

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Greeley County
39

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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Residential Real Property - Current

Number of Sales	46	COD	27.47
Total Sales Price	1251956	PRD	110.85
Total Adj. Sales Price	1291956	COV	30.36
Total Assessed Value	1221650	STD	31.83
Avg. Adj. Sales Price	28086.00	Avg. Abs. Dev.	26.59
Avg. Assessed Value	26557.61	Min	54.78
Median	96.78	Max	163.41
Wgt. Mean	94.56	95% Median C.I.	87.50 to 119.33
Mean	104.82	95% Wgt. Mean C.I.	87.06 to 102.06
		95% Mean C.I.	95.62 to 114.02
% of Value of the Class of all Real Property Value in the County			10.15
% of Records Sold in the Study Period			4.87
% of Value Sold in the Study Period			4.18
Average Assessed Value of the Base			30,947

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	46	96.78	27.47	110.85
2005	70	97.11	35.42	111.97
2004	80	94.99	40.27	112.06
2003	83	96	37.79	113.73
2002	72	98	31.9	113.9
2001	66	94	28.07	107.38

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Commercial Real Property - Current

Number of Sales	8	COD	34.63
Total Sales Price	107000	PRD	131.13
Total Adj. Sales Price	107000	COV	44.19
Total Assessed Value	92205	STD	49.93
Avg. Adj. Sales Price	13375.00	Avg. Abs. Dev.	33.49
Avg. Assessed Value	11525.63	Min	51.38
Median	96.70	Max	215.00
Wgt. Mean	86.17	95% Median C.I.	51.38 to 215.00
Mean	113.00	95% Wgt. Mean C.I.	57.30 to 115.04
		95% Mean C.I.	71.25 to 154.75
% of Value of the Class of all Real Property Value in the County			2.15
% of Records Sold in the Study Period			4.28
% of Value Sold in the Study Period			1.49
Average Assessed Value of the Base			33,141

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	8	96.70	34.63	131.13
2005	11	95.94	43.41	131.67
2004	13	99.94	57.08	152.28
2003	14	98	45.03	122.16
2002	19	100	35.55	104.18
2001	18	94	44.45	84.91

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Agricultural Land - Current

Number of Sales	44	COD	12.33
Total Sales Price	7095880	PRD	105.00
Total Adj. Sales Price	7108880	COV	17.19
Total Assessed Value	5489085	STD	13.94
Avg. Adj. Sales Price	161565.45	Avg. Abs. Dev.	9.49
Avg. Assessed Value	124751.93	Min	50.65
Median	76.95	Max	121.11
Wgt. Mean	77.21	95% Median C.I.	74.74 to 80.93
Mean	81.07	95% Wgt. Mean C.I.	74.41 to 80.02
		95% Mean C.I.	76.95 to 85.19
% of Value of the Class of all Real Property Value in the County			87.7
% of Records Sold in the Study Period			2.46
% of Value Sold in the Study Period			0.05
Average Assessed Value of the Base			141,043

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	44	76.95	12.33	105.00
2005	72	76.81	13.25	104.61
2004	59	77.08	15.35	104.39
2003	46	77	12.56	100.65
2002	41	78	15.16	103.45
2001	54	78	17.12	101.89

2006 Opinions of the Property Tax Administrator for Greeley County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Greeley County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Greeley 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 Greeley County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Greeley 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 Greeley County is 77% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Greeley County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Greeley County

Recommendations

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

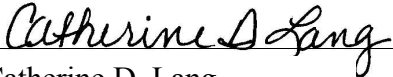
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

2006 Correlation Section for Greeley County

Residential Real Property

I. Correlation

Greeley: RESIDENTIAL: The following tables demonstrate that the statistics and the assessment practices support an acceptable level of value. A review of the sales utilization grid indicates that Greeley County has utilized an acceptable number of 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. The median and weighted mean measures of central tendency are within the acceptable range. The mean is slightly outside the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. 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. The additional three sales in the Reports and Opinions statistics were included by the Department after a review of sales that were coded non-qualified by the County prior to the generation of the preliminary statistics. The statistics represented in each table demonstrate that the county has achieved an acceptable level of value for the residential class of property, 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.

	Total Sales	Qualified Sales	Percent Used
2001	91	66	72.53
2002	94	72	76.6
2003	109	83	76.15
2004	111	80	72.07
2005	100	70	70
2006	94	46	48.94

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Greeley: RESIDENTIAL: The low percentage of sales used by the county is primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Department. It should be considered that the County has utilized an acceptable portion of the available sales.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	82	13.7	93.23	94
2002	90	20.14	108.13	98
2003	100	-10.67	89.33	96

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2004	98.51	-4.4	94.18	94.99
2005	97.56	-2.68	94.94	97.11
2006	96.01	6.33	102.09	96.78

Greeley: 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.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
14.97	2001	13.7
4.05	2002	20.14
-10.2	2003	-10.67
-3.14	2004	-4.4
1.75	2005	-2.68
0.31	2006	6.33

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

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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.

	Median	Wgt. Mean	Mean
R&O Statistics	96.78	94.56	104.82

Greeley: RESIDENTIAL: The measures of central tendency shown here reflect that the median and weighted mean for the qualified sales file are within the acceptable range. The mean measure is above the acceptable range. The differences between the weighted mean and mean measures are enough that analysis of assessment quality may be necessary, but the median remains to be considered 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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	COD	PRD
R&O Statistics	27.47	110.85
Difference	12.47	7.85

Greeley: RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	43	46	3
Median	96.01	96.78	0.77
Wgt. Mean	92.89	94.56	1.67
Mean	98.78	104.82	6.04
COD	26.09	27.47	1.38
PRD	106.34	110.85	4.51
Min Sales Ratio	39.82	54.78	14.96
Max Sales Ratio	200.87	163.41	-37.46

Greeley: 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. The additional three sales in the Reports and Opinions statistics were included by the Department after a review of sales that were coded non-qualified by the County prior to the generation of the preliminary statistics.

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Commerical Real Property

I. Correlation

Greeley: COMMERCIAL: The following tables demonstrate that the statistics and the assessment practices support an acceptable level of value. 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 median, mean, and weighted mean measures of central tendency are within the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

The statistics represented in each table demonstrate that the county has attained 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.

	Total Sales	Qualified Sales	Percent Used
2001	32	20	62.5
2002	32	21	65.62
2003	25	14	56
2004	22	13	59.09
2005	20	11	55
2006	17	8	47.06

Greeley: COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has utilized a reasonable proportion of the available sales for the development of the qualified statistics. This indicates that the measurement of the class of property was done using all available sales.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	94	-69.96	28.24	94
2002	110	50.74	165.81	100
2003	98	-0.85	97.17	98
2004	99.94	0.57	100.51	99.94
2005	88.10	0.18	88.26	95.94
2006	93.46	6	99.07	96.70

**2006 Correlation Section
for Greeley County**

Greeley: COMMERCIAL: 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.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	-69.96
-39.13	2002	50.74
0	2003	-0.85
0	2004	0.57
-6.49	2005	0.18
2.93	2006	6

Greeley: COMMERCIAL: 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.

2006 Correlation Section for Greeley County

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

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

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

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

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

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

**2006 Correlation Section
for Greeley County**

	Median	Wgt. Mean	Mean
R&O Statistics	96.70	86.17	113.00

Greeley: COMMERCIAL: 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.

	COD	PRD
R&O Statistics	34.63	131.13
Difference	14.63	28.13

**2006 Correlation Section
for Greeley County**

Greeley: COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	8	8	0
Median	93.46	96.70	3.24
Wgt. Mean	84.90	86.17	1.27
Mean	107.81	113.00	5.19
COD	41.29	34.63	-6.66
PRD	126.98	131.13	4.15
Min Sales Ratio	52.63	51.38	-1.25
Max Sales Ratio	215.00	215.00	0

Greeley: 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 Greeley County**

Agricultural Land

I. Correlation

Greeley: 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 the County has utilized an acceptable percentage of available sales for a measurement sample. The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner. Of the two quality statistics, the price related differential is slightly above the acceptable range. The median, mean, and weighted mean measures of central tendency are 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.

	Total Sales	Qualified Sales	Percent Used
2001	67	39	58.21
2002	62	41	66.13
2003	78	48	61.54
2004	96	59	61.46
2005	111	72	64.86
2006	105	44	41.9

Greeley: AGRICULTURAL UNIMPROVED: The low percentage of sales used by the county is primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Department. It should be considered that the County has utilized an acceptable portion of the available sales.

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

**2006 Correlation Section
for Greeley County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	70	5.88	74.12	77
2002	74	2.9	76.15	78
2003	71	11.52	79.18	77
2004	73.05	3.47	75.59	77.08
2005	69.02	23.88	85.5	76.81
2006	73.89	6.77	78.89	76.95

**2006 Correlation Section
for Greeley County**

Greeley: AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary median and the R&O median 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.

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
12.23	2001	5.88
4.61	2002	2.9
9.23	2003	11.52
7.15	2004	3.47
15.13	2005	23.88
16.81	2006	6.77

Greeley: AGRICULTURAL UNIMPROVED: A brief review of the above table suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each

2006 Correlation Section for Greeley County

other. Historically, the disparity between the percent change in sold and unsold properties has not been as significant as the disparity in 2006. The trended preliminary median however, suggests that sold and unsold properties are treated equally.

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

**2006 Correlation Section
for Greeley County**

value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	76.95	77.21	81.07

Greeley: AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and weighted mean for the qualified sales file are within the acceptable level of value. The mean measure is above the acceptable range. 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.

**2006 Correlation Section
for Greeley County**

	COD	PRD
R&O Statistics	12.33	105.00
Difference	0	2

Greeley: AGRICULTURAL UNIMPROVED: Of the two quality statistics, only the price related differential is outside the acceptable range. This would suggest that the assessment in this class is slightly regressive.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	44	44	0
Median	73.89	76.95	3.06
Wgt. Mean	72.04	77.21	5.17
Mean	77.16	81.07	3.91
COD	15.74	12.33	-3.41
PRD	107.11	105.00	-2.11
Min Sales Ratio	40.66	50.65	9.99
Max Sales Ratio	121.89	121.11	-0.78

Greeley: 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)**

39 Greeley

	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	27,268,210	29,244,500	1,976,290	7.25	249,445	6.33
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	14,256,060	15,280,490	1,024,430	7.19	*-----	7.19
4. Total Residential (sum lines 1-3)	41,524,270	44,524,990	3,000,720	7.23	249,445	6.63
5. Commercial	5,846,730	6,197,385	350,655	6	0	6
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	27,036,055	25,878,505	-1,157,550	-4.28	303,290	-5.4
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	32,882,785	32,075,890	-806,895	-2.45	0	-2.45
10. Total Non-Agland Real Property	74,407,055	76,600,880	2,193,825	2.95	552,735	2.21
11. Irrigated	88,382,250	98,894,475	10,512,225	11.89		
12. Dryland	24,714,210	25,325,165	610,955	2.47		
13. Grassland	84,871,435	87,153,450	2,282,015	2.69		
14. Wasteland	210425	217,540	7,115	3.38		
15. Other Agland	0	0	0			
16. Total Agricultural Land	198,178,320	211,590,630	13,412,310	6.77		
17. Total Value of All Real Property (Locally Assessed)	272,585,375	288,191,510	15,606,135	5.73	552,735	5.52

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

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	46	MEDIAN:	97	COV:	30.36	95% Median C.I.:	87.50 to 119.33	(! : Derived)
TOTAL Sales Price:	1,251,956	WGT. MEAN:	95	STD:	31.83	95% Wgt. Mean C.I.:	87.06 to 102.06	
TOTAL Adj.Sales Price:	1,291,956	MEAN:	105	AVG.ABS.DEV:	26.59	95% Mean C.I.:	95.62 to 114.02	
TOTAL Assessed Value:	1,221,650							
AVG. Adj. Sales Price:	28,086	COD:	27.47	MAX Sales Ratio:	163.41			
AVG. Assessed Value:	26,557	PRD:	110.85	MIN Sales Ratio:	54.78			

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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	4	110.78	110.73	98.19	41.56	112.77	62.42	158.94	N/A	15,875	15,587
10/01/03 TO 12/31/03	5	76.12	83.74	87.02	21.68	96.23	62.22	111.79	N/A	31,900	27,759
01/01/04 TO 03/31/04	9	91.04	94.48	88.79	15.70	106.42	74.66	135.30	76.39 to 121.38	35,000	31,075
04/01/04 TO 06/30/04	4	100.33	114.17	106.41	17.33	107.29	96.49	159.53	N/A	14,000	14,897
07/01/04 TO 09/30/04	8	111.49	115.56	104.19	22.90	110.92	76.64	163.41	76.64 to 163.41	38,612	40,228
10/01/04 TO 12/31/04	5	139.30	129.13	131.83	14.11	97.95	69.83	151.20	N/A	11,911	15,703
01/01/05 TO 03/31/05	2	139.08	139.08	139.08	2.03	100.00	136.25	141.90	N/A	10,000	13,907
04/01/05 TO 06/30/05	9	90.01	89.42	81.77	21.54	109.36	54.78	130.50	62.84 to 119.33	34,388	28,120
____Study Years____											
07/01/03 TO 06/30/04	22	93.64	98.57	90.98	24.27	108.35	62.22	159.53	76.12 to 111.79	27,000	24,564
07/01/04 TO 06/30/05	24	111.49	110.55	97.61	25.54	113.26	54.78	163.41	82.89 to 139.30	29,081	28,385
____Calendar Yrs____											
01/01/04 TO 12/31/04	26	100.33	110.66	100.02	25.51	110.64	69.83	163.41	89.27 to 135.30	28,440	28,446
____ALL____											
	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	10	103.32	112.16	106.50	30.01	105.31	62.22	158.94	66.97 to 154.60	22,600	24,068
RURAL	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960
SCOTIA	11	100.75	107.13	92.88	28.54	115.34	62.84	163.41	67.81 to 159.53	23,781	22,089
SPALDING	16	92.44	102.80	91.26	29.85	112.65	54.78	148.00	76.39 to 136.25	36,887	33,664
WOLBACH	8	96.78	97.12	89.00	18.64	109.13	69.83	130.50	69.83 to 130.50	16,769	14,924
____ALL____											
	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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	45	96.49	104.93	94.20	28.09	111.39	54.78	163.41	87.50 to 119.33	26,932	25,370
2	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960
____ALL____											
	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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	43	96.49	104.88	94.59	27.28	110.88	54.78	163.41	87.50 to 111.79	29,859	28,243
2	3	119.33	104.02	90.00	19.07	115.58	62.22	130.50	N/A	2,666	2,400
____ALL____											
	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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:	46	MEDIAN:	97	COV:	30.36	95% Median C.I.:	87.50 to 119.33	(! : Derived)
TOTAL Sales Price:	1,251,956	WGT. MEAN:	95	STD:	31.83	95% Wgt. Mean C.I.:	87.06 to 102.06	
TOTAL Adj.Sales Price:	1,291,956	MEAN:	105	AVG.ABS.DEV:	26.59	95% Mean C.I.:	95.62 to 114.02	
TOTAL Assessed Value:	1,221,650							
AVG. Adj. Sales Price:	28,086	COD:	27.47	MAX Sales Ratio:	163.41			
AVG. Assessed Value:	26,557	PRD:	110.85	MIN Sales Ratio:	54.78			

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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	43	96.49	104.40	94.22	27.16	110.81	54.78	163.41	87.50 to 119.33	29,444	27,743
06											
07	3	103.57	110.78	111.00	28.68	99.80	69.83	158.94	N/A	8,618	9,566
ALL	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	18	96.78	105.47	99.98	26.08	105.50	62.22	158.94	76.64 to 130.50	20,008	20,004
39-0055	16	92.44	102.80	91.26	29.85	112.65	54.78	148.00	76.39 to 136.25	36,887	33,664
39-0501	12	100.35	106.53	94.54	26.33	112.68	62.84	163.41	76.12 to 151.13	28,466	26,912
47-0001											
88-0005											
92-0045											
NonValid School											
ALL	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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	7	73.36	84.17	67.75	27.68	124.24	54.78	130.50	54.78 to 130.50	19,608	13,284
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	17	134.21	116.27	101.13	23.03	114.98	62.42	159.53	74.66 to 151.13	15,211	15,383
1920 TO 1939	8	111.06	112.40	107.88	24.71	104.19	67.81	163.41	67.81 to 163.41	25,125	27,103
1940 TO 1949	4	83.03	83.05	82.99	7.94	100.07	76.12	90.01	N/A	50,000	41,496
1950 TO 1959	2	94.22	94.22	92.44	18.65	101.93	76.64	111.79	N/A	39,500	36,512
1960 TO 1969	3	87.50	89.16	87.97	5.41	101.35	82.89	97.08	N/A	49,166	43,250
1970 TO 1979	2	131.26	131.26	130.31	21.09	100.72	103.57	158.94	N/A	8,800	11,467
1980 TO 1989	2	97.41	97.41	97.56	2.61	99.84	94.87	99.95	N/A	75,500	73,657
1990 TO 1994											
1995 TO 1999	1	111.31	111.31	111.31			111.31	111.31	N/A	100,000	111,305
2000 TO Present											
ALL	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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:	46	MEDIAN:	97	COV:	30.36	95% Median C.I.:	87.50 to 119.33	(! : Derived)
TOTAL Sales Price:	1,251,956	WGT. MEAN:	95	STD:	31.83	95% Wgt. Mean C.I.:	87.06 to 102.06	
TOTAL Adj.Sales Price:	1,291,956	MEAN:	105	AVG.ABS.DEV:	26.59	95% Mean C.I.:	95.62 to 114.02	
TOTAL Assessed Value:	1,221,650							
AVG. Adj. Sales Price:	28,086	COD:	27.47	MAX Sales Ratio:	163.41			
AVG. Assessed Value:	26,557	PRD:	110.85	MIN Sales Ratio:	54.78			

