

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Garfield County**  
**36**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>66</b>	<b>COD</b>	<b>30.36</b>
Total Sales Price	2454009	<b>PRD</b>	<b>120.20</b>
Total Adj. Sales Price	2461629	COV	41.14
Total Assessed Value	2160705	STD	43.40
Avg. Adj. Sales Price	37297.41	Avg. Abs. Dev.	28.58
Avg. Assessed Value	32737.95	Min	39.18
<b>Median</b>	<b>94.11</b>	Max	282.50
Wgt. Mean	87.78	95% Median C.I.	87.54 to 103.92
Mean	105.50	95% Wgt. Mean C.I.	80.97 to 94.58
		95% Mean C.I.	95.03 to 115.98
% of Value of the Class of all Real Property Value in the County			20.77
% of Records Sold in the Study Period			7.59
% of Value Sold in the Study Period			7.07
Average Assessed Value of the Base			35,175

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>66</b>	<b>94.11</b>	<b>30.36</b>	<b>120.20</b>
<b>2005</b>	80	97.60	24.73	112.29
<b>2004</b>	89	97.30	27.65	119.80
<b>2003</b>	68	94	27.89	113.62
<b>2002</b>	43	96	22.49	111.56
<b>2001</b>	39	100	23.99	113.73

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>9</b>	<b>COD</b>	<b>23.74</b>
Total Sales Price	360000	<b>PRD</b>	<b>113.20</b>
Total Adj. Sales Price	360000	COV	40.75
Total Assessed Value	327210	STD	41.93
Avg. Adj. Sales Price	40000.00	Avg. Abs. Dev.	21.98
Avg. Assessed Value	36356.67	Min	73.00
<b>Median</b>	<b>92.62</b>	Max	210.43
Wgt. Mean	90.89	95% Median C.I.	78.29 to 109.39
Mean	102.89	95% Wgt. Mean C.I.	75.68 to 106.11
		95% Mean C.I.	70.66 to 135.11
% of Value of the Class of all Real Property Value in the County			4.42
% of Records Sold in the Study Period			6.82
% of Value Sold in the Study Period			5.04
Average Assessed Value of the Base			49,228

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>9</b>	<b>92.62</b>	<b>23.74</b>	<b>113.20</b>
<b>2005</b>	20	94.81	25.74	103.88
<b>2004</b>	14	95.32	27.50	118.21
<b>2003</b>	16	98	35.49	131.6
<b>2002</b>	8	96	32.98	130.75
<b>2001</b>	14	97	20.45	115.34



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### Agricultural Land - Current

<b>Number of Sales</b>	<b>29</b>	<b>COD</b>	<b>11.67</b>
Total Sales Price	5209583	<b>PRD</b>	<b>99.99</b>
Total Adj. Sales Price	4801583	COV	19.16
Total Assessed Value	3543225	STD	14.13
Avg. Adj. Sales Price	165571.83	Avg. Abs. Dev.	8.91
Avg. Assessed Value	122180.17	Min	25.00
<b>Median</b>	<b>76.34</b>	Max	101.19
Wgt. Mean	73.79	95% Median C.I.	73.77 to 79.76
Mean	73.79	95% Wgt. Mean C.I.	68.46 to 79.12
		95% Mean C.I.	68.41 to 79.16
% of Value of the Class of all Real Property Value in the County			74.82
% of Records Sold in the Study Period			2.15
% of Value Sold in the Study Period			0.11
Average Assessed Value of the Base			81,561

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>29</b>	<b>76.34</b>	<b>11.67</b>	<b>99.99</b>
<b>2005</b>	18	78.26	13.15	97.17
<b>2004</b>	15	76.68	14.01	95.79
<b>2003</b>	11	78	19.06	94.82
<b>2002</b>	20	78	22.08	93.13
<b>2001</b>	20	78	21.23	95.56

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Garfield County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Garfield County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Garfield County is 93% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Garfield County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

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

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### Recommendations

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

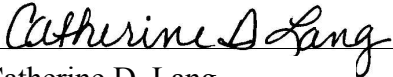
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

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**Residential Real Property**

**I. Correlation**

Garfield: RESIDENTIAL: Analysis of the following tables demonstrates the statistics and the assessment practices support a level of value within the acceptable range. The median in the Assessor Location Calamus subclass is slightly above the acceptable range, indicating a further review may be necessary to determine if a subclass adjustment is necessary. An analysis of the sales utilization grid indicates that Garfield County has utilized an acceptable percentage of the available sales. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. Although the Coefficient of Dispersion improved after the preliminary statistics, the two qualitative statistics are outside the acceptable range. The statistics represented in each table demonstrate that the county has achieved an acceptable level of value, and it is best represented by the median measure of central tendency.

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>79</b>	<b>39</b>	<b>49.37</b>
<b>2002</b>	<b>70</b>	<b>43</b>	<b>61.43</b>
<b>2003</b>	<b>86</b>	<b>68</b>	<b>79.07</b>
<b>2004</b>	<b>108</b>	<b>89</b>	<b>82.41</b>
<b>2005</b>	<b>98</b>	<b>80</b>	<b>81.63</b>
<b>2006</b>	<b>110</b>	<b>66</b>	<b>60</b>

Garfield: RESIDENTIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's

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length sales.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>100</b>	<b>0.02</b>	<b>100.02</b>	<b>100</b>
<b>2002</b>	<b>94</b>	<b>2.07</b>	<b>95.95</b>	<b>96</b>
<b>2003</b>	<b>95</b>	<b>0.35</b>	<b>95.33</b>	<b>94</b>
<b>2004</b>	<b>95.29</b>	<b>2.48</b>	<b>97.65</b>	<b>97.30</b>
<b>2005</b>	<b>94.49</b>	<b>8.93</b>	<b>102.93</b>	<b>97.60</b>

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<b>2006</b>	<b>91.88</b>	<b>4.58</b>	<b>96.09</b>	<b>94.11</b>
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Garfield: RESIDENTIAL: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.52</b>	<b>2001</b>	<b>0.02</b>
<b>7.2</b>	<b>2002</b>	<b>2.07</b>
<b>0</b>	<b>2003</b>	<b>0.35</b>
<b>4.99</b>	<b>2004</b>	<b>2.48</b>
<b>7.67</b>	<b>2005</b>	<b>8.93</b>
<b>3.02</b>	<b>2006</b>	<b>4.58</b>

Garfield: RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is

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similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

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

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

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.11</b>	<b>87.78</b>	<b>105.50</b>

Garfield: RESIDENTIAL: The measures of central tendency shown here reflect that the median measure of the qualified sales file is within the acceptable level of value. The mean measure is above the acceptable range, and the weighted mean is below. The differences between the weighted mean and mean measures are enough that analysis of assessment quality may be necessary, but the median is still considered to be the best measure of central tendency.

**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.



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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>30.36</b>	<b>120.20</b>
<b>Difference</b>	<b>15.36</b>	<b>17.2</b>

Garfield: RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics indicate assessment uniformity and assessment vertical uniformity has not been achieved in the county.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>67</b>	<b>66</b>	<b>-1</b>
<b>Median</b>	<b>91.88</b>	<b>94.11</b>	<b>2.23</b>
<b>Wgt. Mean</b>	<b>85.86</b>	<b>87.78</b>	<b>1.92</b>
<b>Mean</b>	<b>97.98</b>	<b>105.50</b>	<b>7.52</b>
<b>COD</b>	<b>31.76</b>	<b>30.36</b>	<b>-1.4</b>
<b>PRD</b>	<b>114.11</b>	<b>120.20</b>	<b>6.09</b>
<b>Min Sales Ratio</b>	<b>9.00</b>	<b>39.18</b>	<b>30.18</b>
<b>Max Sales Ratio</b>	<b>262.50</b>	<b>282.50</b>	<b>20</b>

Garfield: RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

**2006 Correlation Section  
for Garfield County**

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**Commerical Real Property**

**I. Correlation**

Garfield: COMMERCIAL: Analysis of the following table demonstrates that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Garfield County has utilized an acceptable portion of the total sales for measurement. The percent change in assessed value for both sold and unsold properties is similar, considering the size of the sample, and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics indicate assessment uniformity and assessment vertical uniformity has not been achieved in the county. The statistics represented in each table demonstrate that the county has achieved an acceptable level of value, and it is best represented by the median measure of central tendency.

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>26</b>	<b>14</b>	<b>53.85</b>
<b>2002</b>	<b>17</b>	<b>8</b>	<b>47.06</b>
<b>2003</b>	<b>29</b>	<b>16</b>	<b>55.17</b>
<b>2004</b>	<b>24</b>	<b>14</b>	<b>58.33</b>
<b>2005</b>	<b>27</b>	<b>20</b>	<b>74.07</b>
<b>2006</b>	<b>16</b>	<b>9</b>	<b>56.25</b>

Garfield: COMMERCIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

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for Garfield County**

**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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>99</b>	<b>-0.07</b>	<b>98.93</b>	<b>97</b>
<b>2002</b>	<b>92</b>	<b>-0.05</b>	<b>91.95</b>	<b>96</b>
<b>2003</b>	<b>101</b>	<b>-5.41</b>	<b>95.54</b>	<b>98</b>
<b>2004</b>	<b>95.32</b>	<b>0.54</b>	<b>95.84</b>	<b>95.32</b>
<b>2005</b>	<b>95.22</b>	<b>1.65</b>	<b>96.79</b>	<b>94.81</b>
<b>2006</b>	<b>94.98</b>	<b>7.01</b>	<b>101.64</b>	<b>92.62</b>

**2006 Correlation Section  
for Garfield County**

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Garfield: COMMERCIAL: The profile of the trended preliminary median and final Reports and Opinion median indicates a nine point difference of the two. This percentage is easily skewed in a sample size of nine sales. It is assumed that assessment practices are applied to the sales file and population in a similar manner.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
-1.31	2001	-0.07
0.16	2002	-0.05
-5.38	2003	-5.41
0	2004	0.54
-1.95	2005	1.65
-19.05	2006	7.01

## **2006 Correlation Section for Garfield County**

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Garfield: COMMERCIAL: The percent change in assessed value for both sold and unsold property appears dissimilar. A further review of the disparity revealed the sale statistics were easily skewed with small sample size of nine sales. It is assumed that the statistical representations calculated from the sales file are an accurate measure of the population.

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

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

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

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

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

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

**2006 Correlation Section  
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and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>92.62</b>	<b>90.89</b>	<b>102.89</b>

Garfield: COMMERCIAL: The measures of central tendency shown here reflect that the median measure of the qualified sales file is within the acceptable range. The mean measure is above the acceptable range, and the weighted mean is below.

**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.

**2006 Correlation Section  
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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>23.74</b>	<b>113.20</b>
<b>Difference</b>	<b>3.74</b>	<b>10.2</b>

Garfield: COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range, despite improving since the preliminary statistics. These quality statistics indicate assessment uniformity and assessment vertical uniformity has not been achieved in the county.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>9</b>	<b>9</b>	<b>0</b>
<b>Median</b>	<b>94.98</b>	<b>92.62</b>	<b>-2.36</b>
<b>Wgt. Mean</b>	<b>95.94</b>	<b>90.89</b>	<b>-5.05</b>
<b>Mean</b>	<b>113.66</b>	<b>102.89</b>	<b>-10.77</b>
<b>COD</b>	<b>33.80</b>	<b>23.74</b>	<b>-10.06</b>
<b>PRD</b>	<b>118.47</b>	<b>113.20</b>	<b>-5.27</b>
<b>Min Sales Ratio</b>	<b>66.74</b>	<b>73.00</b>	<b>6.26</b>
<b>Max Sales Ratio</b>	<b>267.61</b>	<b>210.43</b>	<b>-57.18</b>

Garfield: COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

**2006 Correlation Section  
for Garfield County**

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**Agricultural Land**

**I. Correlation**

Garfield: AGRICULTURAL UNIMPROVED: The following tables demonstrate that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Garfield County has utilized an acceptable and historically increasing percentage of the available sales for measurement. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately. The median, mean, and weighted mean measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in the agricultural unimproved class of property.

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>33</b>	<b>20</b>	<b>60.61</b>
<b>2002</b>	<b>31</b>	<b>20</b>	<b>64.52</b>
<b>2003</b>	<b>21</b>	<b>11</b>	<b>52.38</b>
<b>2004</b>	<b>27</b>	<b>15</b>	<b>55.56</b>
<b>2005</b>	<b>32</b>	<b>18</b>	<b>56.25</b>
<b>2006</b>	<b>49</b>	<b>29</b>	<b>59.18</b>

Garfield: AGRICULTURAL UNIMPROVED: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm’s length sales.



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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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>69</b>	<b>11.25</b>	<b>76.76</b>	<b>78</b>
<b>2002</b>	<b>75</b>	<b>4.56</b>	<b>78.42</b>	<b>78</b>
<b>2003</b>	<b>83</b>	<b>-4.8</b>	<b>79.02</b>	<b>78</b>
<b>2004</b>	<b>71.57</b>	<b>3.49</b>	<b>74.07</b>	<b>76.68</b>
<b>2005</b>	<b>74.34</b>	<b>8.98</b>	<b>81.02</b>	<b>78.26</b>
<b>2006</b>	<b>71.41</b>	<b>6.78</b>	<b>76.25</b>	<b>76.34</b>

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Garfield: AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
7.4	2001	11.25
7.99	2002	4.56
-4.3	2003	-4.8
11.65	2004	3.49
8.92	2005	8.98
12.1	2006	6.78

Garfield: AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and

## 2006 Correlation Section for Garfield County

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unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

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

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

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>76.34</b>	<b>73.79</b>	<b>73.79</b>

Garfield: AGRICULTURAL UNIMPROVED: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>11.67</b>	<b>99.99</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

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Garfield: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>29</b>	<b>29</b>	<b>0</b>
<b>Median</b>	<b>71.41</b>	<b>76.34</b>	<b>4.93</b>
<b>Wgt. Mean</b>	<b>68.72</b>	<b>73.79</b>	<b>5.07</b>
<b>Mean</b>	<b>69.75</b>	<b>73.79</b>	<b>4.04</b>
<b>COD</b>	<b>16.19</b>	<b>11.67</b>	<b>-4.52</b>
<b>PRD</b>	<b>101.50</b>	<b>99.99</b>	<b>-1.51</b>
<b>Min Sales Ratio</b>	<b>23.13</b>	<b>25.00</b>	<b>1.87</b>
<b>Max Sales Ratio</b>	<b>93.60</b>	<b>101.19</b>	<b>7.59</b>

Garfield: AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

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

36 Garfield

	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	28,023,050	30,045,185	2,022,135	7.22	740,190	4.57
2. Recreational	496,270	521,625	25,355	5.11	0	5.11
3. Ag-Homesite Land, Ag-Res Dwellings	11,250,040	13,351,150	2,101,110	18.68	*-----	18.68
<b>4. Total Residential (sum lines 1-3)</b>	<b>39,769,360</b>	<b>43,917,960</b>	<b>4,148,600</b>	<b>10.43</b>	<b>740,190</b>	<b>8.57</b>
5. Commercial	4,998,695	5,732,570	733,875	14.68	336,265	7.95
6. Industrial	756,910	765,505	8,595	1.14	2,470	0.81
7. Ag-Farmsite Land, Outbuildings	5,339,595	6,077,365	737,770	13.82	645,935	1.72
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>11,095,200</b>	<b>12,575,440</b>	<b>1,480,240</b>	<b>13.34</b>	<b>338,735</b>	<b>10.29</b>
<b>10. Total Non-Agland Real Property</b>	<b>50,864,560</b>	<b>56,493,400</b>	<b>5,628,840</b>	<b>11.07</b>	<b>1,724,860</b>	<b>7.68</b>
11. Irrigated	12,335,260	12,430,420	95,160	0.77		
12. Dryland	4,965,195	4,548,530	-416,665	-8.39		
13. Grassland	66,346,270	72,199,080	5,852,810	8.82		
14. Wasteland	1271310	1,500,565	229,255	18.03		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>84,918,035</b>	<b>90,678,595</b>	<b>5,760,560</b>	<b>6.78</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>135,782,595</b>	<b>147,171,995</b>	<b>11,389,400</b>	<b>8.39</b>	<b>1,724,860</b>	<b>7.12</b>

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

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

Type: Qualified

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

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>94</b>	COV:	41.14	95% Median C.I.:	87.54 to 103.92	(! : Derived)
TOTAL Sales Price:	2,454,009	WGT. MEAN:	88	STD:	43.40	95% Wgt. Mean C.I.:	80.97 to 94.58	
TOTAL Adj.Sales Price:	2,461,629	MEAN:	106	AVG.ABS.DEV:	28.58	95% Mean C.I.:	95.03 to 115.98	
TOTAL Assessed Value:	2,160,705							
AVG. Adj. Sales Price:	37,297	COD:	30.36	MAX Sales Ratio:	282.50			
AVG. Assessed Value:	32,737	PRD:	120.20	MIN Sales Ratio:	39.18			

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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	84.53	86.73	86.86	9.59	99.85	71.96	105.11	71.96 to 105.11	76,214	66,200
10/01/03 TO 12/31/03	5	103.18	117.99	104.31	19.30	113.11	93.28	189.25	N/A	32,140	33,526
01/01/04 TO 03/31/04	8	93.42	101.18	87.82	23.97	115.21	72.26	140.75	72.26 to 140.75	40,562	35,623
04/01/04 TO 06/30/04	8	92.12	100.71	96.40	11.59	104.47	87.15	139.58	87.15 to 139.58	42,019	40,506
07/01/04 TO 09/30/04	10	100.00	125.72	81.16	47.51	154.90	49.71	282.50	72.92 to 201.77	29,165	23,670
10/01/04 TO 12/31/04	10	88.86	108.71	90.74	40.56	119.79	49.12	254.46	70.71 to 149.07	22,462	20,383
01/01/05 TO 03/31/05	3	118.97	113.58	116.61	15.43	97.40	83.36	138.41	N/A	23,133	26,975
04/01/05 TO 06/30/05	15	99.78	97.74	76.60	32.57	127.60	39.18	174.75	64.50 to 120.76	34,740	26,611
____Study Years____											
07/01/03 TO 06/30/04	28	92.99	100.44	91.53	17.91	109.73	71.96	189.25	87.15 to 103.18	48,387	44,288
07/01/04 TO 06/30/05	38	97.36	109.24	83.18	38.29	131.33	39.18	282.50	80.35 to 118.97	29,125	24,227
____Calendar Yrs____											
01/01/04 TO 12/31/04	36	92.92	109.98	89.18	33.20	123.33	49.12	282.50	87.15 to 111.00	32,692	29,155
____ALL____											
	66	94.11	105.50	87.78	30.36	120.20	39.18	282.50	87.54 to 103.92	37,297	32,737

