

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Hall County
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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	2157	COD	9.95
Total Sales Price	207778358	PRD	102.71
Total Adj. Sales Price	207912383	COV	22.26
Total Assessed Value	202692267	STD	22.29
Avg. Adj. Sales Price	96389.61	Avg. Abs. Dev.	9.80
Avg. Assessed Value	93969.53	Min	18.81
Median	98.49	Max	493.76
Wgt. Mean	97.49	95% Median C.I.	98.26 to 98.81
Mean	100.13	95% Wgt. Mean C.I.	96.89 to 98.09
		95% Mean C.I.	99.19 to 101.07
% of Value of the Class of all Real Property Value in the County			55.53
% of Records Sold in the Study Period			11.61
% of Value Sold in the Study Period			12.24
Average Assessed Value of the Base			89,158

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	2157	98.49	9.95	102.71
2005	2035	98.85	8.29	102.02
2004	1986	94.80	14.86	104.12
2003	1,980	92	15.04	101.26
2002	2,051	91	14.79	100.76
2001	2,137	93	14.59	100.78

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Commercial Real Property - Current

Number of Sales	206	COD	10.62
Total Sales Price	52781337	PRD	101.90
Total Adj. Sales Price	53114337	COV	20.89
Total Assessed Value	52207260	STD	20.92
Avg. Adj. Sales Price	257836.59	Avg. Abs. Dev.	10.49
Avg. Assessed Value	253433.30	Min	3.45
Median	98.82	Max	205.73
Wgt. Mean	98.29	95% Median C.I.	98.46 to 99.29
Mean	100.16	95% Wgt. Mean C.I.	95.01 to 101.57
		95% Mean C.I.	97.30 to 103.01
% of Value of the Class of all Real Property Value in the County			26.41
% of Records Sold in the Study Period			7.65
% of Value Sold in the Study Period			6.63
Average Assessed Value of the Base			292,461

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	206	98.82	10.62	101.90
2005	227	94.23	23.92	98.94
2004	224	95.26	25.35	98.16
2003	246	96	25.52	101.79
2002	243	90	28.46	102.11
2001	271	93	27.07	101.34

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Agricultural Land - Current

Number of Sales	69	COD	15.63
Total Sales Price	15410769	PRD	100.88
Total Adj. Sales Price	15380769	COV	21.36
Total Assessed Value	11394572	STD	15.96
Avg. Adj. Sales Price	222909.70	Avg. Abs. Dev.	11.72
Avg. Assessed Value	165138.72	Min	31.85
Median	75.00	Max	130.03
Wgt. Mean	74.08	95% Median C.I.	69.53 to 79.14
Mean	74.74	95% Wgt. Mean C.I.	71.48 to 76.68
		95% Mean C.I.	70.97 to 78.50
% of Value of the Class of all Real Property Value in the County			18.06
% of Records Sold in the Study Period			1.97
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			153,503

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	69	75.00	15.63	100.88
2005	96	75.31	19.40	96.97
2004	102	74.10	17.40	97.61
2003	101	74	19.53	96.18
2002	95	74	22.01	98.93
2001	75	73	24.16	100.26

2006 Opinions of the Property Tax Administrator for Hall County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Hall County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hall County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Hall County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hall County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Hall County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hall County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Hall County

Recommendations

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

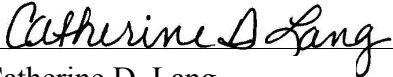
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

2006 Correlation Section for Hall County

Residential Real Property

I. Correlation

Hall: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Hall County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. Both the coefficient of dispersion and the price related differential are within the acceptable ranges indicating a good level of assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Hall County.

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	2438	2137	87.65
2002	2426	2051	84.54
2003	2461	1980	80.46
2004	2505	1986	79.28
2005	2582	2035	78.81
2006	2763	2157	78.07

Hall: RESIDENTIAL: A review of the table indicates that the county has utilized a sufficient portion of residential sales for the study period.

