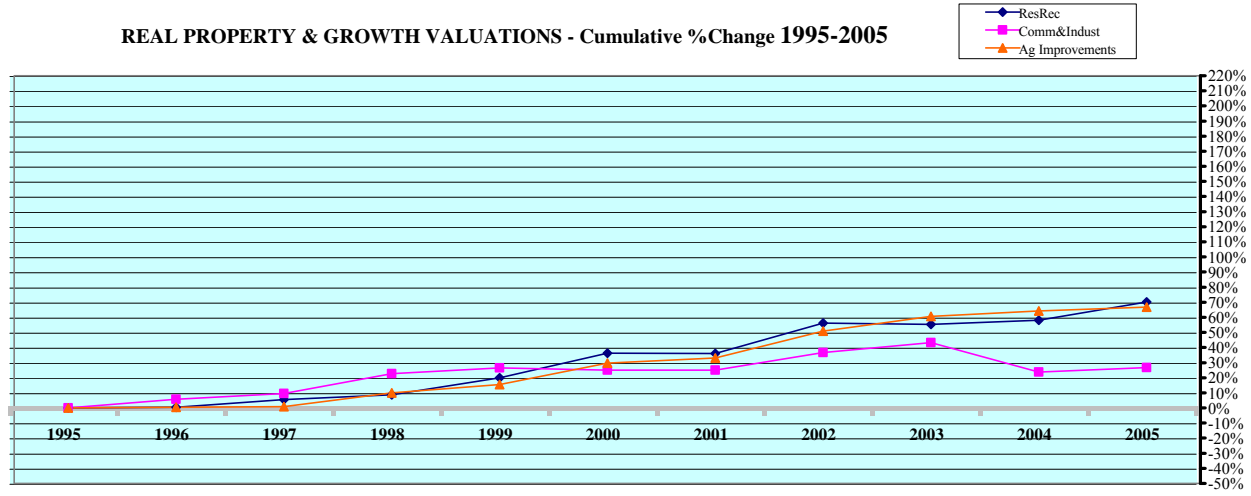
1992-2005 Rate Ann. %chg: Resid & Rec. 6.86% Comm & Indust 1.72% Agland 5.35%

Cnty# 35
 County GARDEN

FL area 5

(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	12,542,715	not avail.	--	--	--	--	4,436,642	not avail.	--	--	--	--
1993	14,540,630	not avail.	--	--	--	--	4,415,099	not avail.	--	--	--	--
1994	14,578,873	not avail.	--	--	--	--	4,377,654	not avail.	--	--	--	--
1995	17,488,135	217,556	1.24%	17,270,579	--	--	4,502,661	179,974	4.00%	4,322,687	--	--
1996	17,664,773	306,255	1.73%	17,358,518	-0.74%	0.51%	4,607,611	41,090	0.89%	4,566,521	1.42%	5.64%
1997	18,481,424	254,781	1.38%	18,226,643	3.18%	5.54%	4,866,287	132,229	2.72%	4,734,058	2.74%	9.52%
1998	19,276,177	511,324	2.65%	18,764,853	1.53%	8.65%	5,399,912	100,116	1.85%	5,299,796	8.91%	22.60%
1999	21,012,188	295,998	1.41%	20,716,190	7.47%	19.95%	5,509,066	39,503	0.72%	5,469,563	1.29%	26.53%
2000	23,815,851	284,672	1.20%	23,531,179	11.99%	36.25%	5,410,975	5,379	0.10%	5,405,596	-1.88%	25.05%
2001	24,466,535	966,012	3.95%	23,500,523	-1.32%	36.07%	5,491,731	90,874	1.65%	5,400,857	-0.19%	24.94%
2002	27,373,089	411,632	1.50%	26,961,457	10.20%	56.11%	5,984,469	73,168	1.22%	5,911,301	7.64%	36.75%
2003	27,302,489	479,808	1.76%	26,822,681	-2.01%	55.31%	6,197,195	2,045	0.03%	6,195,150	3.52%	43.32%
2004	27,843,948	556,740	2.00%	27,287,208	-0.06%	58.00%	5,395,756	44,477	0.82%	5,351,279	-13.65%	23.80%
2005	29,727,391	330,554	1.11%	29,396,837	5.58%	70.21%	5,539,627	59,724	1.08%	5,479,903	1.56%	26.77%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **5.46%**