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURWELL	47	93.28	105.40	90.00	29.47	117.11	39.18	254.46	87.54 to 105.11	39,134	35,221
CALAMUS	13	101.63	115.08	86.83	35.14	132.53	68.42	282.50	72.92 to 147.80	18,484	16,050
RURAL	6	92.08	85.61	77.66	21.98	110.24	44.44	120.76	44.44 to 120.76	63,666	49,441
____ALL____											
	66	94.11	105.50	87.78	30.36	120.20	39.18	282.50	87.54 to 103.92	37,297	32,737

**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	47	93.28	105.40	90.00	29.47	117.11	39.18	254.46	87.54 to 105.11	39,134	35,221
2	2	108.89	108.89	102.17	10.91	106.57	97.01	120.76	N/A	57,500	58,750
3	17	90.12	105.41	76.45	36.53	137.89	44.44	282.50	70.71 to 111.00	29,841	22,812
____ALL____											
	66	94.11	105.50	87.78	30.36	120.20	39.18	282.50	87.54 to 103.92	37,297	32,737

**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	54	94.11	103.68	87.61	27.03	118.34	39.18	254.46	87.54 to 103.92	43,337	37,967
2	12	95.87	113.72	91.00	44.52	124.97	49.12	282.50	68.42 to 147.80	10,116	9,206
____ALL____											
	66	94.11	105.50	87.78	30.36	120.20	39.18	282.50	87.54 to 103.92	37,297	32,737

**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:	66	<b>MEDIAN:</b>	<b>94</b>	COV:	41.14	95% Median C.I.:	87.54 to 103.92	(! : Derived)
TOTAL Sales Price:	2,454,009	WGT. MEAN:	88	STD:	43.40	95% Wgt. Mean C.I.:	80.97 to 94.58	
TOTAL Adj.Sales Price:	2,461,629	MEAN:	106	AVG.ABS.DEV:	28.58	95% Mean C.I.:	95.03 to 115.98	
TOTAL Assessed Value:	2,160,705							
AVG. Adj. Sales Price:	37,297	COD:	30.36	MAX Sales Ratio:	282.50			
AVG. Assessed Value:	32,737	PRD:	120.20	MIN Sales Ratio:	39.18			

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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	51	97.01	105.44	89.47	27.19	117.86	44.44	254.46	87.54 to 105.11	43,025	38,492
06	8	95.87	127.41	94.52	51.38	134.80	68.42	282.50	68.42 to 282.50	5,712	5,399
07	7	89.90	80.94	69.66	22.20	116.20	39.18	110.94	39.18 to 110.94	31,664	22,057
<u>ALL</u>	<u>66</u>	<u>94.11</u>	<u>105.50</u>	<u>87.78</u>	<u>30.36</u>	<u>120.20</u>	<u>39.18</u>	<u>282.50</u>	<u>87.54 to 103.92</u>	<u>37,297</u>	<u>32,737</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0014	5	87.15	78.58	74.64	20.16	105.28	44.44	99.78	N/A	71,400	53,292
36-0015	61	94.94	107.71	90.00	30.91	119.67	39.18	282.50	87.59 to 105.11	34,502	31,053
36-0070											
36-0100											
45-0137											
88-0005											
92-0045											
NonValid School											
<u>ALL</u>	<u>66</u>	<u>94.11</u>	<u>105.50</u>	<u>87.78</u>	<u>30.36</u>	<u>120.20</u>	<u>39.18</u>	<u>282.50</u>	<u>87.54 to 103.92</u>	<u>37,297</u>	<u>32,737</u>

**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	101.63	115.62	92.66	41.55	124.78	49.12	282.50	68.42 to 147.80	9,676	8,966
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	17	91.55	108.80	82.04	36.32	132.62	44.44	254.46	78.25 to 140.75	30,889	25,341
1920 TO 1939	11	99.78	110.20	91.76	27.45	120.09	72.26	201.77	74.03 to 149.07	36,736	33,710
1940 TO 1949	3	103.18	107.55	95.26	19.28	112.90	79.90	139.58	N/A	36,000	34,293
1950 TO 1959	5	97.01	95.57	89.72	16.03	106.53	71.96	128.98	N/A	53,200	47,730
1960 TO 1969	4	112.01	112.43	111.71	13.33	100.65	89.90	135.81	N/A	34,375	38,398
1970 TO 1979	8	94.11	95.44	90.11	15.86	105.92	49.71	118.97	49.71 to 118.97	59,206	53,349
1980 TO 1989	2	70.75	70.75	55.36	44.63	127.81	39.18	102.32	N/A	30,250	16,745
1990 TO 1994	1	92.70	92.70	92.70			92.70	92.70	N/A	82,500	76,475
1995 TO 1999	2	75.26	75.26	75.65	3.11	99.48	72.92	77.60	N/A	139,225	105,322
2000 TO Present											
<u>ALL</u>	<u>66</u>	<u>94.11</u>	<u>105.50</u>	<u>87.78</u>	<u>30.36</u>	<u>120.20</u>	<u>39.18</u>	<u>282.50</u>	<u>87.54 to 103.92</u>	<u>37,297</u>	<u>32,737</u>



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

Type: Qualified

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

NUMBER of Sales:	66	<b>MEDIAN:</b>	<b>94</b>	COV:	41.14	95% Median C.I.:	87.54 to 103.92	(! : Derived)
TOTAL Sales Price:	2,454,009	WGT. MEAN:	88	STD:	43.40	95% Wgt. Mean C.I.:	80.97 to 94.58	
TOTAL Adj.Sales Price:	2,461,629	MEAN:	106	AVG.ABS.DEV:	28.58	95% Mean C.I.:	95.03 to 115.98	
TOTAL Assessed Value:	2,160,705							
AVG. Adj. Sales Price:	37,297	COD:	30.36	MAX Sales Ratio:	282.50			
AVG. Assessed Value:	32,737	PRD:	120.20	MIN Sales Ratio:	39.18			

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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	7	147.80	164.10	162.32	40.84	101.09	49.12	282.50	49.12 to 282.50	2,889	4,690
5000 TO 9999	6	101.21	114.01	111.27	39.37	102.46	68.42	201.77	68.42 to 201.77	7,666	8,530
Total \$ _____											
1 TO 9999	13	138.41	140.98	126.86	39.44	111.13	49.12	282.50	70.71 to 201.77	5,094	6,462
10000 TO 29999	24	104.11	112.39	111.67	20.67	100.65	78.25	189.25	91.55 to 128.98	17,825	19,904
30000 TO 59999	12	93.69	88.75	88.58	21.41	100.19	39.18	118.97	64.50 to 110.94	38,929	34,485
60000 TO 99999	12	85.84	84.48	84.33	11.64	100.17	49.71	105.11	76.03 to 93.28	73,708	62,157
100000 TO 149999	4	72.44	69.22	69.06	15.21	100.22	44.44	87.54	N/A	113,362	78,293
150000 TO 249999	1	77.60	77.60	77.60			77.60	77.60	N/A	162,500	126,095
ALL _____	66	94.11	105.50	87.78	30.36	120.20	39.18	282.50	87.54 to 103.92	37,297	32,737

**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	6	124.71	137.75	111.03	51.26	124.06	49.12	282.50	49.12 to 282.50	3,066	3,405
5000 TO 9999	6	88.25	97.12	92.64	22.38	104.84	68.42	138.41	68.42 to 138.41	8,150	7,550
Total \$ _____											
1 TO 9999	12	97.39	117.44	97.67	44.41	120.24	49.12	282.50	70.71 to 147.80	5,608	5,477
10000 TO 29999	29	102.32	113.22	96.79	31.47	116.98	39.18	254.46	87.59 to 135.81	20,887	20,215
30000 TO 59999	14	93.47	92.01	81.56	21.33	112.82	44.44	128.98	76.03 to 118.92	53,868	43,932
60000 TO 99999	9	92.70	90.83	88.10	12.46	103.10	71.96	118.97	72.92 to 105.11	83,883	73,903
100000 TO 149999	2	82.57	82.57	81.76	6.02	100.99	77.60	87.54	N/A	139,750	114,260
ALL _____	66	94.11	105.50	87.78	30.36	120.20	39.18	282.50	87.54 to 103.92	37,297	32,737

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	101.63	115.62	92.66	41.55	124.78	49.12	282.50	68.42 to 147.80	9,676	8,966
20	24	103.55	119.93	112.44	27.35	106.66	78.25	254.46	93.15 to 139.58	18,363	20,648
25	1	201.77	201.77	201.77			201.77	201.77	N/A	6,500	13,115
30	26	86.43	84.58	80.61	17.94	104.93	39.18	118.97	74.03 to 93.28	67,561	54,458
35	1	76.03	76.03	76.03			76.03	76.03	N/A	66,000	50,180
40	1	105.11	105.11	105.11			105.11	105.11	N/A	66,000	69,375
ALL _____	66	94.11	105.50	87.78	30.36	120.20	39.18	282.50	87.54 to 103.92	37,297	32,737

**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

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TOTAL Adj.Sales Price:	2,461,629	MEAN:	106	AVG.ABS.DEV:	28.58	95% Mean C.I.:	95.03 to 115.98	
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AVG. Assessed Value:	32,737	PRD:	120.20	MIN Sales Ratio:	39.18			

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	13	101.63	115.62	92.66	41.55	124.78	49.12	282.50	68.42 to 147.80	9,676	8,966	
100	7	89.90	80.94	69.66	22.20	116.20	39.18	110.94	39.18 to 110.94	31,664	22,057	
101	38	98.67	107.28	89.25	26.43	120.21	44.44	254.46	87.54 to 109.29	47,228	42,150	
104	8	88.63	102.10	90.15	25.92	113.26	72.26	159.92	72.26 to 159.92	39,937	36,005	
ALL	66	94.11	105.50	87.78	30.36	120.20	39.18	282.50	87.54 to 103.92	37,297	32,737	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	13	101.63	115.62	92.66	41.55	124.78	49.12	282.50	68.42 to 147.80	9,676	8,966	
20	10	101.05	120.27	106.50	31.06	112.92	79.59	254.46	80.35 to 141.65	15,152	16,138	
30	38	95.15	102.91	88.71	24.32	116.01	44.44	201.77	87.15 to 105.11	50,521	44,814	
35	1	62.92	62.92	62.92			62.92	62.92	N/A	45,000	28,315	
40	4	75.03	71.04	69.01	19.24	102.95	39.18	94.94	N/A	54,875	37,870	
ALL	66	94.11	105.50	87.78	30.36	120.20	39.18	282.50	87.54 to 103.92	37,297	32,737	

**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:	9	<b>MEDIAN:</b>	<b>93</b>	COV:	40.75	95% Median C.I.:	78.29 to 109.39
TOTAL Sales Price:	360,000	WGT. MEAN:	91	STD:	41.93	95% Wgt. Mean C.I.:	75.68 to 106.11
TOTAL Adj.Sales Price:	360,000	MEAN:	103	AVG.ABS.DEV:	21.98	95% Mean C.I.:	70.66 to 135.11
TOTAL Assessed Value:	327,210						
AVG. Adj. Sales Price:	40,000	COD:	23.74	MAX Sales Ratio:	210.43		
AVG. Assessed Value:	36,356	PRD:	113.20	MIN Sales Ratio:	73.00		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	109.39	109.39	109.39			109.39	109.39	N/A	9,000	9,845
10/01/02 TO 12/31/02	1	97.49	97.49	97.49			97.49	97.49	N/A	42,000	40,945
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03	2	92.64	92.64	90.76	6.11	102.08	86.99	98.30	N/A	30,000	27,227
07/01/03 TO 09/30/03	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
04/01/04 TO 06/30/04	1	92.62	92.62	92.62			92.62	92.62	N/A	65,000	60,200
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
04/01/05 TO 06/30/05	1	210.43	210.43	210.43			210.43	210.43	N/A	14,000	29,460
<u>Study Years</u>											
07/01/02 TO 06/30/03	4	97.89	98.04	94.82	5.93	103.40	86.99	109.39	N/A	27,750	26,311
07/01/03 TO 06/30/04	3	79.48	83.46	82.98	6.01	100.58	78.29	92.62	N/A	70,000	58,085
07/01/04 TO 06/30/05	2	141.71	141.71	122.33	48.49	115.84	73.00	210.43	N/A	19,500	23,855
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	3	86.99	87.86	82.97	7.67	105.90	78.29	98.30	N/A	53,333	44,248
01/01/04 TO 12/31/04	2	86.05	86.05	87.24	7.63	98.63	79.48	92.62	N/A	55,000	47,982
<u>ALL</u>											
	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURWELL	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356
<u>ALL</u>											
	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**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	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356
<u>ALL</u>											
	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**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	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356
<u>ALL</u>											
	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**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:	9	<b>MEDIAN:</b>	<b>93</b>	COV:	40.75	95% Median C.I.:	78.29 to 109.39
TOTAL Sales Price:	360,000	WGT. MEAN:	91	STD:	41.93	95% Wgt. Mean C.I.:	75.68 to 106.11
TOTAL Adj.Sales Price:	360,000	MEAN:	103	AVG.ABS.DEV:	21.98	95% Mean C.I.:	70.66 to 135.11
TOTAL Assessed Value:	327,210						
AVG. Adj. Sales Price:	40,000	COD:	23.74	MAX Sales Ratio:	210.43		
AVG. Assessed Value:	36,356	PRD:	113.20	MIN Sales Ratio:	73.00		

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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)											
36-0014											
36-0015	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356
36-0070											
36-0100											
45-0137											
88-0005											
92-0045											
NonValid School											
____ALL____	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**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	1	109.39	109.39	109.39			109.39	109.39	N/A	9,000	9,845
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	86.99	86.99	86.99			86.99	86.99	N/A	40,000	34,795
1920 TO 1939	1	210.43	210.43	210.43			210.43	210.43	N/A	14,000	29,460
1940 TO 1949											
1950 TO 1959	3	92.62	87.97	89.19	9.11	98.63	73.00	98.30	N/A	36,666	32,703
1960 TO 1969	1	97.49	97.49	97.49			97.49	97.49	N/A	42,000	40,945
1970 TO 1979	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
1980 TO 1989	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**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:	9	<b>MEDIAN:</b>	<b>93</b>	COV:	40.75	95% Median C.I.:	78.29 to 109.39
TOTAL Sales Price:	360,000	WGT. MEAN:	91	STD:	41.93	95% Wgt. Mean C.I.:	75.68 to 106.11
TOTAL Adj.Sales Price:	360,000	MEAN:	103	AVG.ABS.DEV:	21.98	95% Mean C.I.:	70.66 to 135.11
TOTAL Assessed Value:	327,210						
AVG. Adj. Sales Price:	40,000	COD:	23.74	MAX Sales Ratio:	210.43		
AVG. Assessed Value:	36,356	PRD:	113.20	MIN Sales Ratio:	73.00		

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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 \$ _____											
5000 TO 9999	1	109.39	109.39	109.39			109.39	109.39	N/A	9,000	9,845
Total \$ _____											
1 TO 9999	1	109.39	109.39	109.39			109.39	109.39	N/A	9,000	9,845
10000 TO 29999	3	98.30	127.24	114.19	46.60	111.43	73.00	210.43	N/A	19,666	22,456
30000 TO 59999	3	86.99	87.98	87.80	6.90	100.21	79.48	97.49	N/A	42,333	37,168
60000 TO 99999	1	92.62	92.62	92.62			92.62	92.62	N/A	65,000	60,200
100000 TO 149999	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
ALL _____											
	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**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	109.39	109.39	109.39			109.39	109.39	N/A	9,000	9,845
Total \$ _____											
1 TO 9999	1	109.39	109.39	109.39			109.39	109.39	N/A	9,000	9,845
10000 TO 29999	3	98.30	127.24	114.19	46.60	111.43	73.00	210.43	N/A	19,666	22,456
30000 TO 59999	3	86.99	87.98	87.80	6.90	100.21	79.48	97.49	N/A	42,333	37,168
60000 TO 99999	2	85.45	85.45	83.93	8.38	101.81	78.29	92.62	N/A	82,500	69,245
ALL _____											
	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	109.39	109.39	109.39			109.39	109.39	N/A	9,000	9,845
10	2	144.36	144.36	94.52	45.77	152.73	78.29	210.43	N/A	57,000	53,875
15	1	92.62	92.62	92.62			92.62	92.62	N/A	65,000	60,200
20	5	86.99	87.05	86.87	9.96	100.21	73.00	98.30	N/A	34,400	29,883
ALL _____											
	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**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:	9	<b>MEDIAN:</b>	<b>93</b>	COV:	40.75	95% Median C.I.:	78.29 to 109.39
TOTAL Sales Price:	360,000	WGT. MEAN:	91	STD:	41.93	95% Wgt. Mean C.I.:	75.68 to 106.11
TOTAL Adj.Sales Price:	360,000	MEAN:	103	AVG.ABS.DEV:	21.98	95% Mean C.I.:	70.66 to 135.11
TOTAL Assessed Value:	327,210						
AVG. Adj. Sales Price:	40,000	COD:	23.74	MAX Sales Ratio:	210.43		
AVG. Assessed Value:	36,356	PRD:	113.20	MIN Sales Ratio:	73.00		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
341	1	97.49	97.49	97.49			97.49	97.49	N/A	42,000	40,945
344	1	98.30	98.30	98.30			98.30	98.30	N/A	20,000	19,660
351	1	109.39	109.39	109.39			109.39	109.39	N/A	9,000	9,845
353	2	148.71	148.71	118.99	41.50	124.97	86.99	210.43	N/A	27,000	32,127
386	1	78.29	78.29	78.29			78.29	78.29	N/A	100,000	78,290
419	1	92.62	92.62	92.62			92.62	92.62	N/A	65,000	60,200
444	1	79.48	79.48	79.48			79.48	79.48	N/A	45,000	35,765
471	1	73.00	73.00	73.00			73.00	73.00	N/A	25,000	18,250
ALL	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**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	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356
04											
ALL	9	92.62	102.89	90.89	23.74	113.20	73.00	210.43	78.29 to 109.39	40,000	36,356