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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	3	119.33	104.02	90.00	19.07	115.58	62.22	130.50	N/A	2,666	2,400
5000 TO 9999	9	141.30	127.08	125.67	18.81	101.12	69.83	159.53	96.49 to 158.94	8,184	10,284
Total \$ _____											
1 TO 9999	12	124.92	121.31	122.17	21.98	99.30	62.22	159.53	96.49 to 151.20	6,804	8,313
10000 TO 29999	16	127.79	112.49	107.91	24.76	104.24	62.42	163.41	73.36 to 141.90	17,487	18,870
30000 TO 59999	12	81.02	85.71	84.53	12.98	101.40	67.81	111.79	76.12 to 97.08	41,041	34,691
60000 TO 99999	5	89.27	85.27	86.50	11.77	98.58	54.78	99.95	N/A	67,600	58,474
100000 TO 149999	1	111.31	111.31	111.31			111.31	111.31	N/A	100,000	111,305
ALL	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	119.33	104.02	90.00	19.07	115.58	62.22	130.50	N/A	2,666	2,400
5000 TO 9999	4	100.03	102.80	101.19	19.63	101.59	69.83	141.30	N/A	8,164	8,261
Total \$ _____											
1 TO 9999	7	103.57	103.32	98.99	22.43	104.38	62.22	141.30	62.22 to 141.30	5,808	5,749
10000 TO 29999	20	127.79	114.87	101.64	25.23	113.01	62.42	159.53	76.39 to 148.00	15,165	15,413
30000 TO 59999	16	88.38	93.44	88.16	19.65	105.98	54.78	163.41	76.64 to 100.75	43,562	38,406
60000 TO 99999	2	97.41	97.41	97.56	2.61	99.84	94.87	99.95	N/A	75,500	73,657
100000 TO 149999	1	111.31	111.31	111.31			111.31	111.31	N/A	100,000	111,305
ALL	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	76.26	93.59	72.50	37.43	129.08	54.78	159.53	54.78 to 159.53	18,094	13,119
20	9	96.49	99.59	90.34	30.24	110.24	62.42	141.90	62.84 to 141.30	17,977	16,241
25	6	141.11	131.04	117.56	13.51	111.47	90.01	151.20	90.01 to 151.20	15,133	17,790
30	19	94.87	105.56	96.69	25.47	109.17	67.81	163.41	76.79 to 135.30	36,057	34,864
35	2	92.06	92.06	91.40	3.03	100.72	89.27	94.85	N/A	48,500	44,327
40	2	100.35	100.35	100.18	0.40	100.17	99.95	100.75	N/A	56,250	56,352
ALL	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557

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:	46	MEDIAN:	97	COV:	30.36	95% Median C.I.:	87.50 to 119.33	(! : Derived)
TOTAL Sales Price:	1,251,956	WGT. MEAN:	95	STD:	31.83	95% Wgt. Mean C.I.:	87.06 to 102.06	
TOTAL Adj.Sales Price:	1,291,956	MEAN:	105	AVG.ABS.DEV:	26.59	95% Mean C.I.:	95.62 to 114.02	
TOTAL Assessed Value:	1,221,650							
AVG. Adj. Sales Price:	28,086	COD:	27.47	MAX Sales Ratio:	163.41			
AVG. Assessed Value:	26,557	PRD:	110.85	MIN Sales Ratio:	54.78			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	7	73.36	84.17	67.75	27.68	124.24	54.78	130.50	54.78 to 130.50	19,608	13,284	
100	2	131.26	131.26	130.31	21.09	100.72	103.57	158.94	N/A	8,800	11,467	
101	27	96.49	104.73	96.64	23.85	108.37	62.84	163.41	87.50 to 111.79	33,248	32,131	
104	10	128.34	114.24	99.49	22.01	114.82	62.42	154.60	74.66 to 141.90	23,940	23,818	
____ALL____	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	8	76.26	93.59	72.50	37.43	129.08	54.78	159.53	54.78 to 159.53	18,094	13,119	
20	4	118.89	118.89	118.68	15.87	100.18	96.49	141.30	N/A	8,800	10,443	
30	26	95.97	108.21	99.06	28.86	109.24	62.42	163.41	87.50 to 136.25	28,423	28,155	
35	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960	
40	7	89.27	97.71	89.74	22.34	108.89	74.66	154.60	74.66 to 154.60	41,857	37,561	
____ALL____	46	96.78	104.82	94.56	27.47	110.85	54.78	163.41	87.50 to 119.33	28,086	26,557	

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	8	MEDIAN:	97	COV:	44.19	95% Median C.I.:	51.38 to 215.00
TOTAL Sales Price:	107,000	WGT. MEAN:	86	STD:	49.93	95% Wgt. Mean C.I.:	57.30 to 115.04
TOTAL Adj.Sales Price:	107,000	MEAN:	113	AVG.ABS.DEV:	33.49	95% Mean C.I.:	71.25 to 154.75
TOTAL Assessed Value:	92,205						
AVG. Adj. Sales Price:	13,375	COD:	34.63	MAX Sales Ratio:	215.00		
AVG. Assessed Value:	11,525	PRD:	131.13	MIN Sales Ratio:	51.38		

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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											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	1	92.75	92.75	92.75			92.75	92.75	N/A	2,000	1,855
04/01/03 TO 06/30/03	5	125.60	123.57	81.01	36.45	152.55	51.38	215.00	N/A	13,400	10,855
07/01/03 TO 09/30/03	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	93.65	93.65	93.65			93.65	93.65	N/A	30,000	28,095
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	6	109.18	118.44	81.35	39.96	145.59	51.38	215.00	51.38 to 215.00	11,500	9,355
07/01/03 TO 06/30/04	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
07/01/04 TO 06/30/05	1	93.65	93.65	93.65			93.65	93.65	N/A	30,000	28,095
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	7	99.75	115.77	83.26	37.49	139.04	51.38	215.00	51.38 to 215.00	11,000	9,158
01/01/04 TO 12/31/04											
<u>ALL</u>	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	1	92.75	92.75	92.75			92.75	92.75	N/A	2,000	1,855
SCOTIA	3	145.60	151.42	101.72	27.78	148.86	93.65	215.00	N/A	11,733	11,935
SPALDING	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
WOLBACH	3	80.28	85.76	75.35	30.82	113.82	51.38	125.60	N/A	20,600	15,521
<u>ALL</u>	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

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	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525
<u>ALL</u>	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	8	MEDIAN:	97	COV:	44.19	95% Median C.I.:	51.38 to 215.00
TOTAL Sales Price:	107,000	WGT. MEAN:	86	STD:	49.93	95% Wgt. Mean C.I.:	57.30 to 115.04
TOTAL Adj.Sales Price:	107,000	MEAN:	113	AVG.ABS.DEV:	33.49	95% Mean C.I.:	71.25 to 154.75
TOTAL Assessed Value:	92,205						
AVG. Adj. Sales Price:	13,375	COD:	34.63	MAX Sales Ratio:	215.00		
AVG. Assessed Value:	11,525	PRD:	131.13	MIN Sales Ratio:	51.38		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6	96.70	99.38	85.80	25.10	115.82	51.38	145.60	51.38 to 145.60	17,466	14,986
2	2	153.88	153.88	103.86	39.72	148.15	92.75	215.00	N/A	1,100	1,142
ALL	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	4	86.52	87.51	75.89	25.05	115.30	51.38	125.60	N/A	15,950	12,105
39-0055	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
39-0501	3	145.60	151.42	101.72	27.78	148.86	93.65	215.00	N/A	11,733	11,935
47-0001											
88-0005											
92-0045											
NonValid School											
ALL	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

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	2	153.88	153.88	103.86	39.72	148.15	92.75	215.00	N/A	1,100	1,142
Prior TO 1860											
1860 TO 1899	2	119.63	119.63	101.07	21.71	118.36	93.65	145.60	N/A	17,500	17,687
1900 TO 1919	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
1920 TO 1939	1	51.38	51.38	51.38			51.38	51.38	N/A	30,000	15,415
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	2	102.94	102.94	97.96	22.01	105.09	80.28	125.60	N/A	15,900	15,575
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	8	MEDIAN:	97	COV:	44.19	95% Median C.I.:	51.38 to 215.00
TOTAL Sales Price:	107,000	WGT. MEAN:	86	STD:	49.93	95% Wgt. Mean C.I.:	57.30 to 115.04
TOTAL Adj.Sales Price:	107,000	MEAN:	113	AVG.ABS.DEV:	33.49	95% Mean C.I.:	71.25 to 154.75
TOTAL Assessed Value:	92,205						
AVG. Adj. Sales Price:	13,375	COD:	34.63	MAX Sales Ratio:	215.00		
AVG. Assessed Value:	11,525	PRD:	131.13	MIN Sales Ratio:	51.38		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	153.88	153.88	103.86	39.72	148.15	92.75	215.00	N/A	1,100	1,142
5000 TO 9999	2	122.68	122.68	117.38	18.69	104.51	99.75	145.60	N/A	6,500	7,630
Total \$ _____											
1 TO 9999	4	122.68	138.28	115.43	34.26	119.79	92.75	215.00	N/A	3,800	4,386
10000 TO 29999	2	102.94	102.94	97.96	22.01	105.09	80.28	125.60	N/A	15,900	15,575
30000 TO 59999	2	72.52	72.52	72.52	29.14	100.00	51.38	93.65	N/A	30,000	21,755
ALL _____											
	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	153.88	153.88	103.86	39.72	148.15	92.75	215.00	N/A	1,100	1,142
5000 TO 9999	2	122.68	122.68	117.38	18.69	104.51	99.75	145.60	N/A	6,500	7,630
Total \$ _____											
1 TO 9999	4	122.68	138.28	115.43	34.26	119.79	92.75	215.00	N/A	3,800	4,386
10000 TO 29999	4	86.97	87.73	81.33	25.18	107.87	51.38	125.60	N/A	22,950	18,665
ALL _____											
	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	93.65	133.80	94.35	43.51	141.82	92.75	215.00	N/A	10,733	10,126
10	4	102.94	100.72	80.61	33.89	124.95	51.38	145.60	N/A	16,700	13,461
15	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
ALL _____											
	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	215.00	215.00	215.00			215.00	215.00	N/A	200	430
0	1	92.75	92.75	92.75			92.75	92.75	N/A	2,000	1,855
311	4	109.63	111.28	99.59	22.18	111.74	80.28	145.60	N/A	16,700	16,631
384	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
470	1	51.38	51.38	51.38			51.38	51.38	N/A	30,000	15,415
ALL _____											
	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	8	MEDIAN:	97	COV:	44.19	95% Median C.I.:	51.38 to 215.00
TOTAL Sales Price:	107,000	WGT. MEAN:	86	STD:	49.93	95% Wgt. Mean C.I.:	57.30 to 115.04
TOTAL Adj.Sales Price:	107,000	MEAN:	113	AVG.ABS.DEV:	33.49	95% Mean C.I.:	71.25 to 154.75
TOTAL Assessed Value:	92,205						
AVG. Adj. Sales Price:	13,375	COD:	34.63	MAX Sales Ratio:	215.00		
AVG. Assessed Value:	11,525	PRD:	131.13	MIN Sales Ratio:	51.38		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	8	96.70	113.00	86.17	34.63	131.13	51.38	215.00	51.38 to 215.00	13,375	11,525
04											
<u>ALL</u>	<u>8</u>	<u>96.70</u>	<u>113.00</u>	<u>86.17</u>	<u>34.63</u>	<u>131.13</u>	<u>51.38</u>	<u>215.00</u>	<u>51.38 to 215.00</u>	<u>13,375</u>	<u>11,525</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	44	MEDIAN:	77	COV:	17.19	95% Median C.I.:	74.74 to 80.93	(!: Derived)
(AgLand) TOTAL Sales Price:	7,095,880	WGT. MEAN:	77	STD:	13.94	95% Wgt. Mean C.I.:	74.41 to 80.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	81	AVG.ABS.DEV:	9.49	95% Mean C.I.:	76.95 to 85.19	
(AgLand) TOTAL Assessed Value:	5,489,085							
AVG. Adj. Sales Price:	161,565	COD:	12.33	MAX Sales Ratio:	121.11			
AVG. Assessed Value:	124,751	PRD:	105.00	MIN Sales Ratio:	50.65			

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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	3	102.55	94.05	86.16	9.60	109.15	75.03	104.56	N/A	109,333	94,201
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	8	80.43	90.64	83.10	17.32	109.07	73.11	121.11	73.11 to 121.11	98,817	82,112
04/01/03 TO 06/30/03	4	76.16	77.39	77.04	4.55	100.46	72.84	84.40	N/A	127,000	97,840
07/01/03 TO 09/30/03	1	99.92	99.92	99.92			99.92	99.92	N/A	130,000	129,900
10/01/03 TO 12/31/03	5	76.08	79.43	77.13	9.77	102.98	67.22	102.13	N/A	136,977	105,650
01/01/04 TO 03/31/04	7	76.88	75.52	75.45	4.56	100.10	69.04	81.30	69.04 to 81.30	338,094	255,087
04/01/04 TO 06/30/04	5	83.74	83.88	80.98	10.76	103.58	70.79	101.51	N/A	146,036	118,261
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	69.24	65.17	64.81	12.02	100.55	50.65	75.62	N/A	171,022	110,843
01/01/05 TO 03/31/05	4	77.44	76.89	75.74	9.28	101.51	65.44	87.22	N/A	160,262	121,380
04/01/05 TO 06/30/05	4	75.76	75.55	73.25	9.05	103.13	64.43	86.25	N/A	104,123	76,275
<u>Study Years</u>											
07/01/02 TO 06/30/03	15	79.97	87.79	81.82	15.23	107.29	72.84	121.11	75.03 to 102.55	108,435	88,724
07/01/03 TO 06/30/04	18	76.90	80.28	77.59	9.93	103.47	67.22	102.13	74.52 to 83.74	217,318	168,615
07/01/04 TO 06/30/05	11	73.95	73.20	71.51	10.56	102.37	50.65	87.22	64.43 to 86.25	142,782	102,104
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	18	77.66	85.10	80.74	13.85	105.39	67.22	121.11	75.02 to 99.54	117,412	94,800
01/01/04 TO 12/31/04	15	75.62	76.24	75.06	9.72	101.57	50.65	101.51	69.92 to 81.30	240,661	180,630
<u>ALL</u>											
	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751

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:	44	MEDIAN:	77	COV:	17.19	95% Median C.I.:	74.74 to 80.93	(!: Derived)
(AgLand) TOTAL Sales Price:	7,095,880	WGT. MEAN:	77	STD:	13.94	95% Wgt. Mean C.I.:	74.41 to 80.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	81	AVG.ABS.DEV:	9.49	95% Mean C.I.:	76.95 to 85.19	
(AgLand) TOTAL Assessed Value:	5,489,085							
AVG. Adj. Sales Price:	161,565	COD:	12.33	MAX Sales Ratio:	121.11			
AVG. Assessed Value:	124,751	PRD:	105.00	MIN Sales Ratio:	50.65			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2043	2	73.42	73.42	73.25	4.76	100.23	69.92	76.92	N/A	504,000	369,200	
2045	2	80.63	80.63	79.85	6.96	100.98	75.02	86.25	N/A	108,832	86,905	
2047	2	80.90	80.90	80.91	0.03	99.99	80.88	80.93	N/A	178,025	144,045	
2049	2	79.14	79.14	80.54	2.73	98.26	76.98	81.30	N/A	172,942	139,290	
2135	3	75.03	77.76	77.99	4.09	99.71	74.52	83.74	N/A	149,200	116,363	
2137	1	79.93	79.93	79.93			79.93	79.93	N/A	230,000	183,835	
2139	1	72.84	72.84	72.84			72.84	72.84	N/A	86,000	62,640	
2141	1	101.51	101.51	101.51			101.51	101.51	N/A	120,559	122,375	
2327	5	79.97	83.08	83.02	8.30	100.07	73.11	99.92	N/A	133,347	110,708	
2329	2	82.89	82.89	84.51	5.22	98.08	78.56	87.22	N/A	96,000	81,132	
2331	2	66.33	66.33	65.87	1.34	100.70	65.44	67.22	N/A	174,000	114,617	
2333	2	71.99	71.99	72.30	3.82	99.58	69.24	74.74	N/A	216,000	156,160	
2423	11	77.31	88.57	80.01	20.06	110.70	69.04	121.11	70.79 to 116.73	115,215	92,180	
2425	1	99.54	99.54	99.54			99.54	99.54	N/A	23,800	23,690	
2427	3	76.08	84.61	79.79	11.62	106.04	75.62	102.13	N/A	149,366	119,175	
2429	4	69.19	66.48	69.60	12.92	95.51	50.65	76.88	N/A	229,779	159,925	
ALL	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	12	76.50	79.99	75.30	11.04	106.23	65.44	102.13	69.92 to 87.22	186,463	140,410	
2	10	77.45	78.28	77.10	13.53	101.54	50.65	101.51	64.43 to 99.92	170,641	131,561	
3	22	77.14	82.93	78.63	12.45	105.47	69.04	121.11	74.52 to 83.74	143,859	113,115	
ALL	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751	
ALL	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751	