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

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	91	2.59	93.36	93
2002	91	0.14	91.13	91
2003	92	-0.29	91.73	92
2004	89.35	5.74	94.47	94.80
2005	93.55	15.71	108.25	98.85
2006	98.54	0.02	98.56	98.49

Hall: RESIDENTIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are very similar and appear to support each other. There is no information available that would suggest that the

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qualified median is not the best indication of the level of value for the residential class.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
2.76	2001	2.59
0.29	2002	0.14
0	2003	-0.29
5.02	2004	5.74
9.17	2005	15.71
0.05	2006	0.02

Hall: RESIDENTIAL: The change in the sales base and the changes in assessed base are very similar and strongly support each other.

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

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.49	97.49	100.13

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Hall: RESIDENTIAL: All three measures of central tendency are within the acceptable range, suggesting no further analysis is needed.

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	9.95	102.71
Difference	0	0

Hall: RESIDENTIAL: The coefficient of dispersion and the price related differential are both within the acceptable range. These measures appear to indicate that residential properties are being valued uniformly and proportionately.

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same

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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	2161	2157	-4
Median	98.54	98.49	-0.05
Wgt. Mean	97.47	97.49	0.02
Mean	100.09	100.13	0.04
COD	9.94	9.95	0.01
PRD	102.68	102.71	0.03
Min Sales Ratio	1.64	18.81	17.17
Max Sales Ratio	493.76	493.76	0

Hall: RESIDENTIAL: A review of the residential statistics indicates four less sales between the preliminary and final statistics. However after further verification by the assessor five sales were removed as the parcels have been substantially changed since the date of sale and no longer represent the parcels when sold. Two additional sales changed in use and now are commercial. Furthermore two commercial sales and one improved agricultural sale have also changed use and are now in the residential file. In all seven sales were removed from the qualified residential file and three were added in. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Hall County.

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Commerical Real Property

I. Correlation

Hall: COMMERCIAL: A review of the 2006 Commercial statistics indicates that an accurate measurement of the commercial property in Hall County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. Both the coefficient of dispersion and the price related differential are within the acceptable ranges indicating a good level of assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Commercial real property, the statistical measurements appear to achieve an acceptable level of value in Hall County.

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	364	271	74.45
2002	361	243	67.31
2003	356	246	69.1
2004	333	224	67.27
2005	330	227	68.79
2006	362	206	56.91

Hall: COMMERCIAL: The utilization table represents a decline of percentage used from the previous years. However, after a review of the non qualified sales there is nothing to indicate excessive trimming of the total sales file. The measurement of the commercial class was done as fairly and consistently as possible utilizing 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	91	0.87	91.79	93
2002	90	0.1	90.09	90
2003	94	1.82	95.71	96
2004	94.89	0.69	95.55	95.26
2005	93.97	0.72	94.65	94.23
2006	89.77	6.91	95.97	98.82

**2006 Correlation Section
for Hall County**

Hall: COMMERCIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are similar and appear to support each other. There is no information available that would suggest that the qualified median is not the best indication of the level of value for the commercial class.

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)
4.59	2001
0	2002
2.41	2003
1.43	2004
1.27	2005
18.1	2006

Hall: COMMERCIAL: The change in the sale base and the change in the assessed base are dissimilar and appear not to support each other. The assessor revalued all commercial properties for assessment

2006 Correlation Section for Hall County

year 2006. Two separate occupancy codes in the sales file make up 25% of the total sales in the sales file. With the revalue of commercial properties these occupancy codes could be disproportionately represented in the sales file compared to the assessed base, therefore showing a disproportionate change in the sales file compared to the assessed base.

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

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

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

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

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

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

**2006 Correlation Section
for Hall County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.82	98.29	100.16

Hall: COMMERCIAL: All three measures of central tendency are within the acceptable range, suggesting no further analysis is needed.