Comm & Indust **2.40%**

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	11,847,375					
1993	not avail	not avail	9,860,381					
1994	not avail	not avail	9,815,352					
1995	6,989,157	4,839,063	11,828,220	114,025	0.96%	11,714,195	--	--
1996	6,995,130	4,861,374	11,856,504	99,157	0.84%	11,757,347	-0.60%	0.37%
1997	7,060,273	4,780,664	11,840,937	34,265	0.29%	11,806,672	-0.42%	0.79%
1998	7,998,738	5,259,115	13,257,853	370,059	2.79%	12,887,794	8.84%	10.02%
1999	7,572,698	6,275,362	13,848,060	314,741	2.27%	13,533,319	2.08%	15.53%
2000	9,763,118	5,621,435	15,384,553	189,117	1.23%	15,195,436	9.73%	29.72%
2001	10,035,453	5,617,560	15,653,013	66,338	0.42%	15,586,675	1.31%	33.06%
2002	11,637,514	6,330,837	17,968,351	304,404	1.69%	17,663,947	12.85%	50.79%
2003	12,560,004	6,452,935	19,012,939	190,208	1.00%	18,822,731	4.75%	60.68%
2004	12,956,955	6,769,494	19,726,449	493,813	2.50%	19,232,636	1.16%	64.18%
2005	13,000,748	6,826,044	19,826,792	300,007	1.51%	19,526,785	-1.01%	66.69%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **5.24%**