**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:	29	<b>MEDIAN:</b>	<b>76</b>	COV:	19.16	95% Median C.I.:	73.77 to 79.76	(!: Derived)
(AgLand) TOTAL Sales Price:	5,209,583	WGT. MEAN:	74	STD:	14.13	95% Wgt. Mean C.I.:	68.46 to 79.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,801,583	MEAN:	74	AVG.ABS.DEV:	8.91	95% Mean C.I.:	68.41 to 79.16	
(AgLand) TOTAL Assessed Value:	3,543,225							
AVG. Adj. Sales Price:	165,571	COD:	11.67	MAX Sales Ratio:	101.19			
AVG. Assessed Value:	122,180	PRD:	99.99	MIN Sales Ratio:	25.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	7	79.76	78.02	81.05	7.56	96.26	61.96	87.57	61.96 to 87.57	141,400	114,600
04/01/03 TO 06/30/03	2	88.76	88.76	89.98	13.99	98.65	76.34	101.19	N/A	115,250	103,697
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	90.22	90.22	90.22			90.22	90.22	N/A	116,000	104,655
01/01/04 TO 03/31/04	2	63.58	63.58	68.47	19.37	92.85	51.27	75.89	N/A	129,194	88,465
04/01/04 TO 06/30/04	1	80.29	80.29	80.29			80.29	80.29	N/A	173,000	138,900
07/01/04 TO 09/30/04	1	76.92	76.92	76.92			76.92	76.92	N/A	139,000	106,915
10/01/04 TO 12/31/04	8	74.25	72.58	71.95	5.29	100.87	59.04	81.01	59.04 to 81.01	225,698	162,394
01/01/05 TO 03/31/05	4	78.73	80.22	79.61	3.46	100.76	77.09	86.32	N/A	112,045	89,197
04/01/05 TO 06/30/05	3	55.59	46.70	54.64	20.69	85.48	25.00	59.51	N/A	213,708	116,761
_____Study Years_____											
07/01/02 TO 06/30/03	9	79.76	80.40	82.73	9.34	97.19	61.96	101.19	73.77 to 87.57	135,589	112,177
07/01/03 TO 06/30/04	4	78.09	74.42	76.82	13.88	96.88	51.27	90.22	N/A	136,847	105,121
07/01/04 TO 06/30/05	16	74.71	69.91	69.65	11.76	100.37	25.00	86.32	59.51 to 77.89	189,618	132,071
_____Calendar Yrs_____											
01/01/03 TO 12/31/03	10	81.11	81.39	83.38	9.56	97.61	61.96	101.19	73.77 to 90.22	133,630	111,425
01/01/04 TO 12/31/04	12	74.71	72.08	72.47	7.22	99.46	51.27	81.01	67.59 to 76.92	197,997	143,491
_____ALL_____											
	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1473	1	59.51	59.51	59.51			59.51	59.51	N/A	93,150	55,435
1475	2	77.02	77.02	75.78	3.55	101.63	74.28	79.76	N/A	317,303	240,462
1477	11	75.59	74.80	77.44	8.97	96.60	51.27	87.57	61.96 to 84.25	153,898	119,178
1579	2	72.34	72.34	70.12	6.57	103.16	67.59	77.09	N/A	323,792	227,057
1751	1	55.59	55.59	55.59			55.59	55.59	N/A	515,975	286,850
1753	3	81.01	76.76	76.56	12.83	100.26	59.04	90.22	N/A	83,088	63,611
1755	3	79.57	81.26	81.19	3.53	100.08	77.89	86.32	N/A	91,793	74,526
1757	1	101.19	101.19	101.19			101.19	101.19	N/A	126,500	128,000
1861	1	76.35	76.35	76.35			76.35	76.35	N/A	86,445	66,000
1863	2	50.45	50.45	68.23	50.44	73.94	25.00	75.89	N/A	106,269	72,510
1865	2	75.33	75.33	75.40	2.10	99.92	73.75	76.92	N/A	133,625	100,750
_____ALL_____											
	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

**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:	29	<b>MEDIAN:</b>	<b>76</b>	COV:	19.16	95% Median C.I.:	73.77 to 79.76	(! : Derived)
(AgLand) TOTAL Sales Price:	5,209,583	WGT. MEAN:	74	STD:	14.13	95% Wgt. Mean C.I.:	68.46 to 79.12	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,801,583	MEAN:	74	AVG.ABS.DEV:	8.91	95% Mean C.I.:	68.41 to 79.16	
(AgLand) TOTAL Assessed Value:	3,543,225							
AVG. Adj. Sales Price:	165,571	COD:	11.67	MAX Sales Ratio:	101.19			
AVG. Assessed Value:	122,180	PRD:	99.99	MIN Sales Ratio:	25.00			

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**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	25	76.34	73.48	73.55	13.34	99.90	25.00	101.19	73.77 to 80.29	170,693	125,548
2	4	76.12	75.73	75.72	1.19	100.01	73.75	76.92	N/A	133,558	101,130
ALL	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180
ALL	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0014	5	75.89	65.58	72.85	14.37	90.02	25.00	76.92	N/A	113,246	82,504
36-0015	3	81.01	76.76	76.56	12.83	100.26	59.04	90.22	N/A	83,088	63,611
36-0070	10	75.69	73.18	69.89	9.17	104.71	55.59	86.32	59.51 to 79.76	247,558	173,017
36-0100											
45-0137	10	75.97	74.86	78.16	9.63	95.78	51.27	87.57	61.96 to 84.25	138,399	108,170
88-0005											
92-0045	1	101.19	101.19	101.19			101.19	101.19	N/A	126,500	128,000
NonValid School											
ALL	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

**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	25.00	25.00	25.00			25.00	25.00	N/A	32,000	8,000
50.01 TO 100.00	2	78.96	78.96	77.72	2.59	101.60	76.92	81.01	N/A	86,562	67,280
100.01 TO 180.00	5	73.77	69.07	69.55	12.23	99.30	51.27	82.46	N/A	92,237	64,155
180.01 TO 330.00	8	76.35	75.31	75.55	10.22	99.68	59.04	90.22	59.04 to 90.22	99,640	75,280
330.01 TO 650.00	8	78.82	81.23	81.05	6.53	100.21	73.75	101.19	73.75 to 101.19	159,736	129,472
650.01 +	5	74.22	71.85	69.98	10.42	102.67	55.59	87.57	N/A	412,051	288,373
ALL	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180



**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:	29	<b>MEDIAN:</b>	<b>76</b>	COV:	19.16	95% Median C.I.:	73.77 to 79.76	(! : Derived)
(AgLand) TOTAL Sales Price:	5,209,583	WGT. MEAN:	74	STD:	14.13	95% Wgt. Mean C.I.:	68.46 to 79.12	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,801,583	MEAN:	74	AVG.ABS.DEV:	8.91	95% Mean C.I.:	68.41 to 79.16	
(AgLand) TOTAL Assessed Value:	3,543,225							
AVG. Adj. Sales Price:	165,571	COD:	11.67	MAX Sales Ratio:	101.19			
AVG. Assessed Value:	122,180	PRD:	99.99	MIN Sales Ratio:	25.00			

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**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	81.01	81.01	81.01			81.01	81.01	N/A	34,125	27,645
GRASS	11	75.13	71.68	71.74	13.03	99.92	25.00	101.19	55.59 to 80.29	209,477	150,275
GRASS-N/A	9	77.89	75.14	73.42	10.47	102.33	59.04	90.22	59.51 to 86.32	148,495	109,031
IRRGTD	1	76.92	76.92	76.92			76.92	76.92	N/A	139,000	106,915
IRRGTD-N/A	7	75.89	73.88	78.40	12.66	94.24	51.27	87.57	51.27 to 87.57	141,107	110,622
ALL	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

**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	1	81.01	81.01	81.01			81.01	81.01	N/A	34,125	27,645
GRASS	17	75.59	72.27	71.72	11.19	100.77	25.00	101.19	67.59 to 79.57	196,567	140,976
GRASS-N/A	3	86.32	78.68	79.48	11.86	98.99	59.51	90.22	N/A	99,690	79,235
IRRGTD	8	76.41	74.26	78.21	11.17	94.95	51.27	87.57	51.27 to 87.57	140,843	110,158
ALL	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

**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	1	81.01	81.01	81.01			81.01	81.01	N/A	34,125	27,645
GRASS	19	76.34	73.96	72.69	11.61	101.74	25.00	101.19	73.75 to 79.76	186,713	135,730
GRASS-N/A	1	59.51	59.51	59.51			59.51	59.51	N/A	93,150	55,435
IRRGTD	8	76.41	74.26	78.21	11.17	94.95	51.27	87.57	51.27 to 87.57	140,843	110,158
ALL	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	3	81.01	62.82	65.97	23.64	95.23	25.00	82.46	N/A	38,175	25,185
60000 TO 99999	9	73.77	69.52	69.61	13.31	99.87	51.27	86.32	59.04 to 79.57	87,374	60,821
100000 TO 149999	6	76.63	82.26	82.29	9.37	99.96	73.75	101.19	73.75 to 101.19	122,049	100,435
150000 TO 249999	6	78.42	78.81	79.03	3.34	99.72	75.59	84.25	75.59 to 84.25	184,689	145,965
250000 TO 499999	4	74.25	75.91	74.79	6.75	101.50	67.59	87.57	N/A	386,070	288,753
500000 +	1	55.59	55.59	55.59			55.59	55.59	N/A	515,975	286,850
ALL	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

**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:	29	<b>MEDIAN:</b>	<b>76</b>	COV:	19.16	95% Median C.I.:	73.77 to 79.76	(!: Derived)
(AgLand) TOTAL Sales Price:	5,209,583	WGT. MEAN:	74	STD:	14.13	95% Wgt. Mean C.I.:	68.46 to 79.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,801,583	MEAN:	74	AVG.ABS.DEV:	8.91	95% Mean C.I.:	68.41 to 79.16	
(AgLand) TOTAL Assessed Value:	3,543,225							
AVG. Adj. Sales Price:	165,571	COD:	11.67	MAX Sales Ratio:	101.19			
AVG. Assessed Value:	122,180	PRD:	99.99	MIN Sales Ratio:	25.00			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	25.00	25.00	25.00			25.00	25.00	N/A	32,000	8,000
Total \$ _____											
1 TO 9999	1	25.00	25.00	25.00			25.00	25.00	N/A	32,000	8,000
10000 TO 29999	1	81.01	81.01	81.01			81.01	81.01	N/A	34,125	27,645
30000 TO 59999	6	60.74	64.67	62.95	13.27	102.73	51.27	82.46	51.27 to 82.46	78,823	49,620
60000 TO 99999	7	76.35	77.91	77.55	3.47	100.46	73.75	86.32	73.75 to 86.32	101,802	78,946
100000 TO 149999	8	78.42	82.12	81.11	7.33	101.24	75.59	101.19	75.59 to 101.19	157,884	128,060
150000 TO 249999	2	79.24	79.24	78.47	6.33	100.98	74.22	84.25	N/A	267,726	210,075
250000 TO 499999	4	70.94	71.26	69.24	13.63	102.92	55.59	87.57	N/A	437,841	303,150
ALL _____											
	29	76.34	73.79	73.79	11.67	99.99	25.00	101.19	73.77 to 79.76	165,571	122,180

**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:	67	<b>MEDIAN:</b>	<b>92</b>	COV:	45.12	95% Median C.I.:	82.93 to 100.93	(! : Derived)
TOTAL Sales Price:	2,355,509	WGT. MEAN:	86	STD:	44.21	95% Wgt. Mean C.I.:	80.13 to 91.60	
TOTAL Adj.Sales Price:	2,363,129	MEAN:	98	AVG.ABS.DEV:	29.18	95% Mean C.I.:	87.40 to 108.57	
TOTAL Assessed Value:	2,029,095							
AVG. Adj. Sales Price:	35,270	COD:	31.76	MAX Sales Ratio:	262.50			
AVG. Assessed Value:	30,285	PRD:	114.11	MIN Sales Ratio:	9.00			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	7	81.10	84.54	84.76	10.02	99.74	69.89	101.71	69.89 to 101.71	76,214	64,599
10/01/03 TO 12/31/03	5	100.78	115.30	101.84	19.41	113.22	91.20	185.84	N/A	32,140	32,731
01/01/04 TO 03/31/04	8	89.07	98.07	85.26	24.64	115.03	70.37	138.94	70.37 to 138.94	40,562	34,581
04/01/04 TO 06/30/04	8	94.12	99.65	95.93	10.55	103.87	88.74	135.75	88.74 to 135.75	42,019	40,310
07/01/04 TO 09/30/04	11	93.75	112.89	76.41	48.39	147.75	38.25	262.50	50.00 to 197.31	27,059	20,675
10/01/04 TO 12/31/04	10	78.84	95.29	83.51	51.46	114.09	9.00	251.19	49.12 to 145.17	22,462	18,759
01/01/05 TO 03/31/05	3	101.00	104.32	113.60	6.95	91.83	95.45	116.50	N/A	23,133	26,280
04/01/05 TO 06/30/05	15	82.93	87.15	76.87	41.01	113.37	29.37	162.00	58.87 to 111.84	27,773	21,349
____Study Years____											
07/01/03 TO 06/30/04	28	92.90	98.22	89.68	17.44	109.52	69.89	185.84	85.63 to 100.93	48,387	43,392
07/01/04 TO 06/30/05	39	91.88	97.82	80.74	41.89	121.15	9.00	262.50	71.24 to 106.88	25,853	20,874
____Calendar Yrs____											
01/01/04 TO 12/31/04	37	90.31	102.07	85.73	35.86	119.05	9.00	262.50	79.76 to 102.02	31,971	27,409
____ALL____											
	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURWELL	47	92.20	101.40	87.15	28.25	116.35	40.13	251.19	85.25 to 101.71	39,134	34,106
CALAMUS	15	79.76	90.00	71.95	54.08	125.09	9.00	262.50	38.25 to 103.06	17,320	12,461
RURAL	5	96.45	89.84	90.59	13.85	99.17	60.04	111.84	N/A	52,800	47,831
____ALL____											
	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	47	92.20	101.40	87.15	28.25	116.35	40.13	251.19	85.25 to 101.71	39,134	34,106
2	2	104.15	104.15	99.80	7.39	104.36	96.45	111.84	N/A	57,500	57,382
3	18	81.35	88.38	76.15	46.99	116.06	9.00	262.50	60.04 to 101.58	22,711	17,295
____ALL____											
	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**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	52	92.97	100.83	86.91	26.09	116.02	40.13	251.19	85.25 to 101.58	42,650	37,068
2	15	79.76	88.11	69.86	56.89	126.12	9.00	262.50	38.25 to 111.84	9,686	6,767
____ALL____											
	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**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:	67	<b>MEDIAN:</b>	<b>92</b>	COV:	45.12	95% Median C.I.:	82.93 to 100.93	(! : Derived)
TOTAL Sales Price:	2,355,509	WGT. MEAN:	86	STD:	44.21	95% Wgt. Mean C.I.:	80.13 to 91.60	
TOTAL Adj.Sales Price:	2,363,129	MEAN:	98	AVG.ABS.DEV:	29.18	95% Mean C.I.:	87.40 to 108.57	
TOTAL Assessed Value:	2,029,095							
AVG. Adj. Sales Price:	35,270	COD:	31.76	MAX Sales Ratio:	262.50			
AVG. Assessed Value:	30,285	PRD:	114.11	MIN Sales Ratio:	9.00			

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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	51	92.20	99.09	88.18	28.94	112.38	9.00	251.19	83.53 to 100.93	40,828	36,002
06	9	91.88	106.44	70.79	55.41	150.36	29.37	262.50	31.32 to 162.00	6,577	4,656
07	7	89.87	79.03	68.14	21.21	115.97	40.13	103.06	40.13 to 103.06	31,664	21,577
ALL	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0014	4	89.69	84.34	88.37	14.33	95.44	60.04	97.93	N/A	59,750	52,798
36-0015	63	91.88	98.85	85.58	32.89	115.50	9.00	262.50	83.53 to 101.00	33,716	28,855
36-0070											
36-0100											
45-0137											
88-0005											
92-0045											
NonValid School											
ALL	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**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	15	79.76	88.11	69.86	56.89	126.12	9.00	262.50	38.25 to 111.84	9,686	6,767
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	16	91.25	108.84	89.29	35.90	121.90	58.87	251.19	76.52 to 138.94	25,445	22,719
1920 TO 1939	11	97.93	107.21	89.54	27.81	119.73	70.37	197.31	71.24 to 145.17	36,736	32,894
1940 TO 1949	3	100.78	104.82	92.87	19.13	112.87	77.93	135.75	N/A	36,000	33,431
1950 TO 1959	5	96.45	92.81	87.77	16.21	105.74	69.89	125.12	N/A	53,200	46,693
1960 TO 1969	4	103.05	106.92	105.69	10.80	101.16	89.87	131.71	N/A	34,375	36,331
1970 TO 1979	8	92.47	92.96	87.87	15.21	105.79	50.00	116.50	50.00 to 116.50	59,206	52,026
1980 TO 1989	2	70.86	70.86	55.88	43.36	126.81	40.13	101.58	N/A	30,250	16,902
1990 TO 1994	1	89.95	89.95	89.95			89.95	89.95	N/A	82,500	74,205
1995 TO 1999	2	70.58	70.58	71.44	7.35	98.79	65.39	75.76	N/A	139,225	99,467
2000 TO Present											
ALL	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**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:	67	<b>MEDIAN:</b>	<b>92</b>	COV:	45.12	95% Median C.I.:	82.93 to 100.93	(! : Derived)
TOTAL Sales Price:	2,355,509	WGT. MEAN:	86	STD:	44.21	95% Wgt. Mean C.I.:	80.13 to 91.60	
TOTAL Adj.Sales Price:	2,363,129	MEAN:	98	AVG.ABS.DEV:	29.18	95% Mean C.I.:	87.40 to 108.57	
TOTAL Assessed Value:	2,029,095							
AVG. Adj. Sales Price:	35,270	COD:	31.76	MAX Sales Ratio:	262.50			
AVG. Assessed Value:	30,285	PRD:	114.11	MIN Sales Ratio:	9.00			