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:	44	MEDIAN:	77	COV:	17.19	95% Median C.I.:	74.74 to 80.93	(!: Derived)
(AgLand) TOTAL Sales Price:	7,095,880	WGT. MEAN:	77	STD:	13.94	95% Wgt. Mean C.I.:	74.41 to 80.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	81	AVG.ABS.DEV:	9.49	95% Mean C.I.:	76.95 to 85.19	
(AgLand) TOTAL Assessed Value:	5,489,085							
AVG. Adj. Sales Price:	161,565	COD:	12.33	MAX Sales Ratio:	121.11			
AVG. Assessed Value:	124,751	PRD:	105.00	MIN Sales Ratio:	50.65			

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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)											
06-0006	1	83.74	83.74	83.74			83.74	83.74	N/A	157,600	131,970
39-0010	22	76.69	83.96	77.57	15.99	108.24	65.44	121.11	72.84 to 99.54	130,871	101,523
39-0055	7	80.88	79.41	79.64	3.88	99.71	74.52	86.25	74.52 to 86.25	155,085	123,510
39-0501	13	76.88	77.33	75.67	11.31	102.20	50.65	101.51	69.92 to 84.40	220,193	166,615
47-0001											
88-0005											
92-0045	1	75.02	75.02	75.02			75.02	75.02	N/A	124,000	93,025
NonValid School											
ALL	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	73.95	73.95	73.95			73.95	73.95	N/A	10,000	7,395
50.01 TO 100.00	8	79.72	83.60	74.19	16.16	112.68	50.65	121.11	50.65 to 121.11	82,075	60,891
100.01 TO 180.00	18	76.35	83.50	79.90	14.32	104.51	65.44	116.73	74.52 to 99.92	118,955	95,049
180.01 TO 330.00	9	75.03	76.59	76.01	9.29	100.77	64.43	87.22	69.04 to 86.25	171,677	130,487
330.01 TO 650.00	5	79.93	81.65	79.16	8.66	103.15	70.79	101.51	N/A	236,531	187,248
650.01 +	3	76.88	74.58	74.56	3.03	100.02	69.92	76.92	N/A	524,440	391,015
ALL	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751

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	78.56	78.56	78.56			78.56	78.56	N/A	60,000	47,135
GRASS	26	76.95	83.06	77.48	14.72	107.20	64.43	121.11	72.96 to 87.22	158,029	122,445
GRASS-N/A	5	76.08	81.79	79.04	8.24	103.48	75.03	102.13	N/A	182,400	144,164
IRRGTD	6	75.32	72.84	72.50	8.37	100.46	50.65	80.93	50.65 to 80.93	135,186	98,016
IRRGTD-N/A	6	79.30	80.52	78.02	10.12	103.21	65.44	99.92	65.44 to 99.92	202,833	158,242
ALL	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751

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:	44	MEDIAN:	77	COV:	17.19	95% Median C.I.:	74.74 to 80.93	(!: Derived)
(AgLand) TOTAL Sales Price:	7,095,880	WGT. MEAN:	77	STD:	13.94	95% Wgt. Mean C.I.:	74.41 to 80.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	81	AVG.ABS.DEV:	9.49	95% Mean C.I.:	76.95 to 85.19	
(AgLand) TOTAL Assessed Value:	5,489,085							
AVG. Adj. Sales Price:	161,565	COD:	12.33	MAX Sales Ratio:	121.11			
AVG. Assessed Value:	124,751	PRD:	105.00	MIN Sales Ratio:	50.65			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	78.56	78.56	78.56			78.56	78.56	N/A	60,000	47,135
GRASS	29	76.88	82.29	77.27	13.38	106.50	64.43	121.11	73.11 to 86.25	160,081	123,692
GRASS-N/A	2	91.05	91.05	83.86	12.17	108.58	79.97	102.13	N/A	189,200	158,662
IRRGTD	10	75.32	75.45	74.49	9.94	101.29	50.65	99.92	65.44 to 80.93	166,811	124,254
IRRGTD-N/A	2	82.85	82.85	81.95	1.87	101.10	81.30	84.40	N/A	180,000	147,505
ALL	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751

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	78.56	78.56	78.56			78.56	78.56	N/A	60,000	47,135
GRASS	31	76.92	82.85	77.76	13.70	106.54	64.43	121.11	74.52 to 86.25	161,960	125,948
IRRGTD	12	76.46	76.68	75.81	9.73	101.15	50.65	99.92	73.95 to 81.30	169,009	128,129
ALL	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751

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 \$											
10000 TO 29999	4	88.78	93.15	96.76	19.34	96.27	73.95	121.11	N/A	22,384	21,658
30000 TO 59999	1	116.73	116.73	116.73			116.73	116.73	N/A	56,000	65,370
60000 TO 99999	13	78.56	83.57	82.51	12.68	101.29	67.22	104.56	72.96 to 102.13	76,755	63,331
100000 TO 149999	8	78.30	83.62	83.72	11.18	99.89	73.11	101.51	73.11 to 101.51	124,707	104,400
150000 TO 249999	11	75.03	72.83	73.37	8.47	99.26	50.65	83.74	64.43 to 80.93	204,277	149,884
250000 TO 499999	5	76.92	74.88	75.33	6.51	99.41	65.44	81.30	N/A	325,500	245,198
500000 +	2	73.40	73.40	73.52	4.74	99.84	69.92	76.88	N/A	546,660	401,922
ALL	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751

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:	44	MEDIAN:	77	COV:	17.19	95% Median C.I.:	74.74 to 80.93	(!: Derived)
(AgLand) TOTAL Sales Price:	7,095,880	WGT. MEAN:	77	STD:	13.94	95% Wgt. Mean C.I.:	74.41 to 80.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	81	AVG.ABS.DEV:	9.49	95% Mean C.I.:	76.95 to 85.19	
(AgLand) TOTAL Assessed Value:	5,489,085							
AVG. Adj. Sales Price:	161,565	COD:	12.33	MAX Sales Ratio:	121.11			
AVG. Assessed Value:	124,751	PRD:	105.00	MIN Sales Ratio:	50.65			

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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	73.95	73.95	73.95			73.95	73.95	N/A	10,000	7,395
Total \$ _____											
1 TO 9999	1	73.95	73.95	73.95			73.95	73.95	N/A	10,000	7,395
10000 TO 29999	2	88.78	88.78	87.96	12.12	100.93	78.02	99.54	N/A	25,768	22,665
30000 TO 59999	4	77.77	85.97	79.17	17.83	108.58	67.22	121.11	N/A	58,221	46,095
60000 TO 99999	16	78.30	83.49	79.36	15.71	105.20	50.65	116.73	73.11 to 102.13	93,056	73,851
100000 TO 149999	8	79.68	81.34	79.39	14.76	102.45	64.43	101.51	64.43 to 101.51	155,386	123,365
150000 TO 249999	10	76.69	76.15	76.14	4.87	100.02	65.44	81.30	70.79 to 80.93	250,915	191,039
250000 TO 499999	3	76.88	74.58	74.56	3.03	100.02	69.92	76.92	N/A	524,440	391,015
ALL _____	44	76.95	81.07	77.21	12.33	105.00	50.65	121.11	74.74 to 80.93	161,565	124,751

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	43	MEDIAN:	96	COV:	33.91	95% Median C.I.:	83.15 to 101.20
TOTAL Sales Price:	1,226,100	WGT. MEAN:	93	STD:	33.49	95% Wgt. Mean C.I.:	85.64 to 100.13
TOTAL Adj.Sales Price:	1,266,100	MEAN:	99	AVG.ABS.DEV:	25.05	95% Mean C.I.:	88.77 to 108.79
TOTAL Assessed Value:	1,176,040						
AVG. Adj. Sales Price:	29,444	COD:	26.09	MAX Sales Ratio:	200.87		
AVG. Assessed Value:	27,349	PRD:	106.34	MIN Sales Ratio:	39.82		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	3	64.76	62.39	62.82	9.81	99.31	51.67	70.73	N/A	18,333	11,516
10/01/03 TO 12/31/03	5	77.78	78.36	78.30	14.33	100.08	55.08	97.92	N/A	31,900	24,977
01/01/04 TO 03/31/04	9	96.41	98.60	95.85	15.86	102.87	62.36	158.13	82.59 to 109.67	35,000	33,547
04/01/04 TO 06/30/04	3	96.90	89.47	92.83	10.63	96.38	70.30	101.20	N/A	15,633	14,511
07/01/04 TO 09/30/04	8	93.21	114.74	96.02	35.55	119.50	73.43	200.87	73.43 to 200.87	38,612	37,075
10/01/04 TO 12/31/04	4	112.63	112.99	119.77	19.16	94.34	85.94	140.74	N/A	12,825	15,360
01/01/05 TO 03/31/05	2	148.65	148.65	148.65	2.15	100.00	145.45	151.85	N/A	10,000	14,865
04/01/05 TO 06/30/05	9	107.90	93.95	91.56	25.13	102.61	39.82	133.25	56.18 to 122.67	34,388	31,485
____Study Years____											
07/01/03 TO 06/30/04	20	87.99	86.74	87.59	19.44	99.02	51.67	158.13	70.73 to 97.33	28,820	25,244
07/01/04 TO 06/30/05	23	107.90	109.25	97.31	28.23	112.27	39.82	200.87	85.94 to 133.25	29,986	29,180
____Calendar Yrs____											
01/01/04 TO 12/31/04	24	96.64	105.24	97.42	22.51	108.02	62.36	200.87	86.84 to 109.67	30,087	29,312
____ALL____											
	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
GREELEY	9	89.03	87.95	92.13	16.96	95.46	51.67	128.40	70.73 to 97.92	24,166	22,264
RURAL	1	116.67	116.67	116.67			116.67	116.67	N/A	80,000	93,335
SCOTIA	10	80.84	83.91	76.62	27.83	109.53	39.82	135.31	55.08 to 122.67	25,250	19,345
SPALDING	16	103.53	117.10	99.28	29.67	117.94	64.76	200.87	90.41 to 151.85	36,887	36,622
WOLBACH	7	86.84	89.51	81.74	23.02	109.50	56.18	133.25	56.18 to 133.25	17,985	14,702
____ALL____											
	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	42	94.36	98.35	91.28	26.66	107.74	39.82	200.87	83.15 to 99.16	28,240	25,778
2	1	116.67	116.67	116.67			116.67	116.67	N/A	80,000	93,335
____ALL____											
	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	40	94.36	97.84	92.84	26.36	105.39	39.82	200.87	83.15 to 99.16	31,452	29,200
2	3	122.67	111.23	100.06	15.07	111.16	77.78	133.25	N/A	2,666	2,668
____ALL____											
	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	43	MEDIAN:	96	COV:	33.91	95% Median C.I.:	83.15 to 101.20
TOTAL Sales Price:	1,226,100	WGT. MEAN:	93	STD:	33.49	95% Wgt. Mean C.I.:	85.64 to 100.13
TOTAL Adj.Sales Price:	1,266,100	MEAN:	99	AVG.ABS.DEV:	25.05	95% Mean C.I.:	88.77 to 108.79
TOTAL Assessed Value:	1,176,040						
AVG. Adj. Sales Price:	29,444	COD:	26.09	MAX Sales Ratio:	200.87		
AVG. Assessed Value:	27,349	PRD:	106.34	MIN Sales Ratio:	39.82		

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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	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349
06											
07											
ALL	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	16	87.93	88.63	88.32	19.76	100.35	51.67	133.25	70.73 to 97.92	21,462	18,955
39-0055	16	103.53	117.10	99.28	29.67	117.94	64.76	200.87	90.41 to 151.85	36,887	36,622
39-0501	11	85.94	86.89	86.25	27.05	100.74	39.82	135.31	55.08 to 122.67	30,227	26,071
47-0001											
88-0005											
92-0045											
NonValid School											
ALL	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

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	6	92.84	94.24	80.88	29.12	116.52	56.18	133.25	56.18 to 133.25	21,500	17,388
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	17	86.84	100.02	89.07	37.74	112.30	39.82	200.87	64.76 to 145.45	15,211	13,548
1920 TO 1939	8	103.50	106.75	100.08	25.24	106.66	55.08	158.13	55.08 to 158.13	25,125	25,145
1940 TO 1949	4	94.36	95.25	93.68	12.57	101.68	74.07	118.23	N/A	50,000	46,838
1950 TO 1959	2	85.67	85.67	84.43	14.29	101.47	73.43	97.92	N/A	39,500	33,350
1960 TO 1969	3	96.90	90.60	90.83	8.06	99.75	75.75	99.16	N/A	49,166	44,658
1970 TO 1979											
1980 TO 1989	2	106.54	106.54	107.14	9.51	99.44	96.41	116.67	N/A	75,500	80,892
1990 TO 1994											
1995 TO 1999	1	90.41	90.41	90.41			90.41	90.41	N/A	100,000	90,405
2000 TO Present											
ALL	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	43	MEDIAN:	96	COV:	33.91	95% Median C.I.:	83.15 to 101.20
TOTAL Sales Price:	1,226,100	WGT. MEAN:	93	STD:	33.49	95% Wgt. Mean C.I.:	85.64 to 100.13
TOTAL Adj.Sales Price:	1,266,100	MEAN:	99	AVG.ABS.DEV:	25.05	95% Mean C.I.:	88.77 to 108.79
TOTAL Assessed Value:	1,176,040						
AVG. Adj. Sales Price:	29,444	COD:	26.09	MAX Sales Ratio:	200.87		
AVG. Assessed Value:	27,349	PRD:	106.34	MIN Sales Ratio:	39.82		

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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	3	122.67	111.23	100.06	15.07	111.16	77.78	133.25	N/A	2,666	2,668
5000 TO 9999	6	91.85	107.00	104.07	28.28	102.82	70.30	200.87	70.30 to 200.87	7,966	8,290
Total \$ _____											
1 TO 9999	9	96.87	108.41	103.49	27.20	104.75	70.30	200.87	77.78 to 133.25	6,200	6,416
10000 TO 29999	16	103.50	103.80	98.20	36.05	105.70	39.82	159.33	62.36 to 145.45	17,487	17,172
30000 TO 59999	12	85.05	87.06	86.64	15.34	100.48	55.08	118.23	74.07 to 97.92	41,041	35,559
60000 TO 99999	5	96.41	95.18	96.57	10.82	98.56	67.65	116.67	N/A	67,600	65,284
100000 TO 149999	1	90.41	90.41	90.41			90.41	90.41	N/A	100,000	90,405
ALL _____	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	122.67	111.23	100.06	15.07	111.16	77.78	133.25	N/A	2,666	2,668
5000 TO 9999	7	85.94	79.31	74.91	16.72	105.87	51.67	101.20	51.67 to 101.20	9,985	7,480
Total \$ _____											
1 TO 9999	10	86.39	88.89	77.50	22.32	114.70	51.67	133.25	62.36 to 122.67	7,790	6,037
10000 TO 29999	15	97.33	108.39	92.69	41.34	116.94	39.82	200.87	64.76 to 151.85	18,180	16,851
30000 TO 59999	14	94.36	95.00	91.09	17.51	104.29	67.65	135.31	74.07 to 118.23	42,678	38,876
60000 TO 99999	4	97.79	100.66	100.20	7.42	100.46	90.41	116.67	N/A	79,500	79,657
ALL _____	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	101.20	95.23	81.99	22.90	116.15	56.18	133.25	56.18 to 133.25	19,500	15,988
20	9	97.33	102.22	87.60	42.19	116.69	39.82	200.87	51.67 to 151.85	17,977	15,747
25	6	107.55	114.66	119.80	23.04	95.71	85.94	159.33	85.94 to 159.33	15,133	18,130
30	17	90.41	93.54	90.43	21.71	103.43	55.08	158.13	73.43 to 109.67	39,264	35,508
35	2	89.58	89.58	91.10	7.18	98.33	83.15	96.01	N/A	48,500	44,185
40	2	101.81	101.81	108.08	14.59	94.20	86.95	116.67	N/A	56,250	60,797
ALL _____	43	96.01	98.78	92.89	26.09	106.34	39.82	200.87	83.15 to 101.20	29,444	27,349