(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

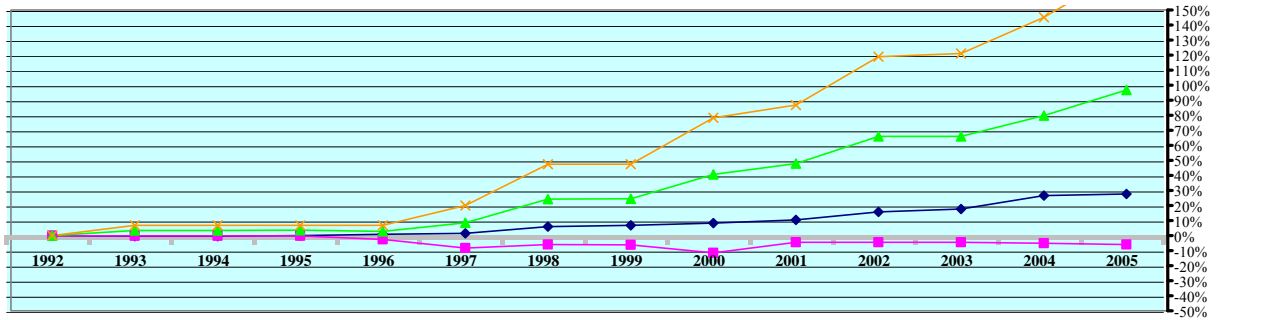
Cnty# **35**
County **GARDEN**

FL area **5**

CHART 2

EXHIBIT **35B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmity%chg	Value	Value Chg	Ann%chg	Cmity%chg	Value	Value Chg	Ann%chg	Cmity%chg
1992	13,286,440	--	--	--	34,208,045	--	--	--	53,670,405	--	--	--
1993	13,232,229	-54,211	-0.41%	-0.41%	34,169,250	-38,795	-0.11%	-0.11%	57,318,922	3,648,517	6.80%	6.80%
1994	13,227,435	-4,794	-0.04%	-0.44%	34,170,947	1,697	0.00%	-0.11%	57,316,424	-2,498	0.00%	6.79%
1995	13,284,501	57,066	0.43%	-0.01%	34,158,572	-12,375	-0.04%	-0.14%	57,316,589	165	0.00%	6.79%
1996	13,408,702	124,201	0.93%	0.92%	33,349,397	-809,175	-2.37%	-2.51%	57,316,069	-520	0.00%	6.79%
1997	13,483,850	75,148	0.56%	1.49%	31,380,811	-1,968,586	-5.90%	-8.26%	64,434,253	7,118,184	12.42%	20.06%
1998	14,091,906	608,056	4.51%	6.06%	32,155,539	774,728	2.47%	-6.00%	79,082,049	14,647,796	22.73%	47.35%
1999	14,177,494	85,588	0.61%	6.71%	32,106,564	-48,975	-0.15%	-6.14%	79,108,545	26,496	0.03%	47.40%
2000	14,380,521	203,027	1.43%	8.23%	30,266,607	-1,839,957	-5.73%	-11.52%	95,716,376	16,607,831	20.99%	78.34%
2001	14,681,643	301,122	2.09%	10.50%	32,645,247	2,378,640	7.86%	-4.57%	100,308,994	4,592,618	4.80%	86.90%
2002	15,370,976	689,333	4.70%	15.69%	32,646,816	1,569	0.00%	-4.56%	117,493,737	17,184,743	17.13%	118.92%
2003	15,626,099	255,123	1.66%	17.61%	32,646,329	-487	0.00%	-4.57%	118,627,980	1,134,243	0.97%	121.03%
2004	16,817,907	1,191,808	7.63%	26.58%	32,461,535	-184,794	-0.57%	-5.11%	131,533,291	12,905,311	10.88%	145.08%
2005	16,959,119	141,212	0.84%	27.64%	32,170,248	-291,287	-0.90%	-5.96%	148,776,287	17,242,996	13.11%	177.20%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmity%chg	Value	Value Chg	Ann%chg	Cmity%chg	Value	Value Chg	Ann%chg	Cmity%chg
1992		--	--	--	279,990	--	--	--	101,444,880	--	--	--
1993		--	--	--	279,988	-2	0.00%	0.00%	105,000,389	3,555,509	3.50%	3.50%
1994		--	--	--	279,988		0.00%	0.00%	104,994,794	-5,595	-0.01%	3.50%
1995		--	--	--	279,987	-1	0.00%	0.00%	105,039,649	44,855	0.04%	3.54%
1996		--	--	--	280,002	15	0.01%	0.00%	104,354,170	-685,479	-0.65%	2.87%
1997		--	--	--	831,724	551,722	197.05%	197.05%	110,130,638	5,776,468	5.54%	8.56%
1998		--	--	--	810,492	-21,232	-2.55%	189.47%	126,139,986	16,009,348	14.54%	24.34%
1999		--	--	--	902,850	92,358	11.40%	222.46%	126,295,453	155,467	0.12%	24.50%
2000		--	--	--	2,361,888	1,459,038	161.60%	743.56%	142,725,392	16,429,939	13.01%	40.69%
2001		--	--	--	2,376,979	15,091	0.64%	748.95%	150,012,863	7,287,471	5.11%	47.88%
2002		--	--	--	2,844,581	467,602	19.67%	915.96%	168,356,110	18,343,247	12.23%	65.96%
2003	156,564	n/a	n/a	n/a	1,268,076	n/a	n/a	n/a	168,325,048	-31,062	-0.02%	65.93%
2004	156,564	0	0.00%	0.00%	1,477,720	209,644	16.53%	16.53%	182,447,017	14,121,969	8.39%	79.85%
2005	156,564	0	0.00%	0.00%	1,592,669	114,949	7.78%	25.60%	199,654,887	17,207,870	9.43%	96.81%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 35B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	13,291,410	33,604	396	--	--	34,213,965	107,551	318	--	--	53,671,080	818,184	66	--	--
1993	13,264,715	33,535	396	0.00%	0.00%	34,189,221	107,413	318	0.00%	0.00%	57,329,146	818,324	70	6.06%	6.06%
1994	13,230,789	33,455	395	-0.25%	-0.25%	34,168,055	107,315	318	0.00%	0.00%	57,316,086	818,153	70	0.00%	6.06%
1995	13,288,835	33,571	396	0.25%	0.00%	34,159,678	107,268	318	0.00%	0.00%	57,317,284	818,085	70	0.00%	6.06%
1996	13,415,780	33,846	396	0.00%	0.00%	33,349,620	106,982	312	-1.89%	-1.89%	57,316,069	818,069	70	0.00%	6.06%
1997	13,464,302	33,975	396	0.00%	0.00%	31,383,847	106,844	294	-5.77%	-7.55%	64,450,639	818,052	79	12.86%	19.70%
1998	14,091,906	34,710	406	2.53%	2.53%	32,150,485	110,261	292	-0.68%	-8.18%	79,024,398	818,020	97	22.78%	46.97%
1999	14,177,494	35,015	405	-0.25%	2.27%	32,111,838	110,191	291	-0.34%	-8.49%	79,106,519	818,759	97	0.00%	46.97%
2000	14,382,941	35,317	407	0.49%	2.78%	30,271,827	101,698	298	2.41%	-6.29%	96,960,089	828,805	117	20.62%	77.27%
2001	14,671,287	35,848	409	0.49%	3.28%	32,673,939	109,602	298	0.00%	-6.29%	101,549,323	868,076	117	0.00%	77.27%
2002	15,404,419	35,880	429	4.89%	8.33%	32,649,048	109,506	298	0.00%	-6.29%	118,738,134	867,861	137	17.09%	107.58%
2003	15,621,949	36,524	428	-0.23%	8.08%	32,646,562	109,498	298	0.00%	-6.29%	118,624,656	867,085	137	0.00%	107.58%
2004	16,826,649	37,726	446	4.21%	12.63%	32,483,957	108,936	298	0.07%	-6.23%	131,515,810	867,082	152	10.71%	129.81%
2005	16,935,476	38,034	445	-0.17%	12.44%	32,179,465	107,695	299	0.20%	-6.04%	148,777,379	867,975	171	13.01%	159.71%