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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	7	136.60	149.82	146.50	45.94	102.26	49.12	262.50	49.12 to 262.50	2,889	4,232
5000 TO 9999	7	101.00	98.32	96.46	45.42	101.93	31.32	197.31	31.32 to 197.31	7,428	7,165
Total \$ _____											
1 TO 9999	14	109.47	124.07	110.47	51.94	112.31	31.32	262.50	49.12 to 197.31	5,158	5,699
10000 TO 29999	25	100.78	101.07	102.70	26.83	98.41	9.00	185.84	89.87 to 114.81	17,652	18,129
30000 TO 59999	12	84.39	83.65	83.43	20.94	100.26	40.13	116.50	60.04 to 103.06	38,929	32,477
60000 TO 99999	12	84.92	83.40	83.16	12.87	100.28	50.00	101.71	74.02 to 96.45	73,708	61,299
100000 TO 149999	3	69.89	73.64	73.82	9.65	99.75	65.39	85.63	N/A	111,816	82,548
150000 TO 249999	1	75.76	75.76	75.76			75.76	75.76	N/A	162,500	123,115
ALL _____											
	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	11	63.50	88.09	53.55	84.66	164.49	9.00	262.50	29.37 to 162.00	5,618	3,008
5000 TO 9999	5	92.20	93.92	91.72	13.12	102.40	78.70	117.94	N/A	9,500	8,713
Total \$ _____											
1 TO 9999	16	85.82	89.91	70.14	49.56	128.19	9.00	262.50	38.25 to 117.94	6,831	4,791
10000 TO 29999	28	101.18	110.65	94.13	32.77	117.55	40.13	251.19	85.25 to 131.71	21,722	20,446
30000 TO 59999	11	82.93	88.89	82.64	18.38	107.55	50.00	125.12	74.02 to 104.38	49,650	41,031
60000 TO 99999	10	90.57	88.90	86.01	13.09	103.36	65.39	116.50	69.89 to 101.71	81,995	70,526
100000 TO 149999	2	80.70	80.70	79.89	6.12	101.01	75.76	85.63	N/A	139,750	111,652
ALL _____											
	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	79.76	88.11	69.86	56.89	126.12	9.00	262.50	38.25 to 111.84	9,686	6,767
20	24	101.26	115.96	107.57	28.54	107.80	66.15	251.19	90.31 to 135.75	18,363	19,754
25	1	197.31	197.31	197.31			197.31	197.31	N/A	6,500	12,825
30	25	85.25	83.49	80.84	16.55	103.28	40.13	116.50	75.76 to 94.61	65,544	52,987
35	1	74.02	74.02	74.02			74.02	74.02	N/A	66,000	48,850
40	1	101.71	101.71	101.71			101.71	101.71	N/A	66,000	67,130
ALL _____											
	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285

**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:	67	<b>MEDIAN:</b>	<b>92</b>	COV:	45.12	95% Median C.I.:	82.93 to 100.93	(! : Derived)
TOTAL Sales Price:	2,355,509	WGT. MEAN:	86	STD:	44.21	95% Wgt. Mean C.I.:	80.13 to 91.60	
TOTAL Adj.Sales Price:	2,363,129	MEAN:	98	AVG.ABS.DEV:	29.18	95% Mean C.I.:	87.40 to 108.57	
TOTAL Assessed Value:	2,029,095							
AVG. Adj. Sales Price:	35,270	COD:	31.76	MAX Sales Ratio:	262.50			
AVG. Assessed Value:	30,285	PRD:	114.11	MIN Sales Ratio:	9.00			

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	15	79.76	88.11	69.86	56.89	126.12	9.00	262.50	38.25 to 111.84	9,686	6,767	
100	7	89.87	79.03	68.14	21.21	115.97	40.13	103.06	40.13 to 103.06	31,664	21,577	
101	37	97.77	105.79	89.73	25.46	117.90	58.87	251.19	88.74 to 104.38	45,315	40,662	
104	8	83.23	96.97	85.14	24.71	113.90	70.37	151.14	70.37 to 151.14	39,937	34,001	
____ALL____	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	15	79.76	88.11	69.86	56.89	126.12	9.00	262.50	38.25 to 111.84	9,686	6,767	
20	10	96.89	116.77	100.10	34.04	116.66	74.81	251.19	78.70 to 139.12	15,152	15,167	
30	37	96.45	101.02	88.89	22.32	113.64	50.00	197.31	85.63 to 102.02	48,697	43,286	
35	1	58.87	58.87	58.87			58.87	58.87	N/A	45,000	26,490	
40	4	72.63	69.78	67.34	19.41	103.63	40.13	93.75	N/A	54,875	36,951	
____ALL____	67	91.88	97.98	85.86	31.76	114.11	9.00	262.50	82.93 to 100.93	35,270	30,285	

**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:	9	<b>MEDIAN:</b>	<b>95</b>	COV:	53.47	95% Median C.I.:	74.77 to 130.33
TOTAL Sales Price:	360,000	WGT. MEAN:	96	STD:	60.78	95% Wgt. Mean C.I.:	71.00 to 120.87
TOTAL Adj.Sales Price:	360,000	MEAN:	114	AVG.ABS.DEV:	32.10	95% Mean C.I.:	66.94 to 160.38
TOTAL Assessed Value:	345,370						
AVG. Adj. Sales Price:	40,000	COD:	33.80	MAX Sales Ratio:	267.61		
AVG. Assessed Value:	38,374	PRD:	118.47	MIN Sales Ratio:	66.74		

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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	130.33	130.33	130.33			130.33	130.33	N/A	9,000	11,730
10/01/02 TO 12/31/02	1	94.98	94.98	94.98			94.98	94.98	N/A	42,000	39,890
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03	2	94.59	94.59	93.77	2.58	100.87	92.15	97.03	N/A	30,000	28,132
07/01/03 TO 09/30/03	1	74.77	74.77	74.77			74.77	74.77	N/A	100,000	74,765
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	66.74	66.74	66.74			66.74	66.74	N/A	45,000	30,035
04/01/04 TO 06/30/04	1	113.46	113.46	113.46			113.46	113.46	N/A	65,000	73,750
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	85.88	85.88	85.88			85.88	85.88	N/A	25,000	21,470
04/01/05 TO 06/30/05	1	267.61	267.61	267.61			267.61	267.61	N/A	14,000	37,465
<u>Study Years</u>											
07/01/02 TO 06/30/03	4	96.00	103.62	97.19	10.48	106.61	92.15	130.33	N/A	27,750	26,971
07/01/03 TO 06/30/04	3	74.77	84.99	85.02	20.83	99.96	66.74	113.46	N/A	70,000	59,516
07/01/04 TO 06/30/05	2	176.74	176.74	151.12	51.41	116.96	85.88	267.61	N/A	19,500	29,467
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	3	92.15	87.98	81.89	8.05	107.43	74.77	97.03	N/A	53,333	43,676
01/01/04 TO 12/31/04	2	90.10	90.10	94.35	25.92	95.50	66.74	113.46	N/A	55,000	51,892
<u>ALL</u>	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

<b>ASSESSOR LOCATION</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
BURWELL	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374
<u>ALL</u>	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374
<u>ALL</u>	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374
<u>ALL</u>	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>95</b>	COV:	53.47	95% Median C.I.:	74.77 to 130.33
TOTAL Sales Price:	360,000	WGT. MEAN:	96	STD:	60.78	95% Wgt. Mean C.I.:	71.00 to 120.87
TOTAL Adj.Sales Price:	360,000	MEAN:	114	AVG.ABS.DEV:	32.10	95% Mean C.I.:	66.94 to 160.38
TOTAL Assessed Value:	345,370						
AVG. Adj. Sales Price:	40,000	COD:	33.80	MAX Sales Ratio:	267.61		
AVG. Assessed Value:	38,374	PRD:	118.47	MIN Sales Ratio:	66.74		

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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)											
36-0014											
36-0015	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374
36-0070											
36-0100											
45-0137											
88-0005											
92-0045											
NonValid School											
____ALL____	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

**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	1	130.33	130.33	130.33			130.33	130.33	N/A	9,000	11,730
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	92.15	92.15	92.15			92.15	92.15	N/A	40,000	36,860
1920 TO 1939	1	267.61	267.61	267.61			267.61	267.61	N/A	14,000	37,465
1940 TO 1949											
1950 TO 1959	3	97.03	98.79	104.20	9.48	94.80	85.88	113.46	N/A	36,666	38,208
1960 TO 1969	1	94.98	94.98	94.98			94.98	94.98	N/A	42,000	39,890
1970 TO 1979	1	66.74	66.74	66.74			66.74	66.74	N/A	45,000	30,035
1980 TO 1989	1	74.77	74.77	74.77			74.77	74.77	N/A	100,000	74,765
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374



**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>95</b>	COV:	53.47	95% Median C.I.:	74.77 to 130.33
TOTAL Sales Price:	360,000	WGT. MEAN:	96	STD:	60.78	95% Wgt. Mean C.I.:	71.00 to 120.87
TOTAL Adj.Sales Price:	360,000	MEAN:	114	AVG.ABS.DEV:	32.10	95% Mean C.I.:	66.94 to 160.38
TOTAL Assessed Value:	345,370						
AVG. Adj. Sales Price:	40,000	COD:	33.80	MAX Sales Ratio:	267.61		
AVG. Assessed Value:	38,374	PRD:	118.47	MIN Sales Ratio:	66.74		

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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 \$ _____											
5000 TO 9999	1	130.33	130.33	130.33			130.33	130.33	N/A	9,000	11,730
Total \$ _____											
1 TO 9999	1	130.33	130.33	130.33			130.33	130.33	N/A	9,000	11,730
10000 TO 29999	3	97.03	150.17	132.78	62.43	113.10	85.88	267.61	N/A	19,666	26,113
30000 TO 59999	3	92.15	84.62	84.08	10.21	100.64	66.74	94.98	N/A	42,333	35,595
60000 TO 99999	1	113.46	113.46	113.46			113.46	113.46	N/A	65,000	73,750
100000 TO 149999	1	74.77	74.77	74.77			74.77	74.77	N/A	100,000	74,765
ALL _____											
	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	3	97.03	104.41	97.42	15.27	107.18	85.88	130.33	N/A	18,000	17,535
30000 TO 59999	4	93.56	130.37	102.30	54.43	127.43	66.74	267.61	N/A	35,250	36,062
60000 TO 99999	2	94.11	94.11	90.01	20.56	104.56	74.77	113.46	N/A	82,500	74,257
ALL _____											
	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	130.33	130.33	130.33			130.33	130.33	N/A	9,000	11,730
10	2	171.19	171.19	98.45	56.33	173.89	74.77	267.61	N/A	57,000	56,115
15	1	113.46	113.46	113.46			113.46	113.46	N/A	65,000	73,750
20	5	92.15	87.36	85.85	8.55	101.75	66.74	97.03	N/A	34,400	29,532
ALL _____											
	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

**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:	9	<b>MEDIAN:</b>	<b>95</b>	COV:	53.47	95% Median C.I.:	74.77 to 130.33
TOTAL Sales Price:	360,000	WGT. MEAN:	96	STD:	60.78	95% Wgt. Mean C.I.:	71.00 to 120.87
TOTAL Adj.Sales Price:	360,000	MEAN:	114	AVG.ABS.DEV:	32.10	95% Mean C.I.:	66.94 to 160.38
TOTAL Assessed Value:	345,370						
AVG. Adj. Sales Price:	40,000	COD:	33.80	MAX Sales Ratio:	267.61		
AVG. Assessed Value:	38,374	PRD:	118.47	MIN Sales Ratio:	66.74		

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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
341	1	94.98	94.98	94.98			94.98	94.98	N/A	42,000	39,890
344	1	97.03	97.03	97.02			97.03	97.03	N/A	20,000	19,405
351	1	130.33	130.33	130.33			130.33	130.33	N/A	9,000	11,730
353	2	179.88	179.88	137.64	48.77	130.69	92.15	267.61	N/A	27,000	37,162
386	1	74.77	74.77	74.77			74.77	74.77	N/A	100,000	74,765
419	1	113.46	113.46	113.46			113.46	113.46	N/A	65,000	73,750
444	1	66.74	66.74	66.74			66.74	66.74	N/A	45,000	30,035
471	1	85.88	85.88	85.88			85.88	85.88	N/A	25,000	21,470
ALL	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

**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	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374
04											
ALL	9	94.98	113.66	95.94	33.80	118.47	66.74	267.61	74.77 to 130.33	40,000	38,374

**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:	29	<b>MEDIAN:</b>	<b>71</b>	COV:	22.06	95% Median C.I.:	62.70 to 78.52	(!: Derived)
(AgLand) TOTAL Sales Price:	5,209,583	WGT. MEAN:	69	STD:	15.39	95% Wgt. Mean C.I.:	62.30 to 75.14	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,801,583	MEAN:	70	AVG.ABS.DEV:	11.57	95% Mean C.I.:	63.90 to 75.60	
(AgLand) TOTAL Assessed Value:	3,299,640							
AVG. Adj. Sales Price:	165,571	COD:	16.19	MAX Sales Ratio:	93.60			
AVG. Assessed Value:	113,780	PRD:	101.50	MIN Sales Ratio:	23.13			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	7	78.01	79.22	82.61	9.40	95.90	65.46	93.07	65.46 to 93.07	141,400	116,807
04/01/03 TO 06/30/03	2	80.58	80.58	81.85	16.15	98.45	67.57	93.60	N/A	115,250	94,337
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	86.51	86.51	86.51			86.51	86.51	N/A	116,000	100,355
01/01/04 TO 03/31/04	2	64.83	64.83	70.27	21.13	92.25	51.13	78.52	N/A	129,194	90,782
04/01/04 TO 06/30/04	1	73.05	73.05	73.05			73.05	73.05	N/A	173,000	126,375
07/01/04 TO 09/30/04	1	78.55	78.55	78.55			78.55	78.55	N/A	139,000	109,190
10/01/04 TO 12/31/04	8	62.29	64.35	62.23	11.01	103.39	45.43	84.16	45.43 to 84.16	225,698	140,460
01/01/05 TO 03/31/05	4	72.71	74.26	73.70	3.94	100.76	71.38	80.24	N/A	112,045	82,575
04/01/05 TO 06/30/05	3	51.38	42.49	50.20	19.36	84.64	23.13	52.96	N/A	213,708	107,280
____Study Years____											
07/01/02 TO 06/30/03	9	78.01	79.53	82.47	11.02	96.44	65.46	93.60	67.57 to 93.07	135,589	111,814
07/01/03 TO 06/30/04	4	75.78	72.30	74.59	13.48	96.93	51.13	86.51	N/A	136,847	102,073
07/01/04 TO 06/30/05	16	62.80	63.61	62.13	17.67	102.39	23.13	84.16	52.96 to 75.04	189,618	117,813
____Calendar Yrs____											
01/01/03 TO 12/31/03	10	80.13	80.22	82.82	10.71	96.87	65.46	93.60	67.57 to 93.07	133,630	110,668
01/01/04 TO 12/31/04	12	62.80	66.33	64.85	14.39	102.29	45.43	84.16	61.17 to 78.52	197,997	128,401
____ALL____											
	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1473	1	52.96	52.96	52.96			52.96	52.96	N/A	93,150	49,335
1475	2	65.65	65.65	63.94	5.75	102.66	61.88	69.42	N/A	317,303	202,897
1477	11	67.57	71.48	73.50	14.98	97.24	51.13	93.07	61.48 to 88.63	153,898	113,123
1579	2	66.29	66.29	63.91	7.72	103.74	61.17	71.41	N/A	323,792	206,925
1751	1	51.38	51.38	51.38			51.38	51.38	N/A	515,975	265,105
1753	3	84.16	72.03	69.85	16.27	103.13	45.43	86.51	N/A	83,088	58,038
1755	3	74.00	75.21	75.13	3.99	100.10	71.38	80.24	N/A	91,793	68,965
1757	1	93.60	93.60	93.60			93.60	93.60	N/A	126,500	118,400
1861	1	77.74	77.74	77.74			77.74	77.74	N/A	86,445	67,200
1863	2	50.82	50.82	70.18	54.50	72.42	23.13	78.52	N/A	106,269	74,580
1865	2	76.80	76.80	76.87	2.29	99.91	75.04	78.55	N/A	133,625	102,715
____ALL____											
	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

**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:	29	<b>MEDIAN:</b>	<b>71</b>	COV:	22.06	95% Median C.I.:	62.70 to 78.52	(! : Derived)
(AgLand) TOTAL Sales Price:	5,209,583	WGT. MEAN:	69	STD:	15.39	95% Wgt. Mean C.I.:	62.30 to 75.14	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,801,583	MEAN:	70	AVG.ABS.DEV:	11.57	95% Mean C.I.:	63.90 to 75.60	
(AgLand) TOTAL Assessed Value:	3,299,640							
AVG. Adj. Sales Price:	165,571	COD:	16.19	MAX Sales Ratio:	93.60			
AVG. Assessed Value:	113,780	PRD:	101.50	MIN Sales Ratio:	23.13			