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	43	MEDIAN:	96	COV:	33.91	95% Median C.I.:	83.15 to 101.20
TOTAL Sales Price:	1,226,100	WGT. MEAN:	93	STD:	33.49	95% Wgt. Mean C.I.:	85.64 to 100.13
TOTAL Adj.Sales Price:	1,266,100	MEAN:	99	AVG.ABS.DEV:	25.05	95% Mean C.I.:	88.77 to 108.79
TOTAL Assessed Value:	1,176,040						
AVG. Adj. Sales Price:	29,444	COD:	26.09	MAX Sales Ratio:	200.87		
AVG. Assessed Value:	27,349	PRD:	106.34	MIN Sales Ratio:	39.82		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	6	92.84	94.24	80.88	29.12	116.52	56.18	133.25	56.18 to 133.25		21,500	17,388
101	27	96.01	94.76	93.89	20.85	100.92	39.82	159.33	85.94 to 99.16		33,248	31,217
104	10	96.41	112.36	95.58	38.82	117.55	64.76	200.87	70.73 to 158.13		23,940	22,882
<u>ALL</u>	<u>43</u>	<u>96.01</u>	<u>98.78</u>	<u>92.89</u>	<u>26.09</u>	<u>106.34</u>	<u>39.82</u>	<u>200.87</u>	<u>83.15 to 101.20</u>		<u>29,444</u>	<u>27,349</u>

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	7	101.20	95.23	81.99	22.90	116.15	56.18	133.25	56.18 to 133.25		19,500	15,988
20	3	140.74	137.30	133.97	30.92	102.49	70.30	200.87	N/A		8,700	11,655
30	25	96.41	98.05	93.20	26.49	105.20	39.82	159.33	83.15 to 109.67		29,220	27,233
35	1	116.67	116.67	116.67			116.67	116.67	N/A		80,000	93,335
40	7	86.95	85.85	87.03	9.73	98.65	70.73	97.92	70.73 to 97.92		41,857	36,427
<u>ALL</u>	<u>43</u>	<u>96.01</u>	<u>98.78</u>	<u>92.89</u>	<u>26.09</u>	<u>106.34</u>	<u>39.82</u>	<u>200.87</u>	<u>83.15 to 101.20</u>		<u>29,444</u>	<u>27,349</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	8	MEDIAN:	93	COV:	50.49	95% Median C.I.:	52.63 to 215.00
TOTAL Sales Price:	107,000	WGT. MEAN:	85	STD:	54.43	95% Wgt. Mean C.I.:	57.46 to 112.34
TOTAL Adj.Sales Price:	107,000	MEAN:	108	AVG.ABS.DEV:	38.59	95% Mean C.I.:	62.29 to 153.32
TOTAL Assessed Value:	90,845						
AVG. Adj. Sales Price:	13,375	COD:	41.29	MAX Sales Ratio:	215.00		
AVG. Assessed Value:	11,355	PRD:	126.98	MIN Sales Ratio:	52.63		

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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											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	1	53.00	53.00	53.00			53.00	53.00	N/A	2,000	1,060
04/01/03 TO 06/30/03	5	125.56	124.51	81.81	36.83	152.19	52.63	215.00	N/A	13,400	10,963
07/01/03 TO 09/30/03	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	90.98	90.98	90.98			90.98	90.98	N/A	30,000	27,295
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	6	102.91	112.59	80.98	49.20	139.04	52.63	215.00	52.63 to 215.00	11,500	9,312
07/01/03 TO 06/30/04	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
07/01/04 TO 06/30/05	1	90.98	90.98	90.98			90.98	90.98	N/A	30,000	27,295
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	7	95.94	110.21	82.53	45.23	133.54	52.63	215.00	52.63 to 215.00	11,000	9,078
01/01/04 TO 12/31/04											
<u>ALL</u>	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	1	53.00	53.00	53.00			53.00	53.00	N/A	2,000	1,060
SCOTIA	3	149.10	151.69	99.94	27.73	151.78	90.98	215.00	N/A	11,733	11,726
SPALDING	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
WOLBACH	3	80.26	86.15	75.94	30.29	113.45	52.63	125.56	N/A	20,600	15,643
<u>ALL</u>	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

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	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355
<u>ALL</u>	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	8	MEDIAN:	93	COV:	50.49	95% Median C.I.:	52.63 to 215.00
TOTAL Sales Price:	107,000	WGT. MEAN:	85	STD:	54.43	95% Wgt. Mean C.I.:	57.46 to 112.34
TOTAL Adj.Sales Price:	107,000	MEAN:	108	AVG.ABS.DEV:	38.59	95% Mean C.I.:	62.29 to 153.32
TOTAL Assessed Value:	90,845						
AVG. Adj. Sales Price:	13,375	COD:	41.29	MAX Sales Ratio:	215.00		
AVG. Assessed Value:	11,355	PRD:	126.98	MIN Sales Ratio:	52.63		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	90.98	92.50	84.66	29.00	109.26	52.63	149.10	52.63 to 149.10	15,257	12,916
2	1	215.00	215.00	215.00			215.00	215.00	N/A	200	430
<u>ALL</u>											
	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	4	66.63	77.86	75.22	37.59	103.52	52.63	125.56	N/A	15,950	11,997
39-0055	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
39-0501	3	149.10	151.69	99.94	27.73	151.78	90.98	215.00	N/A	11,733	11,726
47-0001											
88-0005											
92-0045											
NonValid School											
<u>ALL</u>											
	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

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	2	134.00	134.00	67.73	60.45	197.85	53.00	215.00	N/A	1,100	745
Prior TO 1860											
1860 TO 1899	2	120.04	120.04	99.29	24.21	120.91	90.98	149.10	N/A	17,500	17,375
1900 TO 1919	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
1920 TO 1939	1	52.63	52.63	52.63			52.63	52.63	N/A	30,000	15,790
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	2	102.91	102.91	97.92	22.01	105.09	80.26	125.56	N/A	15,900	15,570
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
<u>ALL</u>											
	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	8	MEDIAN:	93	COV:	50.49	95% Median C.I.:	52.63 to 215.00
TOTAL Sales Price:	107,000	WGT. MEAN:	85	STD:	54.43	95% Wgt. Mean C.I.:	57.46 to 112.34
TOTAL Adj.Sales Price:	107,000	MEAN:	108	AVG.ABS.DEV:	38.59	95% Mean C.I.:	62.29 to 153.32
TOTAL Assessed Value:	90,845						
AVG. Adj. Sales Price:	13,375	COD:	41.29	MAX Sales Ratio:	215.00		
AVG. Assessed Value:	11,355	PRD:	126.98	MIN Sales Ratio:	52.63		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	134.00	134.00	67.73	60.45	197.85	53.00	215.00	N/A	1,100	745
5000 TO 9999	2	122.52	122.52	116.38	21.70	105.27	95.94	149.10	N/A	6,500	7,565
Total \$ _____											
1 TO 9999	4	122.52	128.26	109.34	43.90	117.30	53.00	215.00	N/A	3,800	4,155
10000 TO 29999	2	102.91	102.91	97.92	22.01	105.09	80.26	125.56	N/A	15,900	15,570
30000 TO 59999	2	71.81	71.81	71.81	26.70	100.00	52.63	90.98	N/A	30,000	21,542
ALL _____											
	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	134.00	134.00	67.73	60.45	197.85	53.00	215.00	N/A	1,100	745
5000 TO 9999	2	122.52	122.52	116.38	21.70	105.27	95.94	149.10	N/A	6,500	7,565
Total \$ _____											
1 TO 9999	4	122.52	128.26	109.34	43.90	117.30	53.00	215.00	N/A	3,800	4,155
10000 TO 29999	4	85.62	87.36	80.86	24.43	108.04	52.63	125.56	N/A	22,950	18,556
ALL _____											
	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	90.98	119.66	89.39	59.35	133.86	53.00	215.00	N/A	10,733	9,595
10	4	102.91	101.89	81.41	34.44	125.15	52.63	149.10	N/A	16,700	13,596
15	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
ALL _____											
	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	215.00	215.00	215.00			215.00	215.00	N/A	200	430
0	1	53.00	53.00	53.00			53.00	53.00	N/A	2,000	1,060
311	4	108.27	111.48	98.64	23.88	113.02	80.26	149.10	N/A	16,700	16,472
384	1	95.94	95.94	95.94			95.94	95.94	N/A	8,000	7,675
470	1	52.63	52.63	52.63			52.63	52.63	N/A	30,000	15,790
ALL _____											
	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	8	MEDIAN:	93	COV:	50.49	95% Median C.I.:	52.63 to 215.00
TOTAL Sales Price:	107,000	WGT. MEAN:	85	STD:	54.43	95% Wgt. Mean C.I.:	57.46 to 112.34
TOTAL Adj.Sales Price:	107,000	MEAN:	108	AVG.ABS.DEV:	38.59	95% Mean C.I.:	62.29 to 153.32
TOTAL Assessed Value:	90,845						
AVG. Adj. Sales Price:	13,375	COD:	41.29	MAX Sales Ratio:	215.00		
AVG. Assessed Value:	11,355	PRD:	126.98	MIN Sales Ratio:	52.63		

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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
02											
03	8	93.46	107.81	84.90	41.29	126.98	52.63	215.00	52.63 to 215.00	13,375	11,355
04											
<u>ALL</u>	<u>8</u>	<u>93.46</u>	<u>107.81</u>	<u>84.90</u>	<u>41.29</u>	<u>126.98</u>	<u>52.63</u>	<u>215.00</u>	<u>52.63 to 215.00</u>	<u>13,375</u>	<u>11,355</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	44	MEDIAN:	74	COV:	21.91	95% Median C.I.:	72.06 to 79.42	(!: Derived)
(AgLand) TOTAL Sales Price:	7,095,880	WGT. MEAN:	72	STD:	16.90	95% Wgt. Mean C.I.:	68.13 to 75.96	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	72.17 to 82.16	
(AgLand) TOTAL Assessed Value:	5,121,445							
AVG. Adj. Sales Price:	161,565	COD:	15.74	MAX Sales Ratio:	121.89			
AVG. Assessed Value:	116,396	PRD:	107.11	MIN Sales Ratio:	40.66			

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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	3	102.05	93.29	85.20	9.90	109.50	73.77	104.06	N/A	109,333	93,148
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	8	80.91	89.94	80.20	21.79	112.14	68.46	121.89	68.46 to 121.89	98,817	79,254
04/01/03 TO 06/30/03	4	74.35	74.70	74.05	3.40	100.89	72.06	78.05	N/A	127,000	94,040
07/01/03 TO 09/30/03	1	92.83	92.83	92.83			92.83	92.83	N/A	130,000	120,685
10/01/03 TO 12/31/03	5	76.86	78.91	76.44	8.98	103.24	70.18	98.70	N/A	136,977	104,705
01/01/04 TO 03/31/04	7	72.00	71.51	69.42	8.71	103.01	58.88	82.29	58.88 to 82.29	338,094	234,716
04/01/04 TO 06/30/04	5	83.46	82.49	79.84	9.30	103.32	70.82	95.10	N/A	146,036	116,600
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	54.36	55.69	56.25	15.69	99.00	43.56	69.14	N/A	171,022	96,200
01/01/05 TO 03/31/05	4	76.57	71.71	65.12	13.13	110.12	49.60	84.10	N/A	160,262	104,362
04/01/05 TO 06/30/05	4	64.10	60.65	61.35	19.26	98.86	40.66	73.75	N/A	104,123	63,882
<u>Study Years</u>											
07/01/02 TO 06/30/03	15	76.42	86.55	79.29	18.07	109.16	68.46	121.89	72.36 to 104.06	108,435	85,976
07/01/03 TO 06/30/04	18	75.57	77.80	73.37	11.05	106.04	58.88	98.70	70.82 to 83.46	217,318	159,456
07/01/04 TO 06/30/05	11	69.14	63.32	61.22	18.29	103.42	40.66	84.10	43.56 to 79.42	142,782	87,416
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	18	76.64	83.65	78.28	14.68	106.86	68.46	121.89	72.28 to 92.83	117,412	91,911
01/01/04 TO 12/31/04	15	72.00	72.01	69.66	13.67	103.37	43.56	95.10	64.77 to 82.29	240,661	167,641
<u>ALL</u>											
	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396

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:	44	MEDIAN:	74	COV:	21.91	95% Median C.I.:	72.06 to 79.42	(!: Derived)
(AgLand) TOTAL Sales Price:	7,095,880	WGT. MEAN:	72	STD:	16.90	95% Wgt. Mean C.I.:	68.13 to 75.96	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	72.17 to 82.16	
(AgLand) TOTAL Assessed Value:	5,121,445							
AVG. Adj. Sales Price:	161,565	COD:	15.74	MAX Sales Ratio:	121.89			
AVG. Assessed Value:	116,396	PRD:	107.11	MIN Sales Ratio:	40.66			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2043	2	61.82	61.82	61.68	4.76	100.23	58.88	64.77	N/A	504,000	310,880	
2045	2	75.08	75.08	75.27	1.78	99.75	73.75	76.42	N/A	108,832	81,917	
2047	2	80.09	80.09	78.05	7.96	102.62	73.72	86.46	N/A	178,025	138,945	
2049	2	79.58	79.58	81.34	3.42	97.83	76.86	82.29	N/A	172,942	140,667	
2135	3	74.28	77.17	77.28	4.35	99.85	73.77	83.46	N/A	149,200	115,305	
2137	1	79.93	79.93	79.93			79.93	79.93	N/A	230,000	183,845	
2139	1	72.28	72.28	72.28			72.28	72.28	N/A	86,000	62,165	
2141	1	95.10	95.10	95.10			95.10	95.10	N/A	120,559	114,650	
2327	5	73.06	76.95	76.31	8.23	100.85	68.46	92.83	N/A	133,347	101,753	
2329	2	60.04	60.04	67.31	32.28	89.20	40.66	79.42	N/A	96,000	64,615	
2331	2	59.89	59.89	54.56	17.18	109.76	49.60	70.18	N/A	174,000	94,942	
2333	2	70.28	70.28	70.41	1.63	99.82	69.14	71.43	N/A	216,000	152,090	
2423	11	75.36	87.88	78.88	21.19	111.41	68.70	121.89	70.82 to 116.65	115,215	90,879	
2425	1	105.29	105.29	105.29			105.29	105.29	N/A	23,800	25,060	
2427	3	77.40	76.82	72.94	19.10	105.32	54.36	98.70	N/A	149,366	108,953	
2429	4	63.98	63.91	63.80	22.11	100.16	43.56	84.10	N/A	229,779	146,600	
ALL	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	12	71.96	70.79	65.10	19.98	108.74	40.66	105.29	54.36 to 79.42	186,463	121,385	
2	10	72.71	73.55	70.90	15.24	103.74	43.56	95.10	55.96 to 92.83	170,641	120,981	
3	22	74.82	82.29	77.57	13.69	106.08	68.70	121.89	72.24 to 86.46	143,859	111,590	
ALL	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396	
ALL	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396	

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:	44	MEDIAN:	74	COV:	21.91	95% Median C.I.:	72.06 to 79.42	(! : Derived)
(AgLand) TOTAL Sales Price:	7,095,880	WGT. MEAN:	72	STD:	16.90	95% Wgt. Mean C.I.:	68.13 to 75.96	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	72.17 to 82.16	
(AgLand) TOTAL Assessed Value:	5,121,445							
AVG. Adj. Sales Price:	161,565	COD:	15.74	MAX Sales Ratio:	121.89			
AVG. Assessed Value:	116,396	PRD:	107.11	MIN Sales Ratio:	40.66			

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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)											
06-0006	1	83.46	83.46	83.46			83.46	83.46	N/A	157,600	131,530
39-0010	22	74.68	80.94	74.34	19.38	108.88	40.66	121.89	70.82 to 98.70	130,871	97,290
39-0055	7	74.28	77.30	77.62	4.69	99.59	73.72	86.46	73.72 to 86.46	155,085	120,383
39-0501	13	72.00	70.27	66.80	15.97	105.20	43.56	95.10	55.96 to 84.10	220,193	147,083
47-0001											
88-0005											
92-0045	1	76.42	76.42	76.42			76.42	76.42	N/A	124,000	94,760
NonValid School											
____ALL____	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	84.10	84.10	84.10			84.10	84.10	N/A	10,000	8,410
50.01 TO 100.00	8	75.56	75.42	64.40	29.79	117.11	40.66	121.89	40.66 to 121.89	82,075	52,856
100.01 TO 180.00	18	74.82	81.20	75.76	14.99	107.18	49.60	116.65	72.24 to 92.83	118,955	90,117
180.01 TO 330.00	9	73.75	72.77	73.22	8.54	99.39	55.96	83.46	68.46 to 82.29	171,677	125,699
330.01 TO 650.00	5	77.40	79.12	76.77	8.23	103.06	70.82	95.10	N/A	236,531	181,592
650.01 +	3	64.77	65.22	65.39	6.76	99.73	58.88	72.00	N/A	524,440	342,938
____ALL____	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396