1992-2005 Rate Ann.%chg AvgVal/Acre: **0.91%**

-0.48%

7.62%

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	93,830	18,769	5	--	--	186,160	7,550	25	--	--	101,456,445	985,658	103	--	--
1993	93,845	18,769	5	0.00%		186,158	7,550	25	0.00%		105,063,085	985,590	107	3.88%	3.88%
1994	93,830	18,766	5	0.00%		186,158	7,550	25	0.00%		104,994,918	985,240	107	0.00%	3.88%
1995	93,830	18,766	5	0.00%		186,158	7,550	25	0.00%		105,045,785	985,240	107	0.00%	3.88%
1996	93,829	18,765	5	0.00%		186,158	7,550	25	0.00%		104,361,456	985,213	106	-0.93%	2.91%
1997						831,724	26,271	32	--		110,130,512	985,142	112	5.66%	8.74%
1998						810,492	22,393	36	12.50%		126,077,281	985,384	128	14.29%	24.27%
1999						895,290	22,060	41	13.89%		126,291,141	986,026	128	0.00%	24.27%
2000						900,283	22,130	41	0.00%		142,515,140	987,951	144	12.50%	39.81%
2001						1,248,554	23,204	54	31.71%		150,143,103	1,036,730	145	0.69%	40.78%
2002						1,369,978	23,156	59	9.26%		168,161,579	1,036,404	162	11.72%	57.28%
2003	156,564	15,657	10	n/a	n/a	1,170,886	7,499	156	n/a	n/a	168,220,617	1,036,264	162	0.00%	57.28%
2004	156,564	15,657	10	0.00%	n/a	1,368,910	7,499	183	17.01%	n/a	182,351,890	1,036,900	176	8.56%	70.74%
2005	156,564	15,657	10	0.00%	n/a	1,612,603	7,499	215	17.80%	n/a	199,661,487	1,036,860	193	9.50%	86.95%

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

4.93%

35
GARDEN

FL area **5**

(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	Agdwll & Homesite	AgImprvmts Farmsite	Minerals	Total Value
2,292	GARDEN	10,791,267	9,004,616	28,361,379	29,727,391	5,539,627	0	0	199,654,887	13,000,748	6,826,044	231,177	303,137,136
<i>cnty sectorvalue % of total value:</i>		3.56%	2.97%	9.36%	9.81%	1.83%			65.86%	4.29%	2.25%	0.08%	100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwll & Homesite	AgImprvmts Farmsite	Minerals	Total Value
282	LEWELLEN	87,105	591,910	481,531	4,353,861	432,370	0	0	0	0	0	0	5,946,777
887	OSHKOSH	538,504	620,318	959,130	15,915,571	3,002,326	0	0	0	0	0	0	21,035,849
Total of All City Values:		625,609	1,212,228	1,440,661	20,269,432	3,434,696	0	0	0	0	0	0	26,982,626
<i>% total citysect of cnty sector</i>		5.80%	13.46%	5.08%	68.18%	62.00%							8.90%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwll & Homesite	AgImprvmts Farmsite	Minerals	Total Value
12.30%	LEWELLEN	0.81%	6.57%	1.70%	14.65%	7.81%							1.96%
38.70%	OSHKOSH	4.99%	6.89%	3.38%	53.54%	54.20%							6.94%

Cnty#
 County

FL area

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