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**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	25	69.42	68.52	67.61	17.81	101.34	23.13	93.60	61.88 to 78.01	170,693	115,410
2	4	78.13	77.46	77.57	1.37	99.87	75.04	78.55	N/A	133,558	103,597
ALL	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780
ALL	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
36-0014	5	77.74	66.60	74.49	15.16	89.40	23.13	78.55	N/A	113,246	84,358
36-0015	3	84.16	72.03	69.85	16.27	103.13	45.43	86.51	N/A	83,088	58,038
36-0070	10	65.65	65.53	61.84	11.82	105.97	51.38	80.24	52.96 to 74.00	247,558	153,088
36-0100											
45-0137	10	70.31	72.48	76.19	14.97	95.13	51.13	93.07	62.70 to 88.63	138,399	105,445
88-0005											
92-0045	1	93.60	93.60	93.60			93.60	93.60	N/A	126,500	118,400
NonValid School											
ALL	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

**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	23.13	23.13	23.13			23.13	23.13	N/A	32,000	7,400
50.01 TO 100.00	2	81.36	81.36	79.66	3.45	102.13	78.55	84.16	N/A	86,562	68,955
100.01 TO 180.00	5	78.01	71.07	71.82	11.33	98.96	51.13	82.24	N/A	92,237	66,245
180.01 TO 330.00	8	70.79	68.40	68.40	15.86	99.99	45.43	86.51	45.43 to 86.51	99,640	68,154
330.01 TO 650.00	8	72.23	75.68	75.77	9.55	99.88	62.90	93.60	62.90 to 93.60	159,736	121,026
650.01 +	5	61.48	65.80	63.57	13.79	103.50	51.38	93.07	N/A	412,051	261,932
ALL	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

**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:	29	<b>MEDIAN:</b>	<b>71</b>	COV:	22.06	95% Median C.I.:	62.70 to 78.52	(! : Derived)
(AgLand) TOTAL Sales Price:	5,209,583	WGT. MEAN:	69	STD:	15.39	95% Wgt. Mean C.I.:	62.30 to 75.14	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,801,583	MEAN:	70	AVG.ABS.DEV:	11.57	95% Mean C.I.:	63.90 to 75.60	
(AgLand) TOTAL Assessed Value:	3,299,640							
AVG. Adj. Sales Price:	165,571	COD:	16.19	MAX Sales Ratio:	93.60			
AVG. Assessed Value:	113,780	PRD:	101.50	MIN Sales Ratio:	23.13			

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**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	84.16	84.16	84.16			84.16	84.16	N/A	34,125	28,720
GRASS	11	62.90	64.94	63.68	18.83	101.97	23.13	93.60	51.38 to 77.74	209,477	133,396
GRASS-N/A	9	69.42	67.63	66.08	13.60	102.35	45.43	86.51	52.96 to 80.24	148,495	98,126
IRRGTD	1	78.55	78.55	78.55			78.55	78.55	N/A	139,000	109,190
IRRGTD-N/A	7	78.52	76.72	82.13	12.62	93.42	51.13	93.07	51.13 to 93.07	141,107	115,890
ALL	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

**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	1	84.16	84.16	84.16			84.16	84.16	N/A	34,125	28,720
GRASS	17	67.57	64.90	63.70	15.28	101.88	23.13	93.60	61.17 to 74.00	196,567	125,215
GRASS-N/A	3	80.24	73.24	74.18	13.94	98.73	52.96	86.51	N/A	99,690	73,948
IRRGTD	8	78.54	76.95	81.69	11.04	94.20	51.13	93.07	51.13 to 93.07	140,843	115,052
ALL	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

**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	1	84.16	84.16	84.16			84.16	84.16	N/A	34,125	28,720
GRASS	19	69.42	66.84	64.87	15.57	103.05	23.13	93.60	61.48 to 75.04	186,713	121,113
GRASS-N/A	1	52.96	52.96	52.96			52.96	52.96	N/A	93,150	49,335
IRRGTD	8	78.54	76.95	81.69	11.04	94.20	51.13	93.07	51.13 to 93.07	140,843	115,052
ALL	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	3	82.24	63.18	66.30	24.74	95.29	23.13	84.16	N/A	38,175	25,308
60000 TO 99999	9	71.38	66.26	65.89	14.79	100.57	45.43	80.24	51.13 to 78.01	87,374	57,570
100000 TO 149999	6	76.80	77.33	77.67	11.58	99.56	62.70	93.60	62.70 to 93.60	122,049	94,798
150000 TO 249999	6	72.23	73.99	74.64	8.41	99.13	62.90	88.63	62.90 to 88.63	184,689	137,855
250000 TO 499999	4	61.68	69.40	67.64	13.09	102.60	61.17	93.07	N/A	386,070	261,138
500000 +	1	51.38	51.38	51.38			51.38	51.38	N/A	515,975	265,105
ALL	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

**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:	29	<b>MEDIAN:</b>	<b>71</b>	COV:	22.06	95% Median C.I.:	62.70 to 78.52	(!: Derived)
(AgLand) TOTAL Sales Price:	5,209,583	WGT. MEAN:	69	STD:	15.39	95% Wgt. Mean C.I.:	62.30 to 75.14	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,801,583	MEAN:	70	AVG.ABS.DEV:	11.57	95% Mean C.I.:	63.90 to 75.60	
(AgLand) TOTAL Assessed Value:	3,299,640							
AVG. Adj. Sales Price:	165,571	COD:	16.19	MAX Sales Ratio:	93.60			
AVG. Assessed Value:	113,780	PRD:	101.50	MIN Sales Ratio:	23.13			

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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	23.13	23.13	23.13			23.13	23.13	N/A	32,000	7,400
Total \$ _____											
1 TO 9999	1	23.13	23.13	23.13			23.13	23.13	N/A	32,000	7,400
10000 TO 29999	1	84.16	84.16	84.16			84.16	84.16	N/A	34,125	28,720
30000 TO 59999	6	59.21	62.54	60.02	21.45	104.20	45.43	82.24	45.43 to 82.24	78,823	47,306
60000 TO 99999	7	74.00	72.67	72.26	6.06	100.57	62.70	80.24	62.70 to 80.24	101,802	73,562
100000 TO 149999	8	75.78	76.75	75.55	9.96	101.58	62.90	93.60	62.90 to 93.60	157,884	119,285
150000 TO 249999	2	75.05	75.05	72.97	18.09	102.86	61.48	88.63	N/A	267,726	195,350
250000 TO 499999	4	61.53	66.87	63.94	17.23	104.60	51.38	93.07	N/A	437,841	279,940
ALL _____											
	29	71.41	69.75	68.72	16.19	101.50	23.13	93.60	62.70 to 78.52	165,571	113,780

# 2006 Assessment Survey for Garfield County

## I. General Information

### A. Staffing and Funding Information

1. Deputy(ies) on staff: **1-Administrative Assistant**
2. Appraiser(s) on staff: **1**
3. Other full-time employees: **1-Appraiser Assistant**
4. Other part-time employees: **0**
5. Number of shared employees: **The Appraiser is shared between Greeley, Garfield and Sherman counties, and the Assessment administrator is shared between Greeley and Garfield counties.**
6. Assessor's requested budget for current fiscal year: **N/A- \$92,249 was the expenditures for the 2004-05 assessment function**
  - a. Does this include employee benefits? **Yes**
7. Part of the budget that is dedicated to the computer system: **\$3,528**
8. Adopted budget, or granted budget if different from above: **N/A**
  - a. Does this amount include employee benefits? **N/A**
9. Amount of total budget set aside for appraisal work: **\$54,924**  
**This amount is the total appraisal expense for 2004-05. This includes salaries and benefits of appraisal staff and appraisal expenses.**
10. Amount of the total budget set aside for education/workshops: **N/A**
11. Appraisal/Reappraisal budget, if not part of the total budget: **N/A**
12. Other miscellaneous funds: **N/A**
13. Total budget **\$146,543**
  - a. Was any of last year's budget not used? **N/A**

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by: **Appraiser assistant**
2. Valuation done by: **Appraiser**
3. Date of last appraisal: <sup>1</sup> **1988, Rural residential (4500 class) in 2004**
4. Date of last “update”: <sup>2</sup> **2006**
5. Pickup work done by: <sup>3</sup> **Appraiser Assistant**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	21	0	21	42

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2002**
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? <sup>4</sup> **N/A**
9. Number of market areas/neighborhoods for this property class: **3**
10. How are these defined? **By location-Burwell, Calamus and Rural**

**C. Commercial/Industrial Appraisal Information**

1. Data collection done by: **Appraiser and Assistant**
2. Valuation done by: **Appraiser, with assistance of Appraisal Assistant**
3. Date of last appraisal: <sup>1</sup> **2006**
4. Date of last “update”: <sup>2</sup> **2006**
5. Pickup work done by whom: <sup>3</sup> **Appraiser Assistant**



<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>		<b>Total</b>
Commercial	5	0	1		6

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2002**

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **1998**

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? <sup>5</sup> **An income approach was used in 2005 to value storage units**

9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup> **N/A**

10. Number of market areas/neighborhoods for this property class? **3**

11. How are these defined? **By location-Burwell, Calamus and Rural**

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

1. Data collection done by: **Appraisal Assistant**

2. Valuation done by: **Appraiser**

3. Date of last appraisal: <sup>1</sup> **Rural improvements in 1988**

4. Date of last "update": <sup>2</sup> **Land-2006, Improvements-2006 by updating the facts on file with 06/2002 costing.**

5. Pickup work done by whom: <sup>3</sup> **Appraisal Assistant**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>		<b>Total</b>
Agricultural	9	0	15		24

\* Other represents land use and pivot additions

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? <sup>5</sup> **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? <sup>4</sup> **The market approach is used by the County by analysis of land capability groupings and market data.**

8. What is the date of the soil survey currently used? **1983**

9. What date was the last countywide land use study completed? **2004**

a. By what method? **Inspection of FSA Maps, NRD information, and a physical inspection**

b. By whom? **Assessment staff**

c. What proportion is complete / implemented at this time? **50% complete**

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

11. How are these defined? (*By location, topography, etc.*) **The market areas are defined by topography and similar soil characteristics**

12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **No**

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

1. Administrative software: **TerraScan**

2. CAMA software: **TerraScan**

3. Cadastral maps or GIS software:

a. Who maintains the Cadastral Maps? **Assessment Staff**

4. Personal Property software: **TerraScan**

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

1. Does the county have zoning? **Yes**

a. If so, is the zoning county wide? **Yes**

b. What municipalities in the county are zoned? **Burwell**

c. When was zoning implemented? **2000**

## **G. Contracted Services**

1. Appraisal Services:

2. Other Services:

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

Budget information for the county is based on assessment expenses and appraisal expenses from 2004 to 2005. The County appraiser uses the cost approach with depreciation calibrated from the market for residential and commercial properties. The information for this survey was provided by the Assessment Administrative Manager and the Appraiser for the County.

Endnotes:

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

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

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

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

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

## **II. Assessment Actions**

### **Residential**

For 2006, the County reported a market study in Calamus that resulted with increases of land values, by parcel size, to many neighborhoods in Calamus. All improvements in Calamus had a previous zonal adjustment factor .93 which was increased to 1.08. In the town of Burwell, the zonal adjustment on all improvements was increased four points equating to five percent.

In the acreage subclass of properties, parcels located in suburban and rural were assigned new neighborhood codes, affiliating them with the two market areas in the agricultural class of property.

The rural residential subclass received a 15 percentage point increase to improvements including outbuildings. All suburban and rural site values were adjusted according to market indication; as residential site, farm site, and building site designations remained unchanged using the same highway adjustment factor as used for the previous year's valuation.

Pick-up work of new and omitted construction was completed.

### **Commercial**

The County conducted a market analysis of the commercial class of property and adjusted land values based on market indication. Improvements were appraised with using 2002 Marshall-Swift costing with a minus 12 percent for economic depreciation. Pick-up work of new and omitted construction was also completed.

### **Agricultural**

The County conducted a market analysis of all sales in the current assessment study period based on land classification groupings and implemented changes as indicated necessary by the market. Market areas remained the same in the agricultural unimproved property class.

A 15 percentage point increase was applied to improvements including outbuildings, making the zonal adjustment the same as that of the acreage improvements. All suburban and rural site values were adjusted according to market indication; as residential site, farm site, and building site designations remained unchanged using the same highway adjustment factor as used for the previous year's valuation.

Pick-up work of new and omitted construction was also completed.

**County 36 - Garfield**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,351	<b>Value</b> 147,171,995	<b>Total Growth</b> 1,724,860 (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	40	156,460	3	68,080	9	150,135	52	374,675	
2. Res Improv Land	530	3,403,660	25	492,185	108	2,074,150	663	5,969,995	
3. Res Improvements	535	16,344,405	25	1,148,805	147	6,207,305	707	23,700,515	
4. Res Total	575	19,904,525	28	1,709,070	156	8,431,590	759	30,045,185	740,190
% of Total	75.75	66.24	3.68	5.68	20.55	28.06	32.28	20.41	42.91
5. Rec UnImp Land	0	0	0	0	105	430,405	105	430,405	
6. Rec Improv Land	0	0	0	0	1	6,540	1	6,540	
7. Rec Improvements	0	0	0	0	5	84,680	5	84,680	
8. Rec Total	0	0	0	0	110	521,625	110	521,625	0
% of Total	0.00	0.00	0.00	0.00	***	***	4.67	0.35	0.00
Res+Rec Total	575	19,904,525	28	1,709,070	266	8,953,215	869	30,566,810	740,190
% of Total	66.16	65.11	3.22	5.59	30.60	29.29	36.96	20.76	42.91

**County 36 - Garfield**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,351	<b>Value</b> 147,171,995	<b>Total Growth</b> 1,724,860 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Com and Ind)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	8	55,335	2	21,680	1	10,990	11	88,005	
10. Comm Improv Land	91	689,040	2	18,465	16	298,400	109	1,005,905	
11. Comm Improvements	92	3,803,525	5	82,090	16	753,045	113	4,638,660	
12. Comm Total	100	4,547,900	7	122,235	17	1,062,435	124	5,732,570	336,265
% of Total	80.64	79.33	5.64	2.13	13.70	18.53	5.27	3.89	19.49
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	6	64,860	1	18,050	1	36,500	8	119,410	
15. Ind Improvements	6	199,795	1	182,535	1	263,765	8	646,095	
16. Ind Total	6	264,655	1	200,585	1	300,265	8	765,505	2,470
% of Total	75.00	34.57	12.50	26.20	12.50	39.22	0.34	0.52	0.14
Comm+Ind Total	106	4,812,555	8	322,820	18	1,362,700	8	765,505	2,470
% of Total	80.30	74.06	6.06	4.96	13.63	20.97	5.61	4.41	19.63
17. Taxable Total	681	24,717,080	36	2,031,890	284	10,315,915	1,001	37,064,885	1,078,925
% of Total	68.03	66.68	3.59	4.61	28.37	24.15	42.57	25.18	62

**County 36 - Garfield**

**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
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	73	17	52	142

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	75,910	30	1,325,735	959	61,689,740	992	63,091,385
28. Ag-Improved Land	2	77,220	15	1,506,140	316	30,569,090	333	32,152,450
29. Ag-Improvements	2	41,270	15	661,485	341	14,160,520	358	14,863,275
<b>30. Ag-Total Taxable</b>							<b>1,350</b>	<b>110,107,110</b>

**County 36 - Garfield**

**2006 County Abstract of Assessment for Real Property, Form 45**

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	10,500	10	10.000	105,000	
33. HomeSite Improvements	1		37,090	10		465,380	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	2	5.000	14,200	15	55.800	135,540	
37. FarmSite Improv	2		4,180	15		196,105	
<b>38. FarmSite Total</b>							
39. Road & Ditches		1.500			60.560		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	1	1.000	10,500	1	1.000	10,500	
32. HomeSite Improv Land	217	241.550	2,357,600	228	252.550	2,473,100	
33. HomeSite Improvements	213		10,365,080	224		10,867,550	645,935
<b>34. HomeSite Total</b>				<b>225</b>	<b>253.550</b>	<b>13,351,150</b>	
35. FarmSite UnImp Land	14	102.500	65,250	14	102.500	65,250	
36. FarmSite Impr Land	274	1,067.950	1,866,650	291	1,128.750	2,016,390	
37. FarmSite Improv	327		3,795,440	344		3,995,725	0
<b>38. FarmSite Total</b>				<b>358</b>	<b>1,231.250</b>	<b>6,077,365</b>	
39. Road & Ditches		1,807.420			1,869.480		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>583</b>	<b>3,354.280</b>	<b>19,428,515</b>	<b>645,935</b>

**Schedule VII: Agricultural Records:**

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

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	<b>0</b>	<b>0.000</b>	<b>0</b>
44. Recapture Val			0			<b>0</b>



County 36 - Garfield

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	578.750	633,740	1,053.970	1,154,100	1,632.720	1,787,840
47. 2A1	0.000	0	0.000	0	95.100	97,480	95.100	97,480
48. 2A	0.000	0	191.600	186,815	2,986.380	2,911,800	3,177.980	3,098,615
49. 3A1	0.000	0	0.000	0	451.370	417,525	451.370	417,525
50. 3A	0.000	0	117.300	61,585	2,095.530	1,100,190	2,212.830	1,161,775
51. 4A1	0.000	0	43.600	11,555	4,752.320	1,259,380	4,795.920	1,270,935
52. 4A	0.000	0	1.900	485	954.190	243,325	956.090	243,810
53. Total	0.000	0	933.150	894,180	12,388.860	7,183,800	13,322.010	8,077,980
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	39.500	21,725	279.600	153,780	319.100	175,505
56. 2D1	0.000	0	0.000	0	30.700	16,885	30.700	16,885
57. 2D	0.000	0	84.700	46,585	4,011.390	2,206,265	4,096.090	2,252,850
58. 3D1	0.000	0	0.000	0	1,194.940	603,460	1,194.940	603,460
59. 3D	0.000	0	52.200	21,660	445.200	184,790	497.400	206,450
60. 4D1	0.000	0	27.400	9,040	1,787.120	589,755	1,814.520	598,795
61. 4D	0.000	0	11.000	2,860	543.800	141,400	554.800	144,260
62. Total	0.000	0	214.800	101,870	8,292.750	3,896,335	8,507.550	3,998,205
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	19.680	9,940	415.100	209,625	434.780	219,565
65. 2G1	0.000	0	0.000	0	86.600	43,735	86.600	43,735
66. 2G	0.000	0	56.150	28,355	6,385.580	3,225,545	6,441.730	3,253,900
67. 3G1	0.000	0	0.000	0	1,976.980	996,390	1,976.980	996,390
68. 3G	0.000	0	208.160	63,495	9,777.330	3,023,500	9,985.490	3,086,995
69. 4G1	0.000	0	329.110	86,490	68,740.520	18,264,720	69,069.630	18,351,210
70. 4G	0.000	0	81.510	16,300	207,770.830	41,702,105	207,852.340	41,718,405
71. Total	0.000	0	694.610	204,580	295,152.940	67,465,620	295,847.550	67,670,200
72. Waste	0.000	0	42.150	3,375	18,586.130	1,488,605	18,628.280	1,491,980
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		64.600		2,108.160		2,172.760	
75. Total	0.000	0	1,884.710	1,204,005	334,420.680	80,034,360	336,305.390	81,238,365