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	40.66	40.66	40.66			40.66	40.66	N/A	60,000	24,395
GRASS	26	73.88	80.46	72.73	16.22	110.63	55.96	121.89	70.82 to 83.46	158,029	114,935
GRASS-N/A	5	75.36	79.52	76.21	7.96	104.35	72.36	98.70	N/A	182,400	138,999
IRRGTD	6	75.07	69.77	66.19	16.73	105.40	43.56	86.46	43.56 to 86.46	135,186	89,485
IRRGTD-N/A	6	75.05	74.38	72.05	13.34	103.23	49.60	92.83	49.60 to 92.83	202,833	146,137
____ALL____	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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NUMBER of Sales:	44	MEDIAN:	74	COV:	21.91	95% Median C.I.:	72.06 to 79.42	(!: Derived)
(AgLand) TOTAL Sales Price:	7,095,880	WGT. MEAN:	72	STD:	16.90	95% Wgt. Mean C.I.:	68.13 to 75.96	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	72.17 to 82.16	
(AgLand) TOTAL Assessed Value:	5,121,445							
AVG. Adj. Sales Price:	161,565	COD:	15.74	MAX Sales Ratio:	121.89			
AVG. Assessed Value:	116,396	PRD:	107.11	MIN Sales Ratio:	40.66			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	40.66	40.66	40.66			40.66	40.66	N/A	60,000	24,395
GRASS	29	74.01	79.95	73.07	14.75	109.42	55.96	121.89	72.00 to 79.93	160,081	116,966
GRASS-N/A	2	85.53	85.53	76.98	15.40	111.11	72.36	98.70	N/A	189,200	145,647
IRRGTD	10	72.89	70.45	67.18	16.81	104.87	43.56	92.83	49.60 to 86.46	166,811	112,066
IRRGTD-N/A	2	80.17	80.17	81.41	2.65	98.48	78.05	82.29	N/A	180,000	146,537
ALL	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396

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	40.66	40.66	40.66			40.66	40.66	N/A	60,000	24,395
GRASS	31	74.01	80.31	73.36	14.94	109.47	55.96	121.89	72.24 to 79.93	161,960	118,816
IRRGTD	12	75.07	72.07	69.71	15.03	103.40	43.56	92.83	54.36 to 84.10	169,009	117,811
ALL	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396

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 \$											
10000 TO 29999	4	94.70	96.09	98.13	18.49	97.92	73.06	121.89	N/A	22,384	21,966
30000 TO 59999	1	116.65	116.65	116.65			116.65	116.65	N/A	56,000	65,325
60000 TO 99999	13	74.28	78.92	78.34	15.06	100.74	40.66	104.06	72.24 to 98.70	76,755	60,127
100000 TO 149999	8	77.92	78.55	78.08	12.71	100.61	54.36	95.10	54.36 to 95.10	124,707	97,367
150000 TO 249999	11	72.06	69.92	70.52	10.03	99.14	43.56	83.46	55.96 to 79.93	204,277	144,065
250000 TO 499999	5	70.82	67.97	67.90	11.38	100.10	49.60	82.29	N/A	325,500	221,002
500000 +	2	65.44	65.44	65.67	10.03	99.66	58.88	72.00	N/A	546,660	358,967
ALL	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	7,108,880	MEAN:	77	AVG.ABS.DEV:	11.63	95% Mean C.I.:	72.17 to 82.16	
(AgLand) TOTAL Assessed Value:	5,121,445							
AVG. Adj. Sales Price:	161,565	COD:	15.74	MAX Sales Ratio:	121.89			
AVG. Assessed Value:	116,396	PRD:	107.11	MIN Sales Ratio:	40.66			

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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	84.10	84.10	84.10			84.10	84.10	N/A	10,000	8,410
Total \$ _____											
1 TO 9999	1	84.10	84.10	84.10			84.10	84.10	N/A	10,000	8,410
10000 TO 29999	3	73.06	73.01	62.51	29.49	116.79	40.66	105.29	N/A	37,178	23,240
30000 TO 59999	4	77.45	86.74	80.04	17.08	108.37	70.18	121.89	N/A	61,971	49,602
60000 TO 99999	16	74.14	78.18	72.18	18.69	108.32	43.56	116.65	68.46 to 98.70	100,739	72,711
100000 TO 149999	9	79.42	77.61	74.18	13.52	104.63	49.60	95.10	68.70 to 92.83	167,684	124,383
150000 TO 249999	8	73.04	75.00	74.97	4.57	100.04	70.82	82.29	70.82 to 82.29	255,643	191,656
250000 TO 499999	3	64.77	65.22	65.39	6.76	99.73	58.88	72.00	N/A	524,440	342,938
ALL _____											
	44	73.89	77.16	72.04	15.74	107.11	40.66	121.89	72.06 to 79.42	161,565	116,396

2006 Assessment Survey for Greeley 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- \$134,111 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: **\$4,442**
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: **\$56,748**
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 **\$190,859**
 - 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: ¹ **Urban-2006, Rural Acreages-2005**
4. Date of last “update”: ² **All Residential in 2006**
5. Pickup work done by: ³ **Appraiser Assistant**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	21	4	120	145

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **06/2005**
7. What was the last year the depreciation schedule for this property class was developed using market-derived information? **2006**
8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **N/A**
9. Number of market areas/neighborhoods for this property class: **5**
10. How are these defined? **By location-Greeley, Spalding, Scotia, Wolbach and Rural**

C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Appraiser and Assistant**
2. Valuation done by: **Appraiser, with the assistance of Appraisal Assistant**
3. Date of last appraisal: ¹ **2002**
4. Date of last “update”: ² **2006**
5. Pickup work done by whom: ³ **Appraiser Assistant**

Property Type	# of Permits	# of Info. Statements	Other		Total
Commercial	1	4	4		9

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **06/1999**

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **2002**

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ **An income approach was used in 2004 to value mini-storage warehouses**

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

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

11. How are these defined? **By location-Greeley, Spalding, Scotia, Wolbach and Rural**

D. Agricultural Appraisal Information

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

2. Valuation done by: **Appraiser**

3. Date of last appraisal: ¹ **Approximately 1970**

4. Date of last "update": ² **2006**

5. Pickup work done by whom: ³ **Appraisal Assistant**

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural	19	16	84		119

* 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? ⁵ **N/A**

7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **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? **1988**
9. What date was the last countywide land use study completed? **1991**
 - a. By what method? **Inspection of FSA Maps, physical inspection, and confirmation of NRD information.**
 - b. By whom? **Assessment staff**
 - c. What proportion is complete / implemented at this time? **50% complete with new land-use study that began in 2000**
10. Number of market areas/neighborhoods for this property class: **3**
11. How are these defined? (*By location, topography, etc.*) **The market areas are defined by topography and similar soil characteristics and delineated by township lines**
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? **Assessor and 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? **Scotia, Spalding and Greeley**

c. When was zoning implemented? **1999**

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 appraisal of properties. The information for this survey was provided by the Assessment Administrative Manager and the Appraiser for the County.

Endnotes:

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

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

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

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

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

II. Assessment Actions

Residential

The County conducted a five year market study of the residential land and changes were made to market areas accordingly. Land values decreased in various size groupings in all towns. Acreage land values were adjusted with emphasis on location relative to primary highways.

New depreciation was developed from the study and applied to all village homes using 06/2005 Marshall Swift costing. Out buildings cost table remained at 06/2002. Zonal adjustments were applied as determined from the market.

New neighborhoods were created in Spalding for a new area that was annexed by the city. The lot values in Spalding were also grouped with separate values based on dwellings built before or after 1940.

In Wolbach new neighborhoods were created for improved and unimproved parcels inside the city limits greater than 5 acres.

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

Commercial

For 2006 the County reported a five percent increase to all improvements. The land values were adjusted based on a five year market study. 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.

New depreciation was developed from the study and applied to all farm homes in the county, using 06/2005 Marshall Swift costing. Out buildings cost table remained at 06/2002. Zonal adjustments were applied as necessary.

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

County 39 - Greeley

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,924	Value 288,191,510	Total Growth 552,735 (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	112	464,620	3	25,505	2	38,730	117	528,855	
2. Res Improv Land	752	2,258,085	33	614,380	28	334,795	813	3,207,260	
3. Res Improvements	767	22,119,015	33	2,348,650	28	1,040,720	828	25,508,385	
4. Res Total	879	24,841,720	36	2,988,535	30	1,414,245	945	29,244,500	249,445
% of Total	93.01	84.94	3.80	10.21	3.17	4.83	32.31	10.14	45.12
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	879	24,841,720	36	2,988,535	30	1,414,245	945	29,244,500	249,445
% of Total	93.01	84.94	3.80	10.21	3.17	4.83	32.31	10.14	45.12

County 39 - Greeley

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,924	Value 288,191,510	Total Growth 552,735 (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	18	60,835	5	20,580	0	0	23	81,415	
10. Comm Improv Land	137	360,345	13	104,890	3	33,120	153	498,355	
11. Comm Improvements	145	3,202,785	16	1,909,630	3	505,200	164	5,617,615	
12. Comm Total	163	3,623,965	21	2,035,100	3	538,320	187	6,197,385	0
% of Total	87.16	58.47	11.22	32.83	1.60	8.68	6.39	2.15	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	163	3,623,965	21	2,035,100	3	538,320	0	0	0
% of Total	87.16	58.47	11.22	32.83	1.60	8.68	6.39	2.15	0.00
17. Taxable Total	1,042	28,465,685	57	5,023,635	33	1,952,565	1,132	35,441,885	249,445
% of Total	92.04	80.31	5.03	8.43	2.91	3.99	38.71	12.29	45

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Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	136	18	33	187

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	43	2,306,040	1,144	125,016,135	1,187	127,322,175
28. Ag-Improved Land	0	0	33	4,116,110	518	86,212,165	551	90,328,275
29. Ag-Improvements	0	0	36	1,262,180	569	33,836,995	605	35,099,175
30. Ag-Total Taxable							1,792	252,749,625

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	21	23.000	201,000	
33. HomeSite Improvements	0		0	21		952,685	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	3	7.100	21,300	
36. FarmSite Impr Land	0	0.000	0	30	137.530	390,540	
37. FarmSite Improv	0		0	34		309,495	
38. FarmSite Total							
39. Road & Ditches		0.000			141.560		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	6	7.000	51,000	6	7.000	51,000	
32. HomeSite Improv Land	326	343.980	2,517,350	347	366.980	2,718,350	
33. HomeSite Improvements	341		11,558,455	362		12,511,140	303,290
34. HomeSite Total				368	373.980	15,280,490	
35. FarmSite UnImp Land	17	83.000	89,250	20	90.100	110,550	
36. FarmSite Impr Land	495	2,455.710	2,789,380	525	2,593.240	3,179,920	
37. FarmSite Improv	537		22,278,540	571		22,588,035	0
38. FarmSite Total				591	2,683.340	25,878,505	
39. Road & Ditches		4,083.820			4,225.380		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				959	7,282.700	41,158,995	303,290

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	184.800	270,735	5,705.910	8,359,195	5,890.710	8,629,930
47. 2A1	0.000	0	300.350	440,010	3,321.040	4,865,350	3,621.390	5,305,360
48. 2A	0.000	0	121.000	177,270	2,372.400	3,475,610	2,493.400	3,652,880
49. 3A1	0.000	0	103.960	77,450	912.730	679,995	1,016.690	757,445
50. 3A	0.000	0	485.960	359,605	1,381.200	1,022,100	1,867.160	1,381,705
51. 4A1	0.000	0	166.930	122,705	4,639.530	3,410,115	4,806.460	3,532,820
52. 4A	0.000	0	10.100	6,415	3,845.370	2,441,880	3,855.470	2,448,295
53. Total	0.000	0	1,373.100	1,454,190	22,178.180	24,254,245	23,551.280	25,708,435
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	36.800	30,365	3,406.650	2,810,830	3,443.450	2,841,195
56. 2D1	0.000	0	39.560	32,650	1,767.830	1,458,715	1,807.390	1,491,365
57. 2D	0.000	0	40.400	33,340	1,905.970	1,572,645	1,946.370	1,605,985
58. 3D1	0.000	0	122.550	100,495	681.050	558,460	803.600	658,955
59. 3D	0.000	0	163.710	133,430	597.540	487,005	761.250	620,435
60. 4D1	0.000	0	108.450	42,300	3,935.880	1,535,040	4,044.330	1,577,340
61. 4D	0.000	0	11.900	3,625	4,024.810	1,227,600	4,036.710	1,231,225
62. Total	0.000	0	523.370	376,205	16,319.730	9,650,295	16,843.100	10,026,500
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	40.870	21,585	1,779.800	927,990	1,820.670	949,575
65. 2G1	0.000	0	12.500	6,505	965.780	503,925	978.280	510,430
66. 2G	0.000	0	47.090	24,770	1,323.720	691,355	1,370.810	716,125
67. 3G1	0.000	0	5.300	2,750	3,202.630	1,666,080	3,207.930	1,668,830
68. 3G	0.000	0	419.360	184,130	982.160	431,185	1,401.520	615,315
69. 4G1	0.000	0	706.370	280,565	17,295.440	6,598,020	18,001.810	6,878,585
70. 4G	0.000	0	971.670	336,005	63,962.410	22,100,530	64,934.080	22,436,535
71. Total	0.000	0	2,203.160	856,310	89,511.940	32,919,085	91,715.100	33,775,395
72. Waste	0.000	0	29.980	1,805	761.120	45,675	791.100	47,480
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	4,129.610	2,688,510	128,770.970	66,869,300	132,900.580	69,557,810

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	272.240	310,350	6,714.900	7,654,940	6,987.140	7,965,290
47. 2A1	0.000	0	26.700	24,965	1,657.860	1,550,100	1,684.560	1,575,065
48. 2A	0.000	0	50.400	38,055	2,474.040	1,867,905	2,524.440	1,905,960
49. 3A1	0.000	0	23.900	17,805	1,005.340	748,975	1,029.240	766,780
50. 3A	0.000	0	17.200	12,470	493.600	357,895	510.800	370,365
51. 4A1	0.000	0	30.150	20,655	3,609.710	2,472,705	3,639.860	2,493,360
52. 4A	0.000	0	19.300	10,615	2,413.690	1,327,530	2,432.990	1,338,145
53. Total	0.000	0	439.890	434,915	18,369.140	15,980,050	18,809.030	16,414,965
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	189.950	111,130	999.660	584,840	1,189.610	695,970
56. 2D1	0.000	0	100.600	53,320	547.160	289,995	647.760	343,315
57. 2D	0.000	0	64.000	30,405	1,028.120	488,515	1,092.120	518,920
58. 3D1	0.000	0	22.100	9,725	459.460	202,160	481.560	211,885
59. 3D	0.000	0	0.900	340	137.000	51,400	137.900	51,740
60. 4D1	0.000	0	62.970	21,730	2,058.800	710,320	2,121.770	732,050
61. 4D	0.000	0	41.200	11,125	1,577.890	426,030	1,619.090	437,155
62. Total	0.000	0	481.720	237,775	6,808.090	2,753,260	7,289.810	2,991,035
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	111.530	50,495	709.420	295,480	820.950	345,975
65. 2G1	0.000	0	61.010	23,220	604.270	217,850	665.280	241,070
66. 2G	0.000	0	19.640	6,655	1,165.900	417,070	1,185.540	423,725
67. 3G1	0.000	0	25.300	9,055	543.160	182,160	568.460	191,215
68. 3G	0.000	0	140.900	45,800	503.800	166,025	644.700	211,825
69. 4G1	0.000	0	204.160	66,165	7,456.900	2,438,185	7,661.060	2,504,350
70. 4G	0.000	0	150.820	47,550	26,340.300	8,341,395	26,491.120	8,388,945
71. Total	0.000	0	713.360	248,940	37,323.750	12,058,165	38,037.110	12,307,105
72. Waste	0.000	0	52.490	2,890	825.170	45,450	877.660	48,340
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	1,687.460	924,520	63,326.150	30,836,925	65,013.610	31,761,445

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	501.350	674,305	6,891.870	9,269,625	7,393.220	9,943,930
47. 2A1	0.000	0	34.800	46,805	5,319.920	7,155,380	5,354.720	7,202,185
48. 2A	0.000	0	58.540	78,740	3,434.410	4,619,300	3,492.950	4,698,040
49. 3A1	0.000	0	68.100	86,830	2,477.940	3,159,525	2,546.040	3,246,355
50. 3A	0.000	0	13.300	16,960	2,848.150	3,631,520	2,861.450	3,648,480
51. 4A1	0.000	0	121.200	150,895	11,819.820	14,715,845	11,941.020	14,866,740
52. 4A	0.000	0	36.500	43,255	11,073.420	13,122,090	11,109.920	13,165,345
53. Total	0.000	0	833.790	1,097,790	43,865.530	55,673,285	44,699.320	56,771,075
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	29.650	33,205	1,907.900	2,136,835	1,937.550	2,170,040
56. 2D1	0.000	0	4.300	4,385	2,003.390	2,043,460	2,007.690	2,047,845
57. 2D	0.000	0	20.700	18,220	1,599.050	1,407,200	1,619.750	1,425,420
58. 3D1	0.000	0	0.000	0	1,075.030	946,035	1,075.030	946,035
59. 3D	0.000	0	22.430	16,825	908.810	681,610	931.240	698,435
60. 4D1	0.000	0	54.700	34,200	4,418.090	2,761,820	4,472.790	2,796,020
61. 4D	0.000	0	87.100	43,550	4,360.570	2,180,285	4,447.670	2,223,835
62. Total	0.000	0	218.880	150,385	16,272.840	12,157,245	16,491.720	12,307,630
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	32.900	18,095	1,625.940	895,385	1,658.840	913,480
65. 2G1	0.000	0	26.200	14,145	1,722.960	931,435	1,749.160	945,580
66. 2G	0.000	0	54.000	26,735	2,050.990	1,023,185	2,104.990	1,049,920
67. 3G1	0.000	0	11.600	5,745	2,224.290	1,108,025	2,235.890	1,113,770
68. 3G	0.000	0	36.900	16,420	2,054.200	926,310	2,091.100	942,730
69. 4G1	0.000	0	538.480	228,895	23,493.000	10,629,920	24,031.480	10,858,815
70. 4G	0.000	0	1,501.560	630,645	56,444.470	24,616,010	57,946.030	25,246,655
71. Total	0.000	0	2,201.640	940,680	89,615.850	40,130,270	91,817.490	41,070,950
72. Waste	0.000	0	98.750	7,425	1,516.040	114,295	1,614.790	121,720
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	3,353.060	2,196,280	151,270.260	108,075,095	154,623.320	110,271,375