County 36 - Garfield

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	106.480	118,730	858.200	956,900	2,344.640	2,614,295	3,309.320	3,689,925
47. 2A1	0.000	0	0.000	0	4.900	5,290	4.900	5,290
48. 2A	8.000	8,160	265.520	270,830	225.320	229,825	498.840	508,815
49. 3A1	0.000	0	5.700	5,585	34.520	33,830	40.220	39,415
50. 3A	0.000	0	4.600	2,760	7.900	4,740	12.500	7,500
51. 4A1	0.000	0	99.100	29,730	119.600	35,880	218.700	65,610
52. 4A	0.000	0	48.240	12,060	95.300	23,825	143.540	35,885
53. Total	114.480	126,890	1,281.360	1,277,865	2,832.180	2,947,685	4,228.020	4,352,440
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	20.800	11,545	394.260	218,815	415.060	230,360
56. 2D1	0.000	0	0.000	0	21.700	11,175	21.700	11,175
57. 2D	0.000	0	7.900	3,760	184.200	87,505	192.100	91,265
58. 3D1	0.000	0	0.000	0	16.570	7,040	16.570	7,040
59. 3D	0.000	0	0.000	0	1.100	370	1.100	370
60. 4D1	0.000	0	6.400	2,110	333.370	110,015	339.770	112,125
61. 4D	0.000	0	8.000	2,040	376.200	95,950	384.200	97,990
62. Total	0.000	0	43.100	19,455	1,327.400	530,870	1,370.500	550,325
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	1.970	850	43.180	18,565	275.280	118,365	320.430	137,780
65. 2G1	0.000	0	5.950	2,440	215.310	88,280	221.260	90,720
66. 2G	1.000	400	22.200	8,880	218.630	87,450	241.830	96,730
67. 3G1	0.000	0	0.000	0	75.880	29,975	75.880	29,975
68. 3G	0.000	0	27.040	10,145	10.480	3,935	37.520	14,080
69. 4G1	0.000	0	46.650	16,210	1,387.260	445,785	1,433.910	461,995
70. 4G	0.000	0	115.820	31,855	13,328.140	3,665,745	13,443.960	3,697,600
71. Total	2.970	1,250	260.840	88,095	15,510.980	4,439,535	15,774.790	4,528,880
72. Waste	3.870	290	25.510	1,915	85.070	6,380	114.450	8,585
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		49.730		63.600		113.330	
75. Total	121.320	128,430	1,610.810	1,387,330	19,755.630	7,924,470	21,487.760	9,440,230

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	114.480	126,890	2,214.510	2,172,045	15,221.040	10,131,485	17,550.030	12,430,420
<b>77.Dry Land</b>	0.000	0	257.900	121,325	9,620.150	4,427,205	9,878.050	4,548,530
<b>78.Grass</b>	2.970	1,250	955.450	292,675	310,663.920	71,905,155	311,622.340	72,199,080
<b>79.Waste</b>	3.870	290	67.660	5,290	18,671.200	1,494,985	18,742.730	1,500,565
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	114.330	0	2,171.760	0	2,286.090	0
<b>82.Total</b>	121.320	128,430	3,495.520	2,591,335	354,176.310	87,958,830	<b>357,793.150</b>	<b>90,678,595</b>

## 2006 Agricultural Land Detail

### County 36 - Garfield

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,632.720	12.26%	1,787,840	22.13%	1,095.007
2A1	95.100	0.71%	97,480	1.21%	1,025.026
2A	3,177.980	23.86%	3,098,615	38.36%	975.026
3A1	451.370	3.39%	417,525	5.17%	925.017
3A	2,212.830	16.61%	1,161,775	14.38%	525.017
4A1	4,795.920	36.00%	1,270,935	15.73%	265.003
4A	956.090	7.18%	243,810	3.02%	255.007
<b>Irrigated Total</b>	<b>13,322.010</b>	<b>100.00%</b>	<b>8,077,980</b>	<b>100.00%</b>	<b>606.363</b>

#### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	319.100	3.75%	175,505	4.39%	550.000
2D1	30.700	0.36%	16,885	0.42%	550.000
2D	4,096.090	48.15%	2,252,850	56.35%	550.000
3D1	1,194.940	14.05%	603,460	15.09%	505.012
3D	497.400	5.85%	206,450	5.16%	415.058
4D1	1,814.520	21.33%	598,795	14.98%	330.001
4D	554.800	6.52%	144,260	3.61%	260.021
<b>Dry Total</b>	<b>8,507.550</b>	<b>100.00%</b>	<b>3,998,205</b>	<b>100.00%</b>	<b>469.959</b>

#### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	434.780	0.15%	219,565	0.32%	505.002
2G1	86.600	0.03%	43,735	0.06%	505.023
2G	6,441.730	2.18%	3,253,900	4.81%	505.128
3G1	1,976.980	0.67%	996,390	1.47%	503.995
3G	9,985.490	3.38%	3,086,995	4.56%	309.148
4G1	69,069.630	23.35%	18,351,210	27.12%	265.691
4G	207,852.340	70.26%	41,718,405	61.65%	200.711
<b>Grass Total</b>	<b>295,847.550</b>	<b>100.00%</b>	<b>67,670,200</b>	<b>100.00%</b>	<b>228.733</b>

<b>Irrigated Total</b>	<b>13,322.010</b>	<b>3.96%</b>	<b>8,077,980</b>	<b>9.94%</b>	<b>606.363</b>
<b>Dry Total</b>	<b>8,507.550</b>	<b>2.53%</b>	<b>3,998,205</b>	<b>4.92%</b>	<b>469.959</b>
<b>Grass Total</b>	<b>295,847.550</b>	<b>87.97%</b>	<b>67,670,200</b>	<b>83.30%</b>	<b>228.733</b>
Waste	18,628.280	5.54%	1,491,980	1.84%	80.092
Other	0.000	0.00%	0	0.00%	0.000
Exempt	2,172.760	0.65%			
<b>Market Area Total</b>	<b>336,305.390</b>	<b>100.00%</b>	<b>81,238,365</b>	<b>100.00%</b>	<b>241.561</b>

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

<b>Irrigated Total</b>	<b>13,322.010</b>	<b>75.91%</b>	<b>8,077,980</b>	<b>64.99%</b>	
<b>Dry Total</b>	<b>8,507.550</b>	<b>86.13%</b>	<b>3,998,205</b>	<b>87.90%</b>	
<b>Grass Total</b>	<b>295,847.550</b>	<b>94.94%</b>	<b>67,670,200</b>	<b>93.73%</b>	
Waste	18,628.280	99.39%	1,491,980	99.43%	
Other	0.000	0.00%	0	0.00%	
Exempt	2,172.760	95.04%			
<b>Market Area Total</b>	<b>336,305.390</b>	<b>93.99%</b>	<b>81,238,365</b>	<b>89.59%</b>	

## 2006 Agricultural Land Detail

### County 36 - Garfield

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,309.320	78.27%	3,689,925	84.78%	1,115.010
2A1	4.900	0.12%	5,290	0.12%	1,079.591
2A	498.840	11.80%	508,815	11.69%	1,019.996
3A1	40.220	0.95%	39,415	0.91%	979.985
3A	12.500	0.30%	7,500	0.17%	600.000
4A1	218.700	5.17%	65,610	1.51%	300.000
4A	143.540	3.39%	35,885	0.82%	250.000
<b>Irrigated Total</b>	<b>4,228.020</b>	<b>100.00%</b>	<b>4,352,440</b>	<b>100.00%</b>	<b>1,029.427</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	415.060	30.29%	230,360	41.86%	555.004
2D1	21.700	1.58%	11,175	2.03%	514.976
2D	192.100	14.02%	91,265	16.58%	475.091
3D1	16.570	1.21%	7,040	1.28%	424.864
3D	1.100	0.08%	370	0.07%	336.363
4D1	339.770	24.79%	112,125	20.37%	330.002
4D	384.200	28.03%	97,990	17.81%	255.049
<b>Dry Total</b>	<b>1,370.500</b>	<b>100.00%</b>	<b>550,325</b>	<b>100.00%</b>	<b>401.550</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	320.430	2.03%	137,780	3.04%	429.984
2G1	221.260	1.40%	90,720	2.00%	410.015
2G	241.830	1.53%	96,730	2.14%	399.991
3G1	75.880	0.48%	29,975	0.66%	395.031
3G	37.520	0.24%	14,080	0.31%	375.266
4G1	1,433.910	9.09%	461,995	10.20%	322.192
4G	13,443.960	85.22%	3,697,600	81.64%	275.038
<b>Grass Total</b>	<b>15,774.790</b>	<b>100.00%</b>	<b>4,528,880</b>	<b>100.00%</b>	<b>287.096</b>

<b>Irrigated Total</b>	<b>4,228.020</b>	<b>19.68%</b>	<b>4,352,440</b>	<b>46.11%</b>	<b>1,029.427</b>
<b>Dry Total</b>	<b>1,370.500</b>	<b>6.38%</b>	<b>550,325</b>	<b>5.83%</b>	<b>401.550</b>
<b>Grass Total</b>	<b>15,774.790</b>	<b>73.41%</b>	<b>4,528,880</b>	<b>47.97%</b>	<b>287.096</b>
Waste	114.450	0.53%	8,585	0.09%	75.010
Other	0.000	0.00%	0	0.00%	0.000
Exempt	113.330	0.53%			
<b>Market Area Total</b>	<b>21,487.760</b>	<b>100.00%</b>	<b>9,440,230</b>	<b>100.00%</b>	<b>439.330</b>

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

<b>Irrigated Total</b>	<b>4,228.020</b>	<b>24.09%</b>	<b>4,352,440</b>	<b>35.01%</b>	
<b>Dry Total</b>	<b>1,370.500</b>	<b>13.87%</b>	<b>550,325</b>	<b>12.10%</b>	
<b>Grass Total</b>	<b>15,774.790</b>	<b>5.06%</b>	<b>4,528,880</b>	<b>6.27%</b>	
Waste	114.450	0.61%	8,585	0.57%	
Other	0.000	0.00%	0	0.00%	
Exempt	113.330	4.96%			
<b>Market Area Total</b>	<b>21,487.760</b>	<b>6.01%</b>	<b>9,440,230</b>	<b>10.41%</b>	

## 2006 Agricultural Land Detail

### County 36 - Garfield

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
<b>Irrigated</b>	114.480	126,890	2,214.510	2,172,045	15,221.040	10,131,485
<b>Dry</b>	0.000	0	257.900	121,325	9,620.150	4,427,205
<b>Grass</b>	2.970	1,250	955.450	292,675	310,663.920	71,905,155
<b>Waste</b>	3.870	290	67.660	5,290	18,671.200	1,494,985
<b>Other</b>	0.000	0	0.000	0	0.000	0
<b>Exempt</b>	0.000	0	114.330	0	2,171.760	0
<b>Total</b>	<b>121.320</b>	<b>128,430</b>	<b>3,495.520</b>	<b>2,591,335</b>	<b>354,176.310</b>	<b>87,958,830</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	17,550.030	12,430,420	17,550.030	4.91%	12,430,420	13.71%	708.284
<b>Dry</b>	9,878.050	4,548,530	9,878.050	2.76%	4,548,530	5.02%	460.468
<b>Grass</b>	311,622.340	72,199,080	311,622.340	87.10%	72,199,080	79.62%	231.687
<b>Waste</b>	18,742.730	1,500,565	18,742.730	5.24%	1,500,565	1.65%	80.061
<b>Other</b>	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Exempt</b>	2,286.090	0	2,286.090	0.64%	0	0.00%	0.000
<b>Total</b>	<b>357,793.150</b>	<b>90,678,595</b>	<b>357,793.150</b>	<b>100.00%</b>	<b>90,678,595</b>	<b>100.00%</b>	<b>253.438</b>

\* Department of Property Assessment & Taxation Calculates

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

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. **The plan shall describe all the assessment actions necessary to achieve the 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 any changes are made by either the appraiser or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural 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 Garfield County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	760	32.135%	20.800%
Commercial	123	5.200%	3.663%
Industrial	8	.339%	.557%
Recreational	115	4.863%	.367%
Agricultural	1,359	57.463%	74.613%
Special Value	NA	NA%	NA%

Agricultural land - taxable acres: 357,940.04

Other pertinent facts: 75% of county is agricultural and of that 87% consists primarily of grassland property.

New Property: For assessment year 2005, an estimated 86 building permits and/or information statements were filed for new property construction/additions in the county. Additional mobile home titles, well registrations from the NRD and Form 13 AG's provided additional information for improvements to the county properties.

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

Current Resources:

- A. Staff/Budget/Training – Garfield County has an appraiser on staff who is shared with two other counties. The assessment administrative manager is shared with one other county. Both the appraiser and assessment manager each have one assistant based in the Garfield office. The budget and expenditures are handled through the Department of Property Assessment and Taxation. Adequate training is available to allow the retention of licenses and certificates.
- B. Cadastral Maps accuracy/condition, other land use maps, aerial photos – The cadastral maps were completed in 1969. Their condition is average for their age and are kept current by the assessment staff with each real estate transfer or split of property. Our newest soil survey was completed and applied in the mid-1980's. Since the development of the Calamus Lake area many plats have evolved. Individual maps are made of these areas from the original plat showing the blocks and lots on a more workable scale. Also used are the section maps available from the Farm Service Agency with current certified acres when available. Aerial photos of the home/building sites were flown in 1994. While these are getting quite old they are still a good reference tool for new people out doing improvement reviews.
- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc. – Property record cards are electronically produced and contain improvement characteristics, sketches and current photos of the properties most recently reviewed. Current listings of property include commercial, Burwell city, rural acreages,



the Calamus Lake developments, the annual pick-up work, and properties reviewed through sales analysis.

- D. Software for CAMA, Assessment Administration, GIS – The administrative and CAMA software is provided by TerraScan. Garfield County currently does not have a GIS system.
- E. Web based – property record information access – Garfield County is scheduled to go on the Web November 1, 2005.

#### Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews all sales measuring all improvements and visiting with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to the property are entered in the computer for later review.
- B. Data Collection - The appraisal staff reviews all sales prior to the assessment staff processing them through the computer. Improved parcels are checked for accuracy of measurements and proper data of what was actually there at the time of sale, land use etc. New photos are taken to be entered into the cama system. Corrections are listed on the field review sheet and corrected in the computer system prior to the sales being processed so that information is accurate as to what actually sold. Any other information that will be helpful in the sales analysis is noted. Market and income information is gathered as possible. Gathering rental amounts on residential properties or commercial buildings is helpful if available. Some are reluctant to share rental income information.
- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis so as to stay informed as to what the markets are doing. This information is reviewed several times throughout the year. The Liaison is always helpful in running extra stats if requested but generally we run this through the cama system. We often query to look for particular information that may be affecting the sales prices paid.
- D. Approaches to Value
  - 1) Market Approach; sales comparisons, - Similar properties are studied to determine if and what actions will be necessary for adjustments for the upcoming year.
  - 2) Cost Approach; cost manual used & date of manual and latest depreciation study, - We currently are using the 2002 Marshall & Swift costing for all classes of property except commercial. Commercial properties are priced with Marshall & Swift 1988 costing and trended for 1998 with new depreciation being applied from the market. We are using a new depreciation study for residential properties.

- 3) Income Approach; income and expense data collection/analysis from the market, - Gather income information as available for commercial properties. Rental income will be requested to further study the residential properties.
- 4) Land valuation studies, establish market areas, special value for agricultural land – We currently use a formula to calculate the amount paid for each subclass of property within the ag land class. Each sale is then transferred to an ag land worksheet in the excel program for each market area. These are then reviewed to see if they are comparable throughout the market area or if the market area boundaries need adjustments. Average price paid per acre for each class is then determined based on the price paid and the proper percentage applied for each subclass of the property. To reach our assessed value we then adjust to the 74%-80% level, striving to stay to the top end or 77% or above. Taken into consideration is the number of acres sold within the market area for each subclass of property. At this time we have not noticed any difference in the price paid per acre to be classed as special value as all that has sold is being used for agricultural purposes.
- E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to valuation with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions. – Sales assessment ratios are reviewed after final values are applied to the sales within all classes and subclasses of properties then applied to the entire population of properties within the subclasses and classes with the county.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1<sup>st</sup> of each year. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed. We continue to review and improve our thoroughness and accuracy of all appraisal practices. We strive to be as available and knowledgeable about all aspects of the appraisal process so as to better serve our constituents.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98	24.73	112.29
Commercial	95	25.74	103.88
Agricultural Land	78	13.15	97.17
Special Value Agland	NA	NA	NA

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

**Assessment Projects to be Completed and Actions Planned to improve Quality and Uniformity for Assessment Year 2006:**

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review and reappraise all residential and farm improvements in the rural area of the county.

These are being classed with the 4000 class, agricultural improvements. Redefine sites and clarify where breaks in size and kind need to be adjusted and/or corrected. Review residential properties within Burwell for updates, remodels and/or additions not previously picked up and assessed as reported through the protest period. Review and adjust as necessary where additional view factors may need to be applied. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period for the coming year. Review through the state sales file and finalize values to be applied through the current Cama system. Annual pickup work as required.

Agricultural Land (and/or subclasses): Update sales to the current study period. Apply current information to all sales for the last three years sales through our spread sheet and adjust values as necessary to apply to the current market and market areas. Adjust market areas if deemed necessary from the sales study. Annual pickup work as required by activity within the county.

Special Value – Amland: Review to see if there is a need for special value.

#### **Assessment Actions Planned for Assessment Year 2007:**

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review and reappraise all residential properties within Burwell and the Calamus area. These are being classed within the 1000 and 7000 class, residential and recreational properties. Study the market for land values and adjust if deemed necessary. Annual pickup work

Commercial (and/or subclasses): Update to the current study period for the coming year. Review through the state sales file for any necessary changes to be made to the sales file and appropriately applied to the entire population of commercial properties. Annual pickup work as required.

Agricultural Land (and/or subclasses): Update sales to the current study period. Apply current information to all sales for the last three years sales through our spread sheet and adjust values as necessary to apply to the current market and market areas. Adjust market areas if deemed necessary from the sales study. Annual pickup work as required by activity within the county.

Special Value – Amland: Review to see if there is a need for special value.

#### **Assessment Actions Planned for Assessment Year 2008:**

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review and reappraise all residential properties within the suburban and/or acreage class of properties. These are being classed within the 1000, 4500 and/or 7000 class, residential and recreational properties. Study the market for land values and adjust if deemed necessary. Review view factors as applied for any necessary changes. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period for the coming year. Review through the state sales file for any necessary changes to be made to the sales file and appropriately applied to the entire population of commercial properties. Annual pickup work as required.

Agricultural Land (and/or subclasses): Update sales to the current study period. Apply current information to all sales for the last three years through our spread sheet and adjust values as necessary to apply to the current market and market areas. Adjust market areas if deemed necessary from the sales study. Annual pickup work as required by activity within the county.

Special Value – Agland: Review to see if there is a need for special value.

Other functions preformed by the assessor’s office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & 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 350 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 140 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 Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. TERC Appeals – appraiser prepares information and attend taxpayer appeal hearings before TERC, defend valuation.
13. TERC Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the assessor certification requires 60 hours of approved continuing education every four years. Retention of the appraiser registration requires 28 hours of continuing education every two years.

Conclusion:

Setting forth and following a comprehensive plan of assessment which includes solutions for better quality and uniformity within the county will create a better valuation product.

Respectfully submitted:

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

Copy distribution: Submit the plan to county board of equalization on or before July 31 of each year.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.

# **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:*

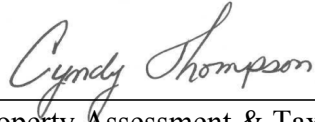
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

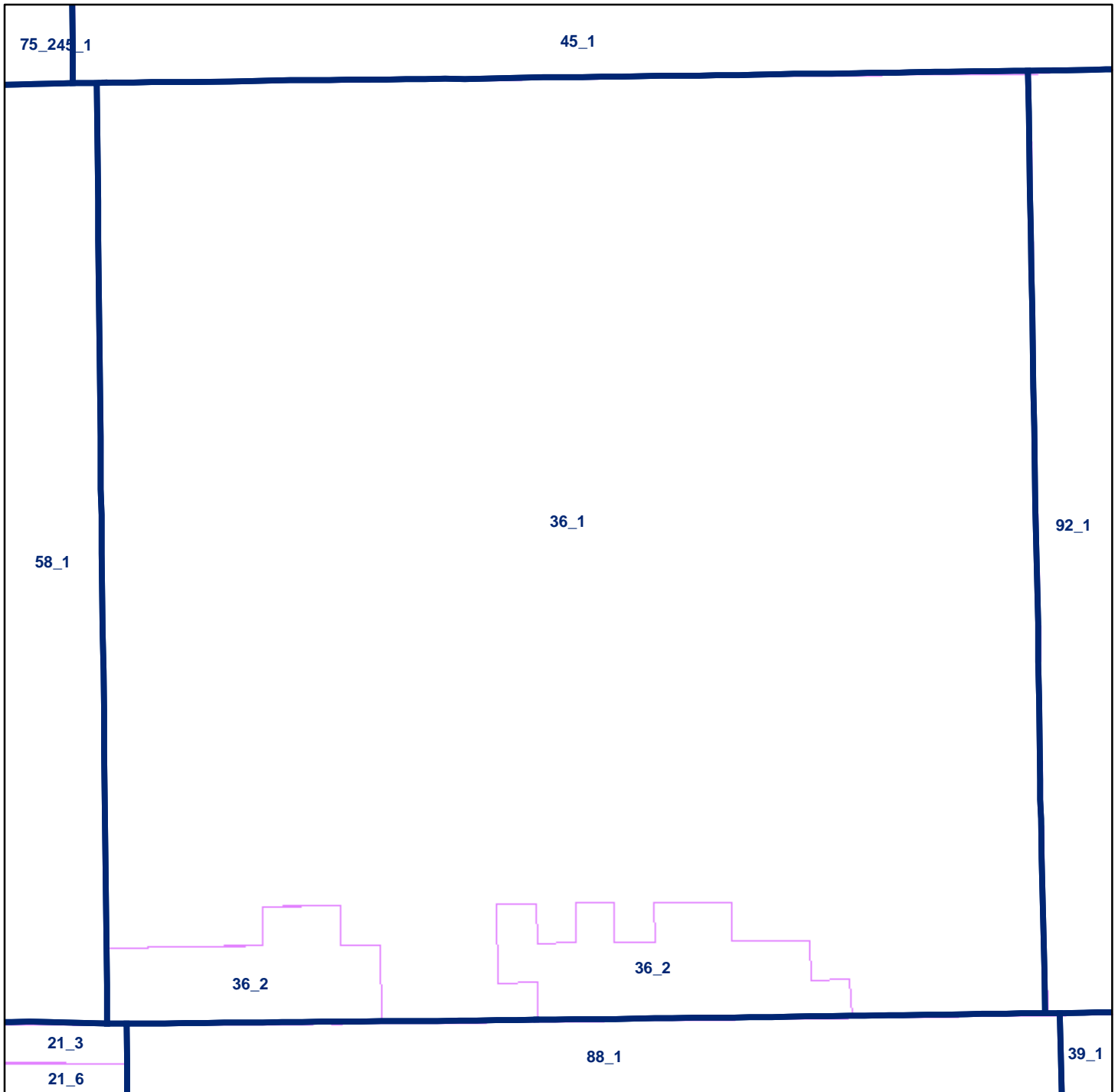
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Garfield County County Assessor, by certified mail, return receipt requested, 7040 1160 0001 1212 8106.

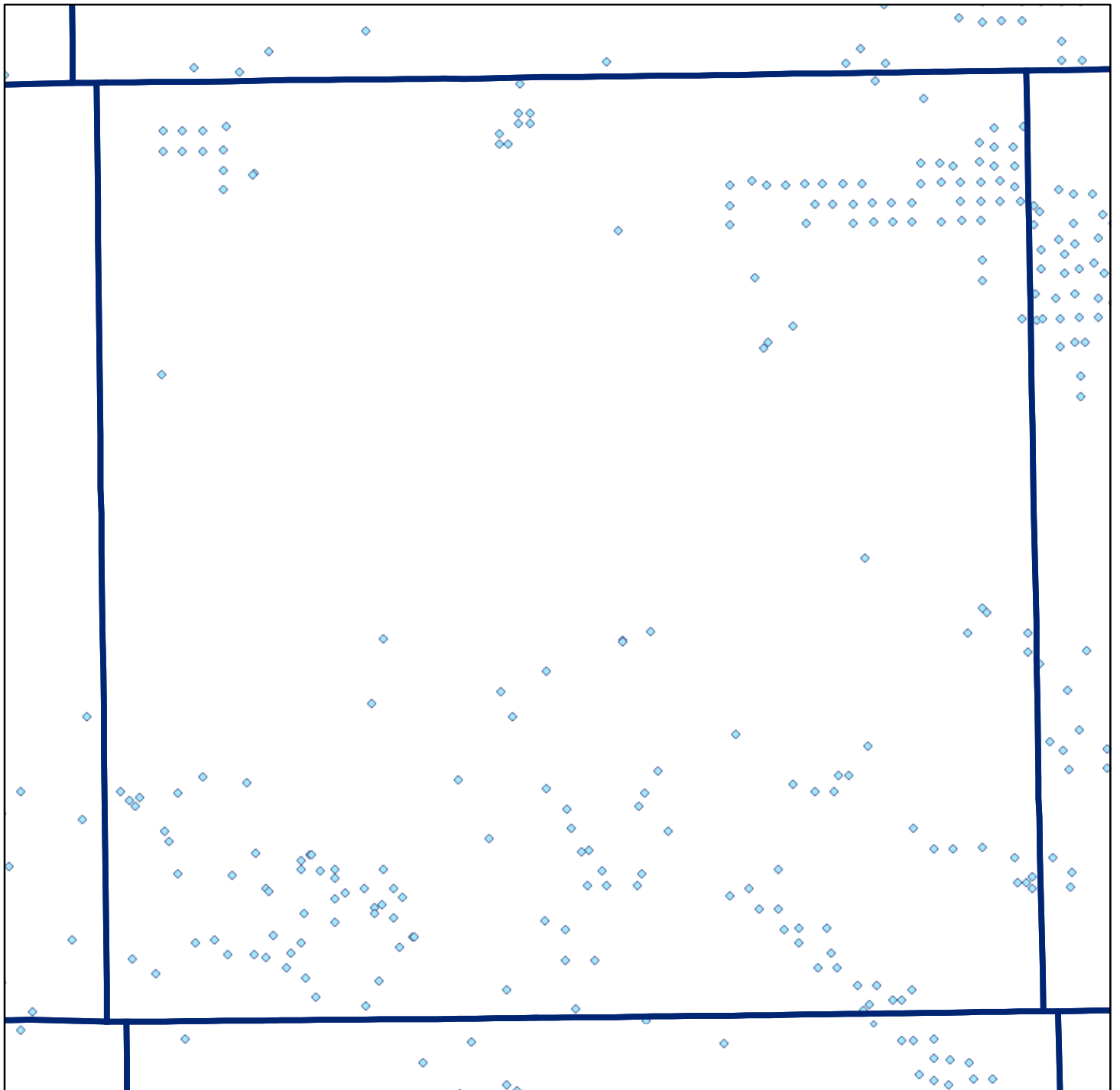
Dated this 10th day of April, 2006.

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





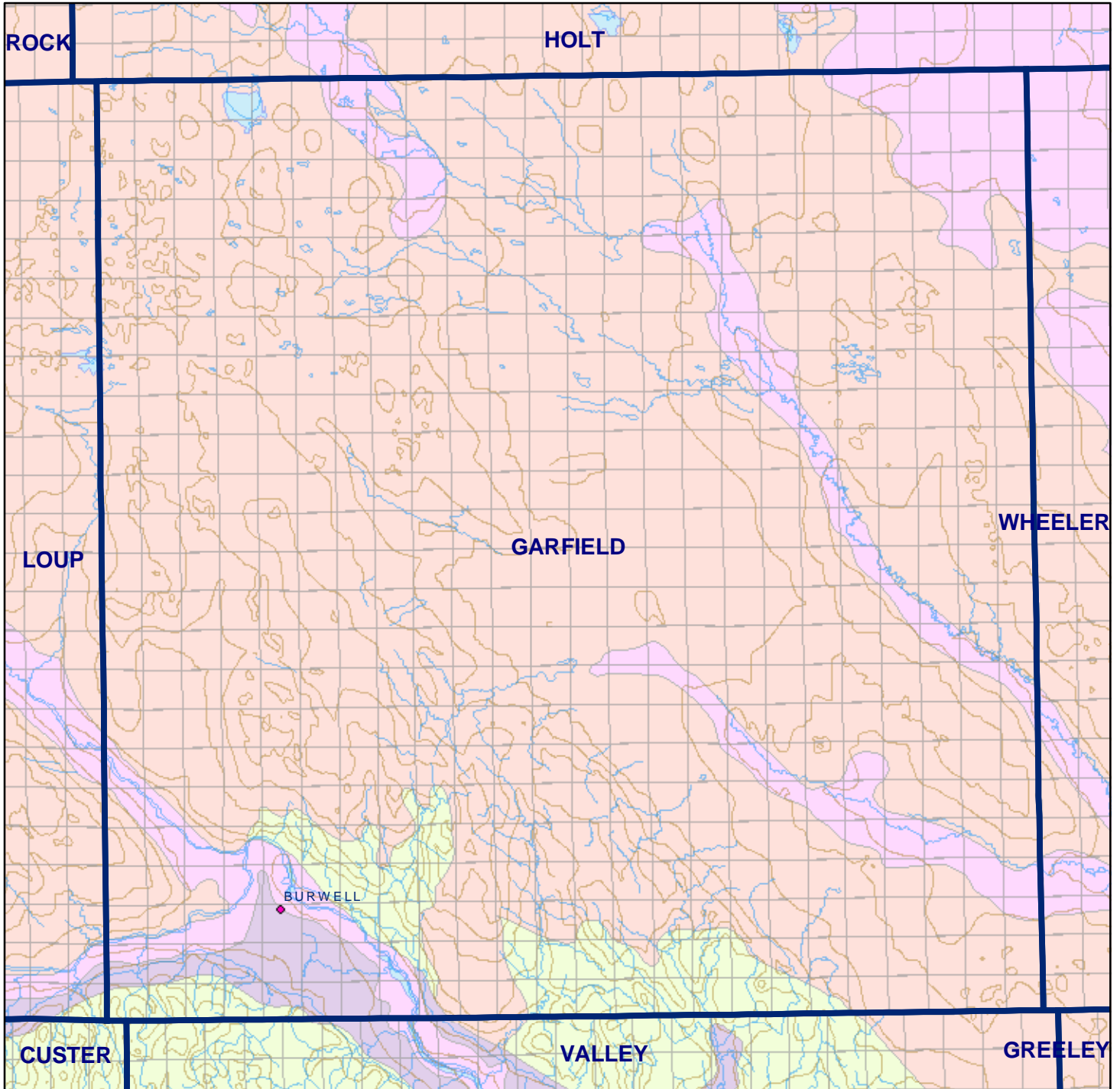




● Registered Wells > 500 GPM

1303	1301	1299	1297	1295	1293
1469	1471	1473	1475	1477	1479
1583	1581	1579	1577	1575	1573
1749	1751	1753	1755	1757	1759
1867	1865	1863	1861	1859	1857
2033	2035	2037	2039	2041	2043

 Geo Codes



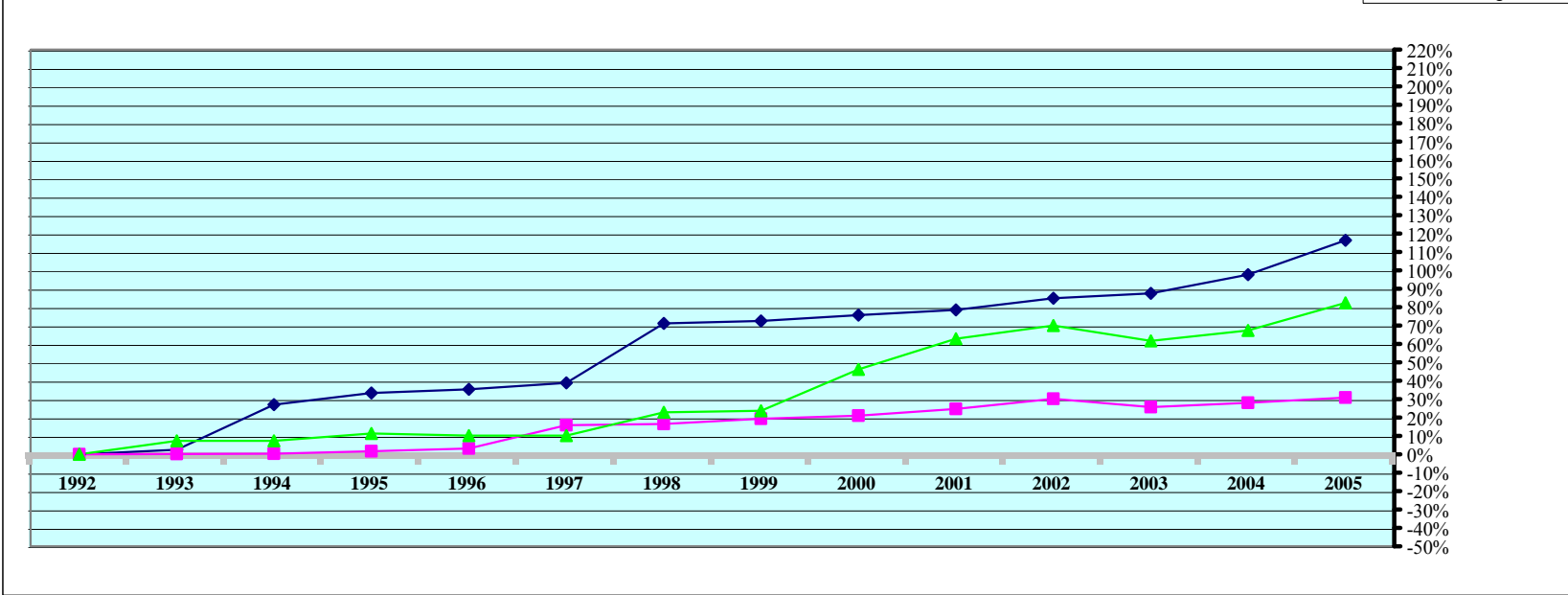
**Legend**

- 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

**Garfield County**



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	13,184,735	--	--	--	4,401,185	--	--	--	46,555,325	--	--	--
1993	13,518,765	334,030	2.53%	2.53%	4,409,000	7,815	0.18%	0.18%	49,980,355	3,425,030	7.36%	7.36%
1994	16,754,085	3,235,320	23.93%	27.07%	4,417,790	8,790	0.20%	0.38%	49,987,615	7,260	0.01%	7.37%
1995	17,572,625	818,540	4.89%	33.28%	4,474,970	57,180	1.29%	1.68%	51,865,310	1,877,695	3.76%	11.41%
1996	17,845,400	272,775	1.55%	35.35%	4,543,535	68,565	1.53%	3.23%	51,285,460	-579,850	-1.12%	10.16%
1997	18,315,580	470,180	2.63%	38.92%	5,094,930	551,395	12.14%	15.76%	51,250,525	-34,935	-0.07%	10.09%
1998	22,570,250	4,254,670	23.23%	71.18%	5,127,165	32,235	0.63%	16.50%	57,222,915	5,972,390	11.65%	22.91%
1999	22,733,665	163,415	0.72%	72.42%	5,249,960	122,795	2.39%	19.29%	57,552,275	329,360	0.58%	23.62%
2000	23,171,825	438,160	1.93%	75.75%	5,323,650	73,690	1.40%	20.96%	68,069,720	10,517,445	18.27%	46.21%
2001	23,541,540	369,715	1.60%	78.55%	5,485,040	161,390	3.03%	24.63%	75,824,645	7,754,925	11.39%	62.87%
2002	24,365,850	824,310	3.50%	84.80%	5,730,955	245,915	4.48%	30.21%	79,164,740	3,340,095	4.41%	70.04%
2003	24,727,440	361,590	1.48%	87.55%	5,533,875	-197,080	-3.44%	25.74%	75,292,810	-3,871,930	-4.89%	61.73%
2004	26,056,900	1,329,460	5.38%	97.63%	5,636,605	102,730	1.86%	28.07%	77,920,810	2,628,000	3.49%	67.37%
2005	28,519,320	2,462,420	9.45%	116.31%	5,755,605	119,000	2.11%	30.77%	84,918,035	6,997,225	8.98%	82.40%