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	2,646.780	2,986,895	84,412.850	95,907,580	87,059.630	98,894,475
77.Dry Land	0.000	0	1,223.970	764,365	39,400.660	24,560,800	40,624.630	25,325,165
78.Grass	0.000	0	5,118.160	2,045,930	216,451.540	85,107,520	221,569.700	87,153,450
79.Waste	0.000	0	181.220	12,120	3,102.330	205,420	3,283.550	217,540
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	9,170.130	5,809,310	343,367.380	205,781,320	352,537.510	211,590,630

2006 Agricultural Land Detail

County 39 - Greeley

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,890.710	25.01%	8,629,930	33.57%	1,465.006
2A1	3,621.390	15.38%	5,305,360	20.64%	1,465.006
2A	2,493.400	10.59%	3,652,880	14.21%	1,465.019
3A1	1,016.690	4.32%	757,445	2.95%	745.010
3A	1,867.160	7.93%	1,381,705	5.37%	740.003
4A1	4,806.460	20.41%	3,532,820	13.74%	735.014
4A	3,855.470	16.37%	2,448,295	9.52%	635.018
Irrigated Total	23,551.280	100.00%	25,708,435	100.00%	1,091.593

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	3,443.450	20.44%	2,841,195	28.34%	825.101
2D1	1,807.390	10.73%	1,491,365	14.87%	825.148
2D	1,946.370	11.56%	1,605,985	16.02%	825.118
3D1	803.600	4.77%	658,955	6.57%	820.003
3D	761.250	4.52%	620,435	6.19%	815.021
4D1	4,044.330	24.01%	1,577,340	15.73%	390.012
4D	4,036.710	23.97%	1,231,225	12.28%	305.007
Dry Total	16,843.100	100.00%	10,026,500	100.00%	595.288

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,820.670	1.99%	949,575	2.81%	521.552
2G1	978.280	1.07%	510,430	1.51%	521.762
2G	1,370.810	1.49%	716,125	2.12%	522.410
3G1	3,207.930	3.50%	1,668,830	4.94%	520.220
3G	1,401.520	1.53%	615,315	1.82%	439.034
4G1	18,001.810	19.63%	6,878,585	20.37%	382.105
4G	64,934.080	70.80%	22,436,535	66.43%	345.527
Grass Total	91,715.100	100.00%	33,775,395	100.00%	368.264

Irrigated Total	23,551.280	17.72%	25,708,435	36.96%	1,091.593
Dry Total	16,843.100	12.67%	10,026,500	14.41%	595.288
Grass Total	91,715.100	69.01%	33,775,395	48.56%	368.264
Waste	791.100	0.60%	47,480	0.07%	60.017
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	132,900.580	100.00%	69,557,810	100.00%	523.382

As Related to the County as a Whole

Irrigated Total	23,551.280	27.05%	25,708,435	26.00%	
Dry Total	16,843.100	41.46%	10,026,500	39.59%	
Grass Total	91,715.100	41.39%	33,775,395	38.75%	
Waste	791.100	24.09%	47,480	21.83%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	132,900.580	37.70%	69,557,810	32.87%	

2006 Agricultural Land Detail

County 39 - Greeley

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	6,987.140	37.15%	7,965,290	48.52%	1,139.992
2A1	1,684.560	8.96%	1,575,065	9.60%	935.000
2A	2,524.440	13.42%	1,905,960	11.61%	755.003
3A1	1,029.240	5.47%	766,780	4.67%	744.996
3A	510.800	2.72%	370,365	2.26%	725.068
4A1	3,639.860	19.35%	2,493,360	15.19%	685.015
4A	2,432.990	12.94%	1,338,145	8.15%	550.000
Irrigated Total	18,809.030	100.00%	16,414,965	100.00%	872.717

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	1,189.610	16.32%	695,970	23.27%	585.040
2D1	647.760	8.89%	343,315	11.48%	530.003
2D	1,092.120	14.98%	518,920	17.35%	475.149
3D1	481.560	6.61%	211,885	7.08%	439.997
3D	137.900	1.89%	51,740	1.73%	375.199
4D1	2,121.770	29.11%	732,050	24.47%	345.018
4D	1,619.090	22.21%	437,155	14.62%	270.000
Dry Total	7,289.810	100.00%	2,991,035	100.00%	410.303

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	820.950	2.16%	345,975	2.81%	421.432
2G1	665.280	1.75%	241,070	1.96%	362.358
2G	1,185.540	3.12%	423,725	3.44%	357.410
3G1	568.460	1.49%	191,215	1.55%	336.373
3G	644.700	1.69%	211,825	1.72%	328.563
4G1	7,661.060	20.14%	2,504,350	20.35%	326.893
4G	26,491.120	69.65%	8,388,945	68.16%	316.670
Grass Total	38,037.110	100.00%	12,307,105	100.00%	323.555

Irrigated Total	18,809.030	28.93%	16,414,965	51.68%	872.717
Dry Total	7,289.810	11.21%	2,991,035	9.42%	410.303
Grass Total	38,037.110	58.51%	12,307,105	38.75%	323.555
Waste	877.660	1.35%	48,340	0.15%	55.078
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	65,013.610	100.00%	31,761,445	100.00%	488.535

As Related to the County as a Whole

Irrigated Total	18,809.030	21.60%	16,414,965	16.60%	
Dry Total	7,289.810	17.94%	2,991,035	11.81%	
Grass Total	38,037.110	17.17%	12,307,105	14.12%	
Waste	877.660	26.73%	48,340	22.22%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	65,013.610	18.44%	31,761,445	15.01%	

2006 Agricultural Land Detail

County 39 - Greeley

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	7,393.220	16.54%	9,943,930	17.52%	1,345.006
2A1	5,354.720	11.98%	7,202,185	12.69%	1,345.016
2A	3,492.950	7.81%	4,698,040	8.28%	1,345.006
3A1	2,546.040	5.70%	3,246,355	5.72%	1,275.060
3A	2,861.450	6.40%	3,648,480	6.43%	1,275.045
4A1	11,941.020	26.71%	14,866,740	26.19%	1,245.014
4A	11,109.920	24.85%	13,165,345	23.19%	1,185.008
Irrigated Total	44,699.320	100.00%	56,771,075	100.00%	1,270.065

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	1,937.550	11.75%	2,170,040	17.63%	1,119.991
2D1	2,007.690	12.17%	2,047,845	16.64%	1,020.000
2D	1,619.750	9.82%	1,425,420	11.58%	880.024
3D1	1,075.030	6.52%	946,035	7.69%	880.008
3D	931.240	5.65%	698,435	5.67%	750.005
4D1	4,472.790	27.12%	2,796,020	22.72%	625.117
4D	4,447.670	26.97%	2,223,835	18.07%	500.000
Dry Total	16,491.720	100.00%	12,307,630	100.00%	746.291

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,658.840	1.81%	913,480	2.22%	550.673
2G1	1,749.160	1.91%	945,580	2.30%	540.590
2G	2,104.990	2.29%	1,049,920	2.56%	498.776
3G1	2,235.890	2.44%	1,113,770	2.71%	498.132
3G	2,091.100	2.28%	942,730	2.30%	450.829
4G1	24,031.480	26.17%	10,858,815	26.44%	451.857
4G	57,946.030	63.11%	25,246,655	61.47%	435.692
Grass Total	91,817.490	100.00%	41,070,950	100.00%	447.310

Irrigated Total	44,699.320	28.91%	56,771,075	51.48%	1,270.065
Dry Total	16,491.720	10.67%	12,307,630	11.16%	746.291
Grass Total	91,817.490	59.38%	41,070,950	37.25%	447.310
Waste	1,614.790	1.04%	121,720	0.11%	75.378
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	154,623.320	100.00%	110,271,375	100.00%	713.161

As Related to the County as a Whole

Irrigated Total	44,699.320	51.34%	56,771,075	57.41%	
Dry Total	16,491.720	40.60%	12,307,630	48.60%	
Grass Total	91,817.490	41.44%	41,070,950	47.12%	
Waste	1,614.790	49.18%	121,720	55.95%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	154,623.320	43.86%	110,271,375	52.12%	

2006 Agricultural Land Detail

County 39 - Greeley

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	2,646.780	2,986,895	84,412.850	95,907,580
Dry	0.000	0	1,223.970	764,365	39,400.660	24,560,800
Grass	0.000	0	5,118.160	2,045,930	216,451.540	85,107,520
Waste	0.000	0	181.220	12,120	3,102.330	205,420
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	9,170.130	5,809,310	343,367.380	205,781,320

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	87,059.630	98,894,475	87,059.630	24.70%	98,894,475	46.74%	1,135.939
Dry	40,624.630	25,325,165	40,624.630	11.52%	25,325,165	11.97%	623.394
Grass	221,569.700	87,153,450	221,569.700	62.85%	87,153,450	41.19%	393.345
Waste	3,283.550	217,540	3,283.550	0.93%	217,540	0.10%	66.251
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	352,537.510	211,590,630	352,537.510	100.00%	211,590,630	100.00%	600.193

* Department of Property Assessment & Taxation Calculates

2005 Plan of Assessment for Greeley 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 Greeley County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1,003	31.481%	10.026%
Commercial	191	5.995%	2.147%
Industrial	NA	NA%	NA%
Recreational	NA	NA%	NA%
Agricultural	1,992	62.524%	87.827%
Special Value	NA	NA%	NA%

Agricultural land - taxable acres: 352,602.93

Other pertinent facts: 88% of county is agricultural and of that 63% is grassland, 23% is irrigated cropland and 14% consists of dry cropland and waste.

New Property: For assessment year 2005, an estimated 70 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 provide 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 – Greeley County has one 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 Greeley 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. An engineering company resurveyed the county and provided paper soil maps in 1988. The new soil maps were implemented in 1991. 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 those 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, rural acreages, the annual pick-up work, and properties reviewed through the sales analysis.

- D. Software for CAMA, Assessment Administration, GIS – The administrative and CAMA software is provided by TerraScan. Greeley County currently does not have a GIS system.
- E. Web based – property record information access – Greeley 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 date 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 the information is accurate to what actually sold. Any other information is gathered as possible. Gathering rental amounts on residential properties or commercial properties is helpful if available. Some owners 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 they are run in the office through our cama system. We often query to look for particular information that may be affecting the sales price paid for properties.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons – Similar properties are studied to determine if and what actions will be necessary for the upcoming year.
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study – We are currently using the 2002 Marshall & Swift costing for all classes of property except commercial. Commercial properties are priced with 2000 costing and adjusted to the local 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 and expense information as available on commercial and residential rental properties as well as agricultural 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 sub-class of agricultural property within each ag land class. Each sale is then transferred to an ag land spread sheet 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 sub-class is then determined based on the price paid and the proper percentage applied for each sub-class of the property. To reach our assessed value we then average the price paid for each sub-class within the market area 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 a market area for each sub-class of property. At this time we have not noticed any difference in the price paid per acre to be classes as special value as all that had sold is being used for agricultural purposes. It is noted that some is being purchased for land use change from dry or grass to irrigated lands.
- E. Reconciliation of Final Value and documentation – The markets are analyzed based on the standard approaches to value 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 base within all sub-classes and classes of properties then applied to the entire population of properties within the sub-classes and classes within the county.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st 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	97	35.42	111.97
Commercial	96	43.41	131.67
Agricultural Land	77	13.25	104.61
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 re-appraise all residential properties within the villages of Spalding, Greeley, Scotia

and Wolbach. Review and adjust depreciation to the market for all other residential properties if needed. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period for the coming year. Review through the local and state sales file, update to the current Marshall & Swift costing and finalize values to be applied through the current cama system. Annual pickup work.

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 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 the sales activity indicates 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 re-appraise all residential and farm improvements in the rural area of the county. These are being classed within the 4000 class as improved agricultural properties. Review and adjust the depreciation to reflect the new information to the current local markets. Review and adjust depreciation to the market for all other residential properties if needed. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period for the coming year. Review through the local and state sales file, update values as necessary to be applied through the current cama system. Annual pickup work.

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 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 the sales activity indicates 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 re-appraise all properties commonly known as the suburban or acreage properties. These are classed within the 4500 class of residential properties. Review and adjust the depreciation to reflect the new information to the current local markets. Review and adjust depreciation to the market for all other residential properties if needed. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period for the coming year. Review through the local and state sales file, update values as necessary to be applied through the current cama system. Annual pickup work.

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 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 the sales activity indicates 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 560 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 175 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
 - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - Upper Limit
 - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - 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:

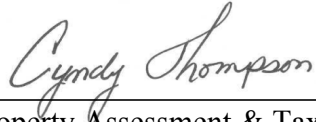
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

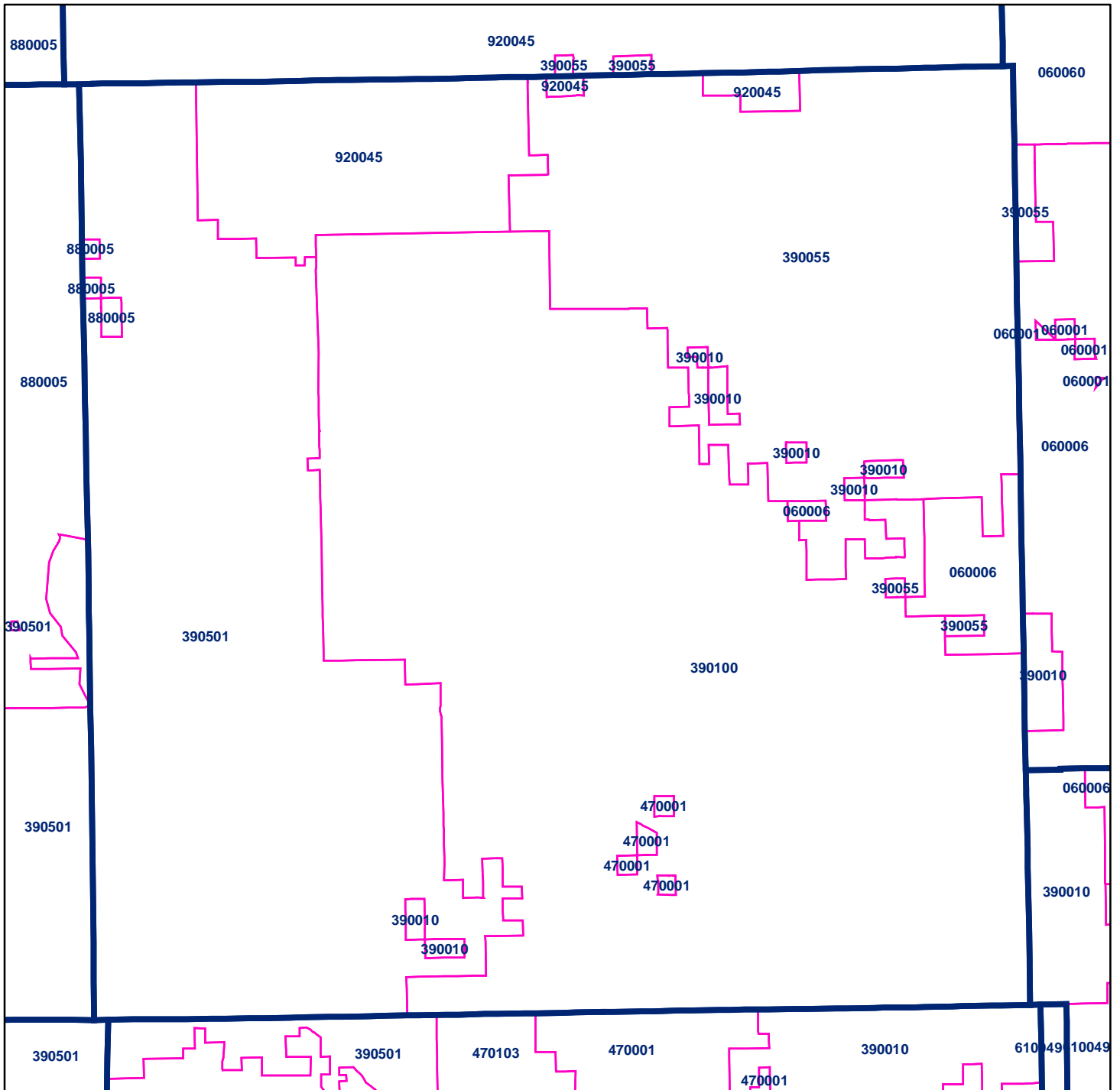
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Greeley County County Assessor, by certified mail, return receipt requested, 7043 1160 0001 1212 8137.

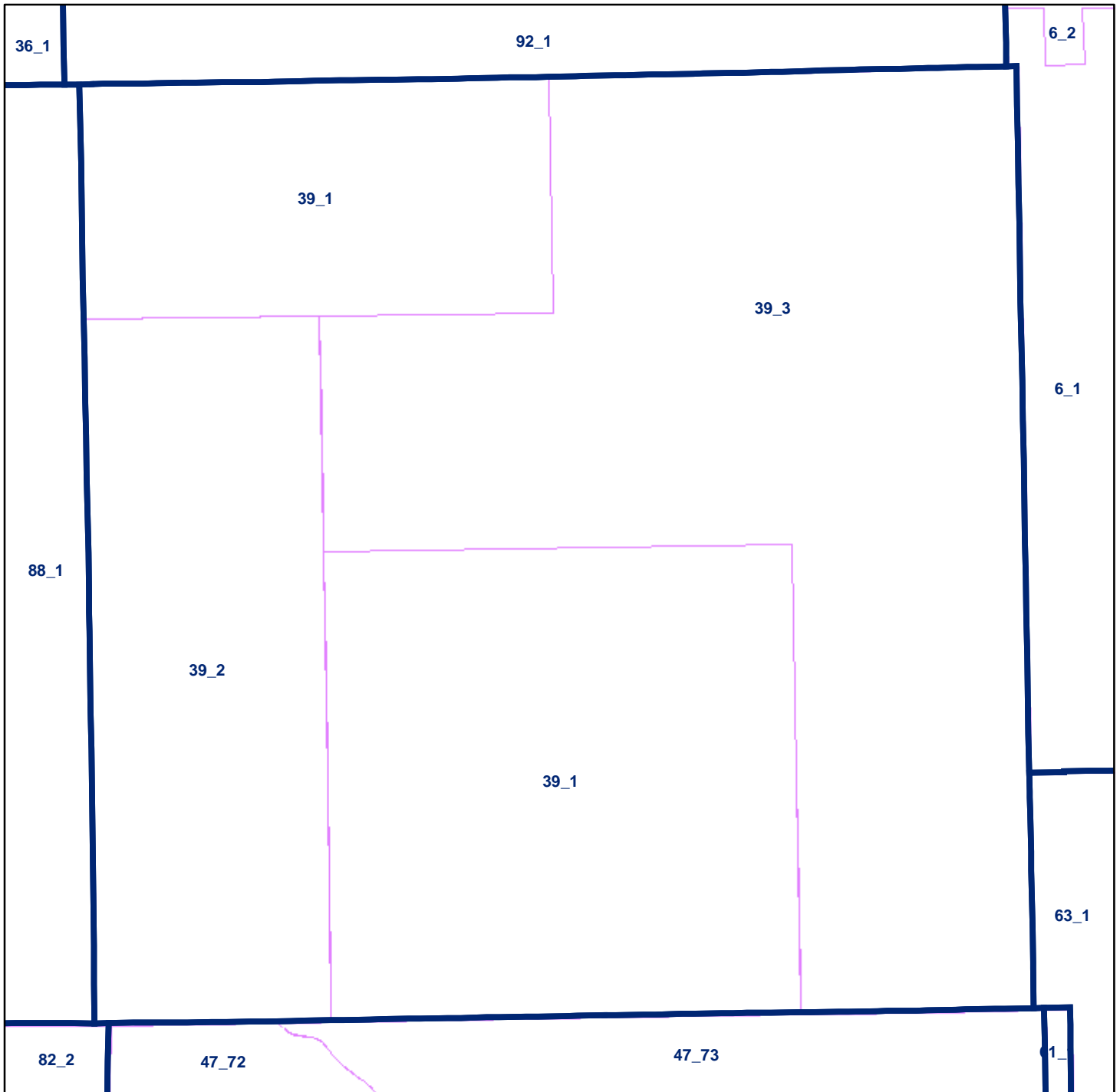
Dated this 10th day of April, 2006.



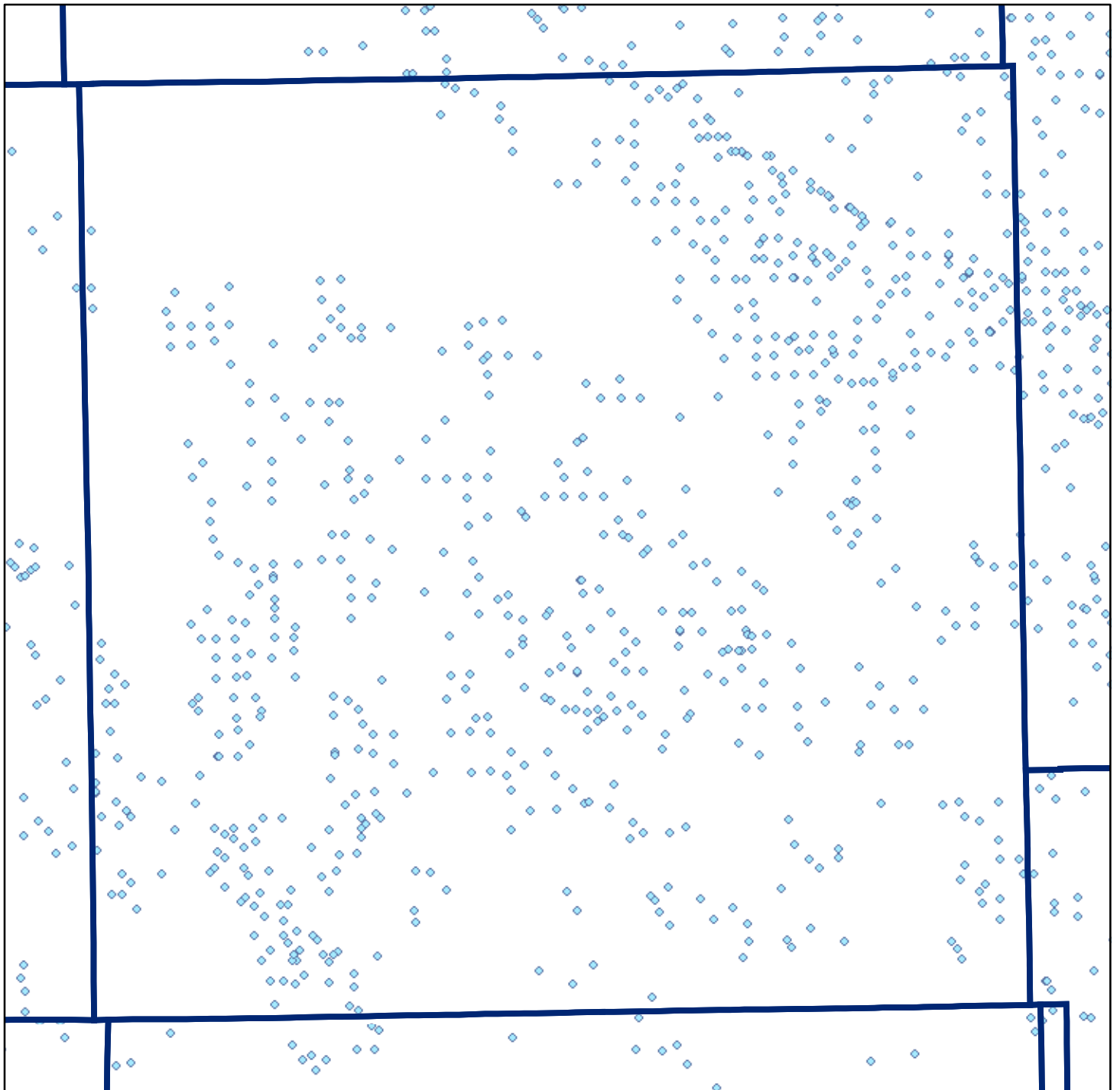
Property Assessment & Taxation



 School Districts



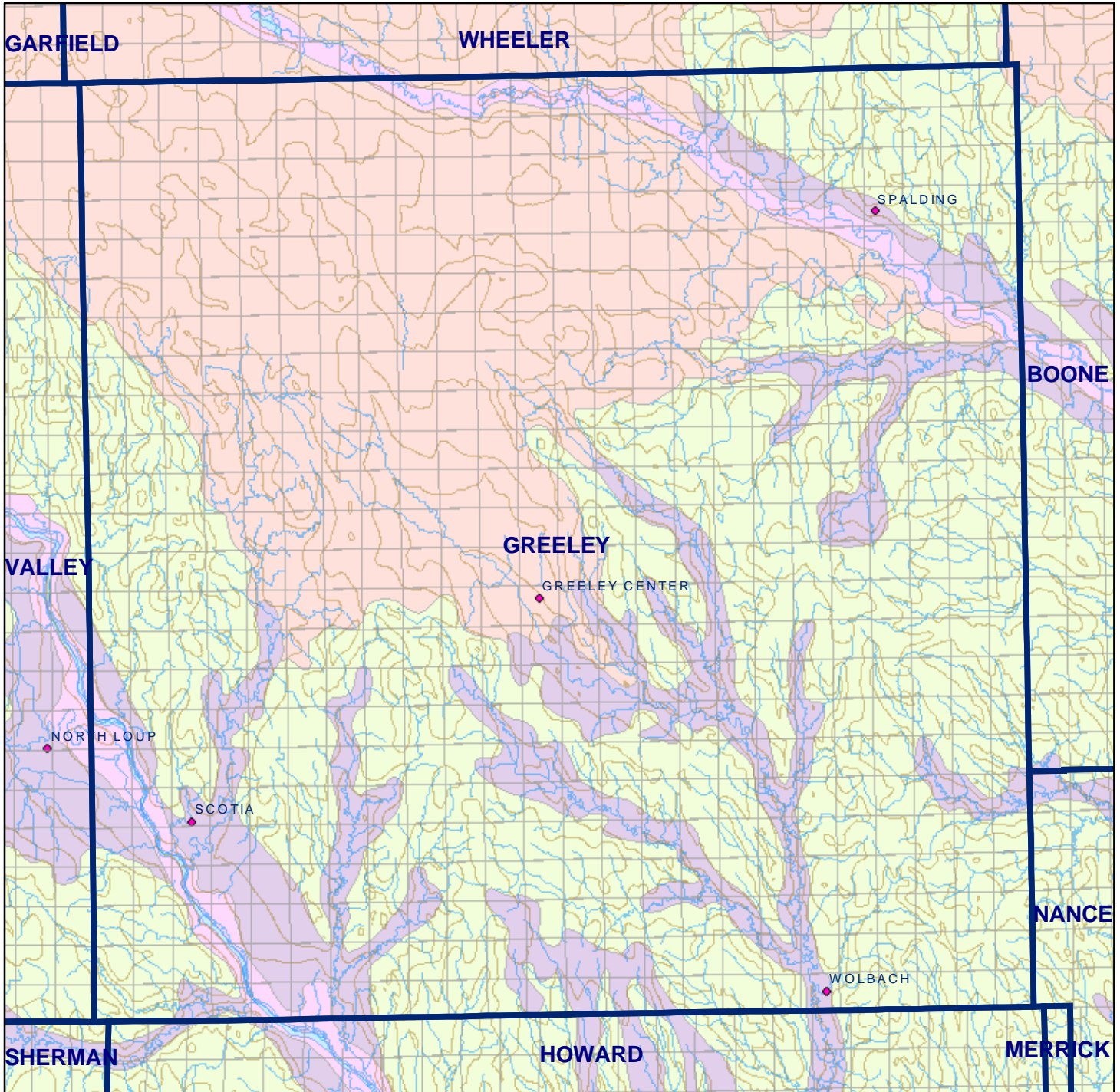
 Market Areas



● Registered Wells > 500 GPM

1859	1857	1855	1853	1851	1849
2041	2043	2045	2047	2049	2051
2143	2141	2139	2137	2135	2133
2325	2327	2329	2331	2333	2335
2431	2429	2427	2425	2423	2421
2615	2617	2619	2621	2623	2625

 Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

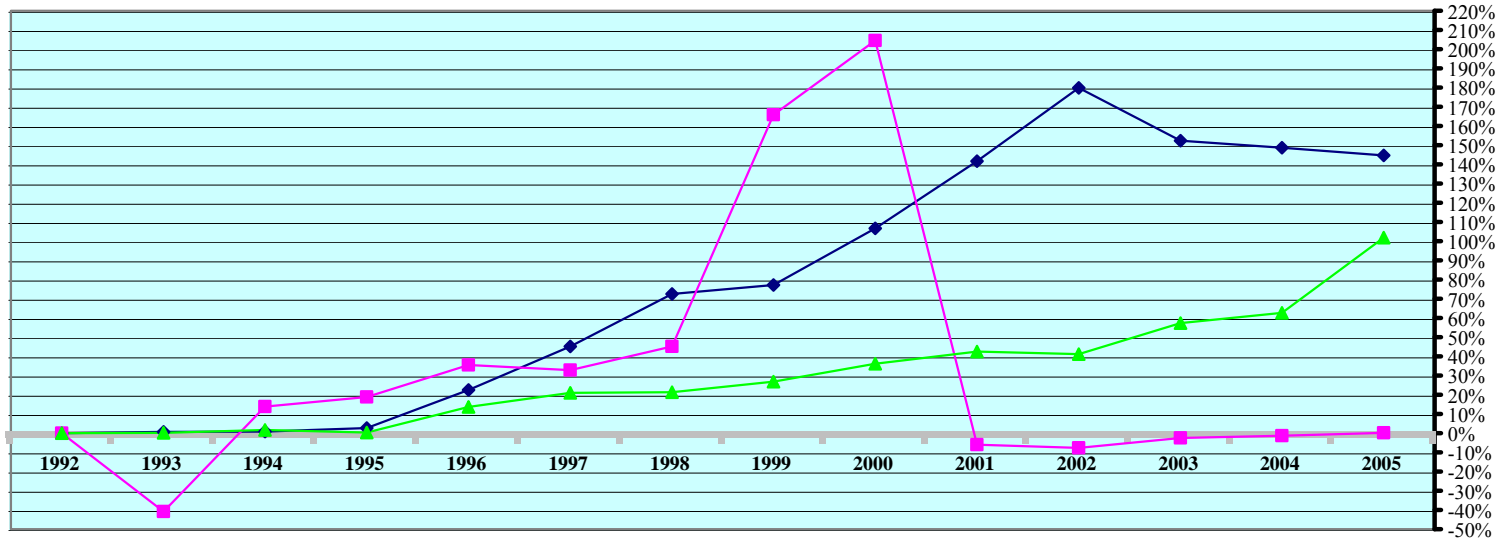
- 0 - Lakes and Ponds
- 1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 3 - Moderately well drained silty soils on uplands and in depressions formed in loess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

Greeley County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005

◆ ResRec
■ Comm&Indust
▲ Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	11,143,200	--	--	--	5,836,040	--	--	--	98,167,800	--	--	--
1993	11,214,380	71,180	0.64%	0.64%	3,450,985	-2,385,055	-40.87%	-40.87%	98,254,790	86,990	0.09%	0.09%
1994	11,242,430	28,050	0.25%	0.89%	6,647,495	3,196,510	92.63%	13.90%	99,764,885	1,510,095	1.54%	1.63%
1995	11,449,580	207,150	1.84%	2.75%	6,936,475	288,980	4.35%	18.86%	98,480,600	-1,284,285	-1.29%	0.32%
1996	13,652,810	2,203,230	19.24%	22.52%	7,904,045	967,570	13.95%	35.44%	111,585,960	13,105,360	13.31%	13.67%
1997	16,173,765	2,520,955	18.46%	45.14%	7,749,555	-154,490	-1.95%	32.79%	118,836,525	7,250,565	6.50%	21.05%
1998	19,224,425	3,050,660	18.86%	72.52%	8,470,975	721,420	9.31%	45.15%	119,090,650	254,125	0.21%	21.31%
1999	19,734,035	509,610	2.65%	77.09%	15,517,610	7,046,635	83.19%	165.89%	124,554,215	5,463,565	4.59%	26.88%
2000	23,025,530	3,291,495	16.68%	106.63%	17,771,640	2,254,030	14.53%	204.52%	133,694,560	9,140,345	7.34%	36.19%
2001	26,937,480	3,911,950	16.99%	141.74%	5,487,155	-12,284,485	-69.12%	-5.98%	139,911,620	6,217,060	4.65%	42.52%
2002	31,177,185	4,239,705	15.74%	179.79%	5,384,735	-102,420	-1.87%	-7.73%	138,505,270	-1,406,350	-1.01%	41.09%
2003	28,121,590	-3,055,595	-9.80%	152.37%	5,689,805	305,070	5.67%	-2.51%	154,407,720	15,902,450	11.48%	57.29%
2004	27,714,240	-407,350	-1.45%	148.71%	5,760,070	70,265	1.23%	-1.30%	159,624,085	5,216,365	3.38%	62.60%
2005	27,268,210	-446,030	-1.61%	144.71%	5,846,730	86,660	1.50%	0.18%	198,178,320	38,554,235	24.15%	101.88%