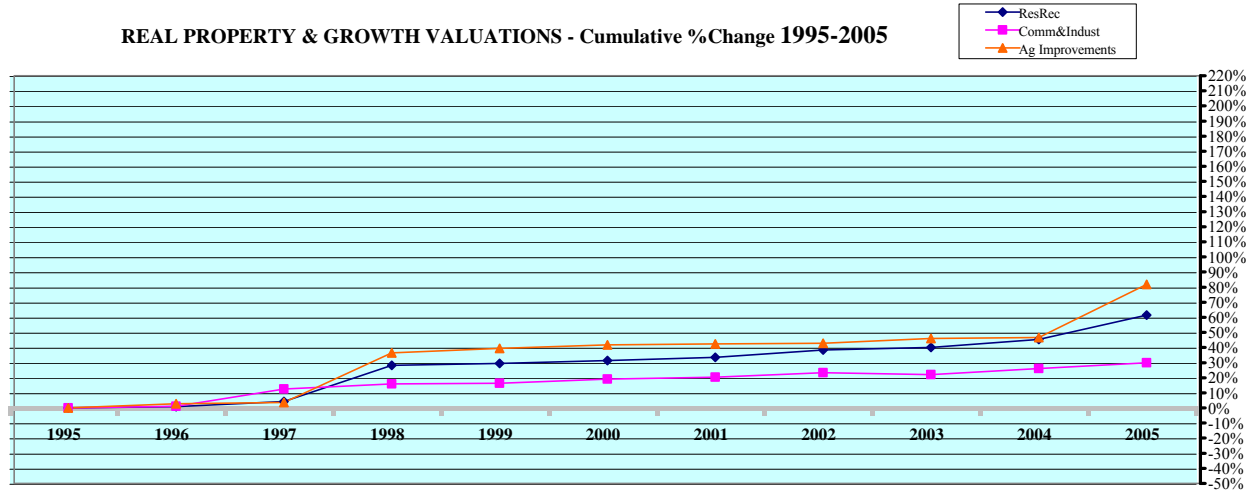
1992-2005 Rate Ann. %chg:    Resid & Rec. 6.11%                                  Comm & Indust 2.09%                                  Agland 4.73%

Cnty# 36  
 County GARFIELD

FL area 6

(1) Resid. & Recreat. excludes agdwll & 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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	13,184,735	not avail.	--	--	--	--	4,401,185	not avail.	--	--	--	--
1993	13,518,765	not avail.	--	--	--	--	4,409,000	not avail.	--	--	--	--
1994	16,754,085	not avail.	--	--	--	--	4,417,790	not avail.	--	--	--	--
1995	17,572,625	179,910	1.02%	17,392,715	--	--	4,474,970	57,385	1.28%	4,417,585	--	--
1996	17,845,400	297,490	1.67%	17,547,910	-0.14%	0.89%	4,543,535	75,670	1.67%	4,467,865	-0.16%	1.14%
1997	18,315,580	176,630	0.96%	18,138,950	1.64%	4.29%	5,094,930	126,485	2.48%	4,968,445	9.35%	12.47%
1998	22,570,250	288,350	1.28%	22,281,900	21.66%	28.11%	5,127,165	2,320	0.05%	5,124,845	0.59%	16.01%
1999	22,733,665	229,720	1.01%	22,503,945	-0.29%	29.39%	5,249,960	112,800	2.15%	5,137,160	0.19%	16.29%
2000	23,171,825	326,085	1.41%	22,845,740	0.49%	31.35%	5,323,650	63,900	1.20%	5,259,750	0.19%	19.06%
2001	23,541,540	316,405	1.34%	23,225,135	0.23%	33.53%	5,485,040	171,730	3.13%	5,313,310	-0.19%	20.28%
2002	24,365,850	297,825	1.22%	24,068,025	2.24%	38.38%	5,730,955	283,705	4.95%	5,447,250	-0.69%	23.31%
2003	24,727,440	359,395	1.45%	24,368,045	0.01%	40.10%	5,533,875	139,895	2.53%	5,393,980	-5.88%	22.10%
2004	26,056,900	771,655	2.96%	25,285,245	2.26%	45.38%	5,636,605	62,665	1.11%	5,573,940	0.72%	26.18%
2005	28,519,320	427,525	1.50%	28,091,795	7.81%	61.51%	5,755,605	14,885	0.26%	5,740,720	1.85%	29.95%

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

Resid & Rec. **4.91%**

Comm & Indust **2.65%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	7,606,050					
1993	not avail	not avail	7,500,415					
1994	not avail	not avail	8,571,935					
1995	6,122,630	3,083,355	9,205,985	247,445	2.69%	8,958,540	--	--
1996	6,117,140	3,161,600	9,278,740	80,560	0.87%	9,198,180	-0.08%	2.67%
1997	6,225,610	3,101,490	9,327,100	50,325	0.54%	9,276,775	-0.02%	3.55%
1998	8,385,045	4,025,735	12,410,780	182,705	1.47%	12,228,075	31.10%	36.50%
1999	8,576,625	4,211,980	12,788,605	289,280	2.26%	12,499,325	0.71%	39.52%
2000	8,522,470	4,330,440	12,852,910	148,055	1.15%	12,704,855	-0.65%	41.82%
2001	8,361,940	4,449,530	12,811,470	47,955	0.37%	12,763,515	-0.70%	42.47%
2002	8,546,720	4,583,750	13,130,470	339,350	2.58%	12,791,120	-0.16%	42.78%
2003	8,687,955	4,517,055	13,205,010	130,795	0.99%	13,074,215	-0.43%	45.94%
2004	8,995,445	4,573,610	13,569,055	430,400	3.17%	13,138,655	-0.50%	46.66%
2005	11,250,040	5,339,595	16,589,635	300,015	1.81%	16,289,620	20.05%	81.83%

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

Ag Imprvmts **6.16%**

(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# **36**  
County **GARFIELD**

FL area **6**

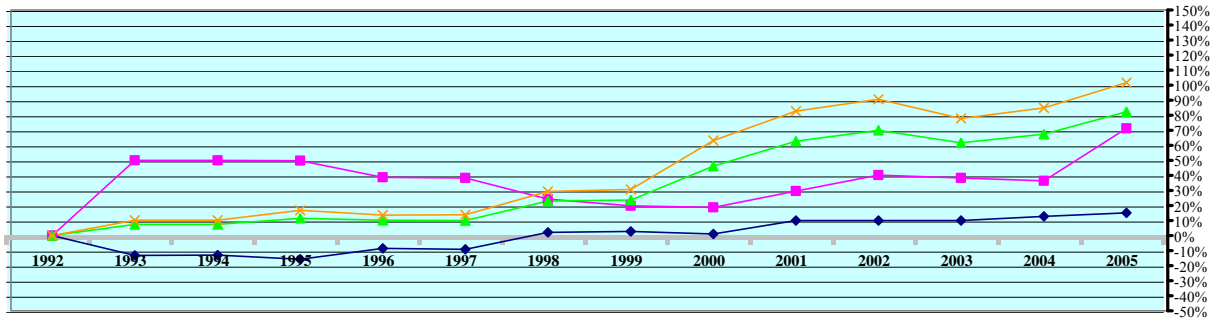
CHART 2

EXHIBIT

36B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	10,714,830	--	--	--	2,898,590	--	--	--	32,898,945	--	--	--
1993	9,304,230	-1,410,600	-13.16%	-13.16%	4,348,990	1,450,400	50.04%	50.04%	36,283,565	3,384,620	10.29%	10.29%
1994	9,333,410	29,180	0.31%	-12.89%	4,350,555	1,565	0.04%	50.09%	36,259,955	-23,610	-0.07%	10.22%
1995	9,029,095	-304,315	-3.26%	-15.73%	4,342,000	-8,555	-0.20%	49.80%	38,406,950	2,146,995	5.92%	16.74%
1996	9,797,995	768,900	8.52%	-8.56%	4,019,030	-322,970	-7.44%	38.65%	37,381,165	-1,025,785	-2.67%	13.62%
1997	9,737,575	-60,420	-0.62%	-9.12%	4,010,300	-8,730	-0.22%	38.35%	37,415,420	34,255	0.09%	13.73%
1998	10,952,455	1,214,880	12.48%	2.22%	3,603,915	-406,385	-10.13%	24.33%	42,579,405	5,163,985	13.80%	29.42%
1999	11,005,770	53,315	0.49%	2.72%	3,473,505	-130,410	-3.62%	19.83%	42,979,420	400,015	0.94%	30.64%
2000	10,831,390	-174,380	-1.58%	1.09%	3,443,645	-29,860	-0.86%	18.80%	53,701,115	10,721,695	24.95%	63.23%
2001	11,781,015	949,625	8.77%	9.95%	3,757,260	313,615	9.11%	29.62%	60,100,695	6,399,580	11.92%	82.68%
2002	11,785,765	4,750	0.04%	9.99%	4,066,290	309,030	8.22%	40.29%	62,734,710	2,634,015	4.38%	90.69%
2003	11,788,695	2,930	0.02%	10.02%	4,007,370	-58,920	-1.45%	38.25%	58,553,110	-4,181,600	-6.67%	77.98%
2004	12,083,010	294,315	2.50%	12.77%	3,950,610	-56,760	-1.42%	36.29%	60,850,560	2,297,450	3.92%	84.96%
2005	12,335,260	252,250	2.09%	15.12%	4,965,195	1,014,585	25.68%	71.30%	66,346,270	5,495,710	9.03%	101.67%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	--	--	--	--	42,960	--	--	--	46,555,325	--	--	--
1993	--	--	--	--	43,570	610	1.42%	1.42%	49,980,355	3,425,030	7.36%	7.36%
1994	--	--	--	--	43,695	--	0.00%	1.71%	49,987,615	7,260	0.01%	7.37%
1995	--	--	--	--	87,265	43,570	99.71%	103.13%	51,865,310	1,877,695	3.76%	11.41%
1996	--	--	--	--	87,270	5	0.01%	103.14%	51,285,460	-579,850	-1.12%	10.16%
1997	--	--	--	--	87,230	-40	-0.05%	103.05%	51,250,525	-34,935	-0.07%	10.09%
1998	--	--	--	--	87,140	-90	-0.10%	102.84%	57,222,915	5,972,390	11.65%	22.91%
1999	--	--	--	--	93,580	6,440	7.39%	117.83%	57,552,275	329,360	0.58%	23.62%
2000	--	--	--	--	93,570	-10	-0.01%	117.81%	68,069,720	10,517,445	18.27%	46.21%
2001	--	--	--	--	185,675	92,105	98.43%	332.20%	75,824,645	7,754,925	11.39%	62.87%
2002	--	--	--	--	577,975	392,300	211.28%	1245.38%	79,164,740	3,340,095	4.41%	70.04%
2003	943,635	n/a	n/a	n/a	0	n/a	n/a	n/a	75,292,810	-3,871,930	-4.89%	61.73%
2004	1,036,630	92,995	9.85%	9.85%	0	0			77,920,810	2,628,000	3.49%	67.37%
2005	1,271,310	234,680	22.64%	34.72%	0	0			84,918,035	6,997,225	8.98%	82.40%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

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

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2005 (from Abstracts)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	10,903,030	22,633	482	--	--	2,898,590	10,340	280	--	--	32,801,785	300,961	109	--	--
1993	9,304,655	16,919	550	14.11%	14.11%	4,348,190	16,708	260	-7.14%	-7.14%	36,279,190	300,138	121	11.01%	11.01%
1994	9,352,390	17,033	549	-0.18%	13.90%	4,350,745	16,723	260	0.00%	-7.14%	36,262,875	300,004	121	0.00%	11.01%
1995	9,029,655	16,842	536	-2.37%	11.20%	4,342,000	16,862	257	-1.15%	-8.21%	38,407,515	299,953	128	5.79%	17.43%
1996	9,824,445	16,746	587	9.51%	21.78%	4,020,460	16,786	240	-6.61%	-14.29%	37,370,335	300,099	125	-2.34%	14.68%
1997	9,778,395	16,690	586	-0.17%	21.58%	3,992,865	16,603	240	0.00%	-14.29%	37,418,250	300,415	125	0.00%	14.68%
1998	10,986,955	16,652	660	12.63%	36.93%	3,616,585	10,480	345	43.75%	23.21%	42,561,920	306,390	139	11.20%	27.52%
1999	11,000,550	16,675	660	0.00%	36.93%	3,471,700	9,981	348	0.87%	24.29%	42,985,145	306,334	140	0.72%	28.44%
2000	10,787,720	16,422	657	-0.45%	36.31%	3,455,105	9,930	348	0.00%	24.29%	53,687,695	306,532	175	25.00%	60.55%
2001	11,717,390	16,789	698	6.24%	44.81%	3,692,945	10,174	363	4.31%	29.64%	60,133,030	322,167	187	6.86%	71.56%
2002	11,859,390	16,916	701	0.43%	45.44%	4,064,410	10,469	388	6.89%	38.57%	62,782,980	311,946	201	7.49%	84.40%
2003	11,855,800	16,877	702	0.14%	45.64%	4,007,370	10,347	387	-0.26%	38.21%	58,555,460	312,011	188	-6.47%	72.48%
2004	12,083,005	16,918	714	1.74%	48.18%	3,950,610	10,198	387	0.10%	38.35%	60,852,365	312,027	195	3.74%	78.92%
2005	12,335,260	16,830	733	2.62%	52.06%	4,965,330	10,293	482	24.53%	72.28%	66,346,675	312,058	213	9.02%	95.05%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.28%

4.27%

5.27%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	42,905	8,554	5	--	--	60	12	5	--	--	46,646,370	342,499	136	--	--
1993	43,425	8,658	5	0.00%		180	37	5	0.00%		49,975,640	342,460	146	7.35%	7.35%
1994	43,405	8,653	5	0.00%		180	37	5	0.00%		50,009,595	342,449	146	0.00%	7.35%
1995	86,920	8,690	10	100.00%		345	34	10	100.00%		51,866,435	342,381	151	3.42%	11.03%
1996	86,935	8,692	10	0.00%		345	34	10	0.00%		51,302,520	342,357	150	-0.66%	10.29%
1997						87,270	8,725	10	--		51,276,780	342,433	150	0.00%	10.29%
1998						87,175	8,715	10	0.00%		57,252,635	342,237	167	11.33%	22.79%
1999						93,765	8,725	11	10.00%		57,551,160	341,714	168	0.60%	23.53%
2000						141,670	8,750	16	45.45%		68,072,190	341,635	199	18.45%	46.32%
2001						185,515	8,951	21	31.25%		75,728,880	358,082	211	6.03%	55.15%
2002						577,990	18,895	31	47.62%		79,284,770	358,226	221	4.74%	62.50%
2003	945,485	18,895	50	n/a	n/a	0	0		n/a	n/a	75,364,115	358,130	210	-4.98%	54.41%
2004	1,036,630	18,776	55	10.42%	n/a	0	0		n/a	n/a	77,922,610	357,919	218	3.67%	60.08%
2005	1,271,595	18,758	68	22.78%	n/a	0	0		n/a	n/a	84,918,860	357,940	237	8.97%	74.44%

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

4.37%

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**GARFIELD**

FL area 6

(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
1,902	<b>GARFIELD</b>	6,591,091	1,239,579	80,059	28,023,050	4,998,695	756,910	496,270	84,918,035	11,250,040	5,339,595	0	143,693,324
cnty sectorvalue % of total value:		4.59%	0.86%	0.06%	19.50%	3.48%	0.53%	0.35%	59.10%	7.83%	3.72%		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
1,130	BURWELL	857,730	637,218	39,368	19,022,445	4,200,950	259,160	0	129,415	38,045	11,885	0	25,196,216
<b>Total of All City Values:</b>		<b>857,730</b>	<b>637,218</b>	<b>39,368</b>	<b>19,022,445</b>	<b>4,200,950</b>	<b>259,160</b>	<b>0</b>	<b>129,415</b>	<b>38,045</b>	<b>11,885</b>	<b>0</b>	<b>25,196,216</b>
% total citysect of cnty sector		13.01%	51.41%	49.17%	67.88%	84.04%	34.24%		0.15%	0.34%	0.22%		17.53%

**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
59.41%	BURWELL	13.01%	51.41%	49.17%	67.88%	84.04%	34.24%		0.15%	0.34%	0.22%		17.53%

Cnty# **36**  
 County **GARFIELD**

FL area **6**

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