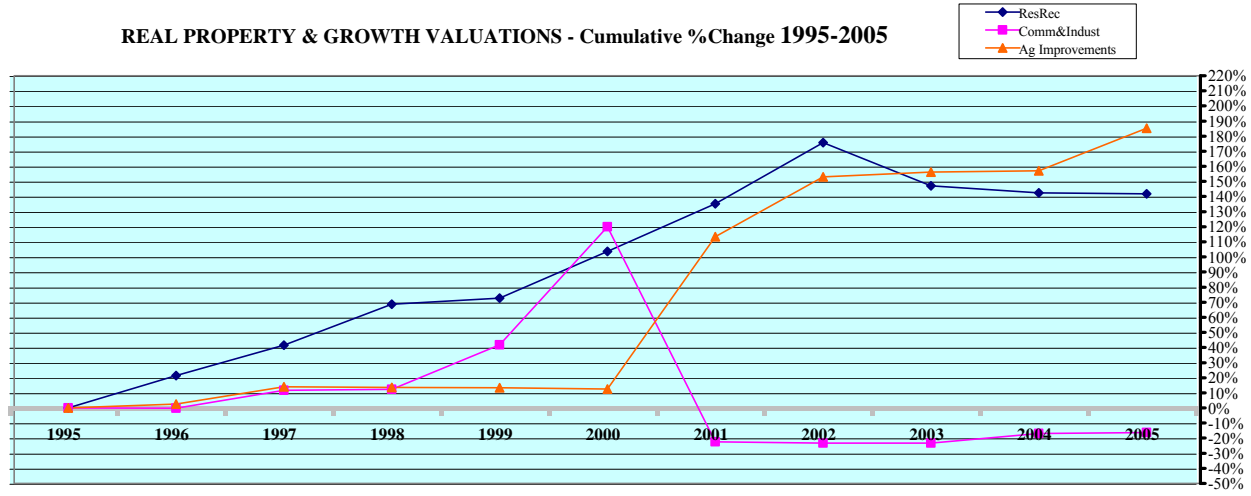
1992-2005 Rate Ann. %chg: Resid & Rec. 7.13% Comm & Indust 0.01% Agland 5.55%

Cnty# 39
 County GREELEY

FL area 3

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	11,143,200	not avail.	--	--	--	--	5,836,040	not avail.	--	--	--	--
1993	11,214,380	not avail.	--	--	--	--	3,450,985	not avail.	--	--	--	--
1994	11,242,430	not avail.	--	--	--	--	6,647,495	not avail.	--	--	--	--
1995	11,449,580	309,270	2.70%	11,140,310	--	--	6,936,475	42,090	0.61%	6,894,385	--	--
1996	13,652,810	120,400	0.88%	13,532,410	18.19%	21.47%	7,904,045	1,026,885	12.99%	6,877,160	-0.86%	-0.25%
1997	16,173,765	395,225	2.44%	15,778,540	15.57%	41.63%	7,749,555	56,775	0.73%	7,692,780	-2.67%	11.58%
1998	19,224,425	429,770	2.24%	18,794,655	16.20%	68.71%	8,470,975	730,295	8.62%	7,740,680	-0.11%	12.28%
1999	19,734,035	499,465	2.53%	19,234,570	0.05%	72.66%	15,517,610	5,746,765	37.03%	9,770,845	15.34%	41.72%
2000	23,025,530	349,710	1.52%	22,675,820	14.91%	103.55%	17,771,640	2,606,635	14.67%	15,165,005	-2.27%	119.96%
2001	26,937,480	728,510	2.70%	26,208,970	13.83%	135.26%	5,487,155	147,410	2.69%	5,339,745	-69.95%	-22.55%
2002	31,177,185	457,260	1.47%	30,719,925	14.04%	175.75%	5,384,735	101,265	1.88%	5,283,470	-3.71%	-23.37%
2003	28,121,590	600,065	2.13%	27,521,525	-11.73%	147.04%	5,689,805	394,330	6.93%	5,295,475	-1.66%	-23.19%
2004	27,714,240	703,310	2.54%	27,010,930	-3.95%	142.46%	5,760,070	38,695	0.67%	5,721,375	0.55%	-17.01%
2005	27,268,210	329,120	1.21%	26,939,090	-2.80%	141.82%	5,846,730	77,495	1.33%	5,769,235	0.16%	-16.32%

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

Resid & Rec.

Comm & Indust

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	14,866,240					
1993	not avail	not avail	17,636,410					
1994	not avail	not avail	14,238,655					
1995	6,621,395	8,272,240	14,893,635	539,240	3.62%	14,354,395	--	--
1996	6,680,570	8,791,860	15,472,430	739,090	4.78%	14,733,340	-1.08%	2.64%
1997	6,980,650	9,565,905	16,546,555	170,090	1.03%	16,376,465	5.84%	14.09%
1998	7,094,070	9,473,545	16,567,615	258,825	1.56%	16,308,790	-1.44%	13.62%
1999	7,164,410	9,378,450	16,542,860	277,175	1.68%	16,265,685	-1.82%	13.32%
2000	6,975,770	9,405,125	16,380,895	223,345	1.36%	16,157,550	-2.33%	12.56%
2001	8,806,905	22,418,975	31,225,880	600,465	1.92%	30,625,415	86.96%	113.35%
2002	11,020,350	25,735,465	36,755,815	424,415	1.15%	36,331,400	16.35%	153.10%
2003	11,376,010	25,793,690	37,169,700	406,205	1.09%	36,763,495	0.02%	156.11%
2004	11,108,625	26,023,470	37,132,095	223,775	0.60%	36,908,320	-0.70%	157.12%
2005	14,256,060	27,036,055	41,292,115	343,340	0.83%	40,948,775	10.28%	185.27%

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

Ag Imprvmts

(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#
County

FL area

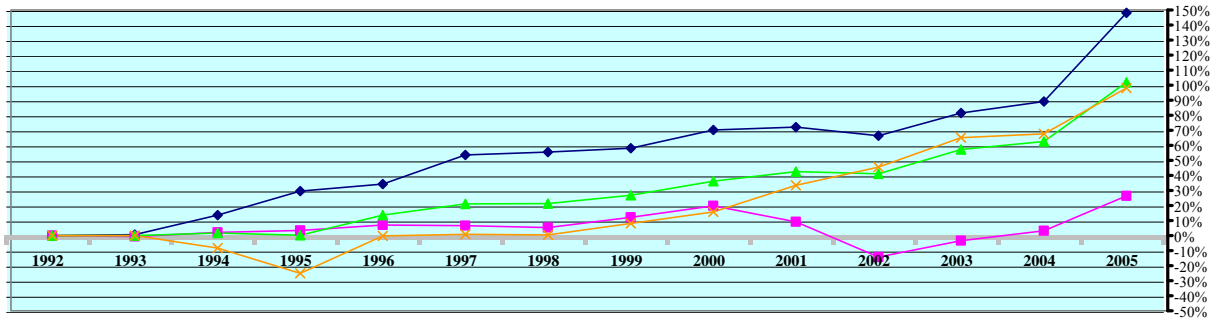
CHART 2

EXHIBIT

39B

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	35,623,085	--	--	--	19,554,485	--	--	--	42,848,175	--	--	--
1993	35,870,820	247,735	0.70%	0.70%	19,409,415	-145,070	-0.74%	-0.74%	42,835,495	-12,680	-0.03%	-0.03%
1994	40,444,180	4,573,360	12.75%	13.53%	19,971,200	561,785	2.89%	2.13%	39,291,930	-3,543,565	-8.27%	-8.30%
1995	46,127,585	5,683,405	14.05%	29.49%	20,212,425	241,225	1.21%	3.36%	32,082,735	-7,209,195	-18.35%	-25.12%
1996	47,827,920	1,700,335	3.69%	34.26%	20,946,025	733,600	3.63%	7.12%	42,753,985	10,671,250	33.26%	-0.22%
1997	54,735,395	6,907,475	14.44%	53.65%	20,858,685	-87,340	-0.42%	6.67%	43,182,885	428,900	1.00%	0.78%
1998	55,386,115	650,720	1.19%	55.48%	20,596,950	-261,735	-1.25%	5.33%	43,048,160	-134,725	-0.31%	0.47%
1999	56,310,620	924,505	1.67%	58.07%	21,911,405	1,314,455	6.38%	12.05%	46,271,100	3,222,940	7.49%	7.99%
2000	60,611,475	4,300,855	7.64%	70.15%	23,416,125	1,504,720	6.87%	19.75%	49,607,880	3,336,780	7.21%	15.78%
2001	61,310,880	699,405	1.15%	72.11%	21,333,310	-2,082,815	-8.89%	9.10%	57,191,640	7,583,760	15.29%	33.48%
2002	59,278,885	-2,031,995	-3.31%	66.41%	16,779,310	-4,554,000	-21.35%	-14.19%	62,373,785	5,182,145	9.06%	45.57%
2003	64,637,775	5,358,890	9.04%	81.45%	18,877,735	2,098,425	12.51%	-3.46%	70,713,040	8,339,255	13.37%	65.03%
2004	67,350,055	2,712,280	4.20%	89.06%	20,195,585	1,317,850	6.98%	3.28%	71,883,145	1,170,105	1.65%	67.76%
2005	88,382,250	21,032,195	31.23%	148.10%	24,714,210	4,518,625	22.37%	26.39%	84,871,435	12,988,290	18.07%	98.07%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992		--	--	--	142,055	--	--	--	98,167,800	--	--	--
1993		--	--	--	139,060	-2,995	-2.11%	-2.11%	98,254,790	86,990	0.09%	0.09%
1994		--	--	--	57,575		0.00%	-59.47%	99,764,885	1,510,095	1.54%	1.63%
1995		--	--	--	57,855	280	0.49%	-59.27%	98,480,600	-1,284,285	-1.29%	0.32%
1996		--	--	--	58,030	175	0.30%	-59.15%	111,585,960	13,105,360	13.31%	13.67%
1997		--	--	--	59,560	1,530	2.64%	-58.07%	118,836,525	7,250,565	6.50%	21.05%
1998		--	--	--	59,425	-135	-0.23%	-58.17%	119,090,650	254,125	0.21%	21.31%
1999		--	--	--	61,090	1,665	2.80%	-57.00%	124,554,215	5,463,565	4.59%	26.88%
2000		--	--	--	59,080	-2,010	-3.29%	-58.41%	133,694,560	9,140,345	7.34%	36.19%
2001		--	--	--	75,790	16,710	28.28%	-46.65%	139,911,620	6,217,060	4.65%	42.52%
2002		--	--	--	73,290	-2,500	-3.30%	-48.41%	138,505,270	-1,406,350	-1.01%	41.09%
2003	179,170	n/a	n/a	n/a	0	n/a	n/a	n/a	154,407,720	15,902,450	11.48%	57.29%
2004	195,300	16,130	9.00%	9.00%	0	0			159,624,085	5,216,365	3.38%	62.60%
2005	210,425	15,125	7.74%	17.44%	0	0			198,178,320	38,554,235	24.15%	101.88%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	35,604,455	58,268	611	--	--	19,547,985	60,718	322	--	--	42,856,080	224,257	191	--	--
1993	35,870,820	58,684	611	0.00%	0.00%	19,409,415	60,345	322	0.00%	0.00%	42,835,495	224,206	191	0.00%	0.00%
1994	40,444,180	69,411	583	-4.58%	-4.58%	19,976,190	56,420	354	9.94%	9.94%	39,366,915	216,712	182	-4.71%	-4.71%
1995	46,127,585	69,533	663	13.72%	8.51%	20,212,420	56,262	359	1.41%	11.49%	32,082,740	216,242	148	-18.68%	-22.51%
1996	47,871,755	70,013	684	3.17%	11.95%	20,976,405	56,046	374	4.18%	16.15%	42,725,375	215,985	198	33.78%	3.66%
1997	55,072,535	70,846	777	13.60%	27.17%	20,752,720	55,488	374	0.00%	16.15%	43,141,310	215,703	200	1.01%	4.71%
1998	55,474,410	71,572	775	-0.26%	26.84%	20,575,220	54,931	375	0.27%	16.46%	43,066,060	215,337	200	0.00%	4.71%
1999	56,296,555	72,866	773	-0.26%	26.51%	21,927,640	54,278	404	7.73%	25.47%	46,263,975	214,453	216	8.00%	13.09%
2000	60,641,895	73,335	827	6.99%	35.35%	23,429,435	54,041	434	7.43%	34.78%	49,587,015	214,216	231	6.94%	20.94%
2001	61,155,655	72,355	845	2.18%	38.30%	21,405,435	49,970	428	-1.38%	32.92%	57,266,955	226,538	253	9.52%	32.46%
2002	59,256,725	73,882	802	-5.09%	31.26%	16,764,225	48,399	346	-19.16%	7.45%	62,371,095	226,219	276	9.09%	44.50%
2003	64,782,390	75,893	854	6.48%	39.77%	18,886,390	47,015	402	16.18%	24.84%	70,617,630	225,938	313	13.41%	63.87%
2004	67,512,550	78,607	859	0.57%	40.57%	20,245,940	45,154	448	11.54%	39.25%	71,814,655	225,338	319	1.82%	66.86%
2005	87,484,395	81,911	1,068	24.36%	74.80%	24,992,455	43,510	574	28.11%	78.39%	85,044,900	223,715	380	19.28%	99.03%

1992-2005 Rate Ann.%chg AvgVal/Acre: 4.39%

4.55%

5.44%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	79,555	3,977	20	--	--	0	0		--	--	98,088,075	347,220	282	--	--
1993	79,555	3,977	20	0.00%		0	0				98,195,285	347,211	283	0.35%	0.35%
1994	57,275	2,863	20	0.00%		0	482	0			99,844,560	345,888	289	2.12%	2.48%
1995	56,515	2,830	20	0.00%		1,340	942	1	#DIV/0!		98,480,600	345,809	285	-1.38%	1.06%
1996	57,875	2,899	20	0.00%		0	875	0	-100.00%		111,631,410	345,817	323	13.33%	14.54%
1997						57,710	3,765	15	--		119,024,275	345,802	344	6.50%	21.99%
1998						59,425	3,850	15	0.00%		119,175,115	345,691	345	0.29%	22.34%
1999						61,090	3,837	16	6.67%		124,549,260	345,434	361	4.64%	28.01%
2000						61,080	3,818	16	0.00%		133,719,425	345,410	387	7.20%	37.23%
2001						75,945	3,802	20	25.00%		139,903,990	352,665	397	2.58%	40.78%
2002						74,025	3,706	20	0.00%		138,466,070	352,207	393	-1.01%	39.36%
2003	165,945	3,318	50	n/a	n/a	12,815	256	50	n/a	n/a	154,465,170	352,421	438	11.45%	55.32%
2004	195,355	3,545	55	10.22%	n/a	0	0			n/a	159,768,500	352,644	453	3.44%	60.66%
2005	216,575	3,467	62	13.35%	n/a	0	0			n/a	197,738,325	352,603	561	23.78%	98.86%

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

5.43%

39
GREELEY

FL area 3

CHART 4 EXHIBIT 39B Page 4

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
2,714	GREELEY	19,098,556	2,442,862	2,777,196	27,268,210	5,846,730	0	0	198,178,320	14,256,060	27,036,055	0	296,903,989
<i>cnty sectorvalue % of total value:</i>		6.43%	0.82%	0.94%	9.18%	1.97%			66.75%	4.80%	9.11%		100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
531	GREELEY	163,534	270,456	45,310	6,643,485	1,221,370	0	0	0	0	0	0	8,344,155
308	SCOTIA	267,144	196,073	12,506	3,931,045	463,095	0	0	0	0	0	0	4,869,863
537	SPALDING	321,060	143,022	135,568	9,183,460	1,370,320	0	0	0	0	0	0	11,153,430
287	WOLBACH	108,591	228,984	22,043	3,597,950	341,930	0	0	0	0	0	0	4,299,498
Total of All City Values:		860,329	838,535	215,427	23,355,940	3,396,715	0	0	0	0	0	0	28,666,946
<i>% total citysect of cnty sector</i>		4.50%	34.33%	7.76%	85.65%	58.10%							9.66%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
19.57%	GREELEY	0.86%	11.07%	1.63%	24.36%	20.89%							2.81%
11.35%	SCOTIA	1.40%	8.03%	0.45%	14.42%	7.92%							1.64%
19.79%	SPALDING	1.68%	5.85%	4.88%	33.68%	23.44%							3.76%
10.57%	WOLBACH	0.57%	9.37%	0.79%	13.19%	5.85%							1.45%

Cnty#
 County

FL area