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	10.62	101.90
Difference	0	0

**2006 Correlation Section
for Hall County**

Hall: COMMERCIAL: The coefficient of dispersion and the price related differential are both within the acceptable range. These measures appear to indicate that commercial properties are being valued uniformly and proportionately.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	215	206	-9
Median	89.77	98.82	9.05
Wgt. Mean	85.14	98.29	13.15
Mean	89.35	100.16	10.81
COD	27.73	10.62	-17.11
PRD	104.95	101.90	-3.05
Min Sales Ratio	3.45	3.45	0
Max Sales Ratio	282.99	205.73	-77.26

Hall: COMMERCIAL: A review of the commercial statistics indicates nine less sales between the preliminary and final statistics. After further verification the sales removed have been substantially changed since the date of sale and no longer represent the parcels when sold. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Hall County.

2006 Correlation Section for Hall County

Agricultural Land

I. Correlation

Hall: AGRICULTURAL UNIMPROVED: A review of the 2006 Agricultural Unimproved statistics indicates that an accurate measurement of the unimproved agricultural property in Hall County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. Both the coefficient of dispersion and the price related differential are within the acceptable ranges indicating a good level of assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the agricultural unimproved real property, the statistical measurements appear to achieve an acceptable level of value in Hall County.

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	146	73	50
2002	152	95	62.5
2003	173	101	58.38
2004	195	102	52.31
2005	211	96	45.5
2006	189	69	36.51

Hall: AGRICULTURAL UNIMPROVED: The utilization table represents a decline of percentage used from the previous years. It also appears that the utilization percentage has historically trended downward. Further review of the non qualified sales reveals nothing that would indicate excessive trimming.

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

2006 Correlation Section for Hall 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.

Gloudemans, 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	72	0.57	72.41	73
2002	72	3.22	74.32	74
2003	74	0.77	74.57	74
2004	72.33	3.35	74.76	74.10
2005	71.87	7.29	77.11	75.31
2006	74.98	0.31	75.21	75.00

**2006 Correlation Section
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Hall: AGRICULTURAL UNIMPROVED: The results of the Trended Preliminary Ratio and the R&O Ratio are very similar and appear to support each other. There is no information available that would suggest that the qualified median is not the best indication of the level of value for the agricultural unimproved class.

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)
11.11	2001	0.57
7.25	2002	3.22
0	2003	0.77
3.65	2004	3.35
7.35	2005	7.29
0	2006	0.31

Hall: AGRICULTURAL UNIMPROVED: The percentage change of total assessed value in the sales

2006 Correlation Section for Hall County

file and the percent change in the assessed value are similar and appear to support each other.

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 Hall County**

	Median	Wgt. Mean	Mean
R&O Statistics	75.00	74.08	74.74

Hall: AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range, suggesting no further analysis is needed.

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	15.63	100.88
Difference	0	0

Hall: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related differential are both within the acceptable range. These measures appear to indicate that agricultural properties are being valued uniformly and proportionately.

**2006 Correlation Section
for Hall County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	69	69	0
Median	74.98	75.00	0.02
Wgt. Mean	74.01	74.08	0.07
Mean	74.71	74.74	0.03
COD	15.60	15.63	0.03
PRD	100.94	100.88	-0.06
Min Sales Ratio	31.85	31.85	0
Max Sales Ratio	130.03	130.03	0

Hall: AGRICULTURAL UNIMPROVED: A review of the agricultural unimproved statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the agricultural unimproved property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Hall County.

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

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	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	1,626,959,389	1,656,069,306	29,109,917	1.79	28,723,114	0.02
2. Recreational	309,643	309,643	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	91,941,506	93,092,461	1,150,955	1.25	*-----	1.25
4. Total Residential (sum lines 1-3)	1,719,210,538	1,749,471,410	30,260,872	1.76	28,723,114	0.09
5. Commercial	629,321,901	732,078,969	102,757,068	16.33	59,331,788	6.9
6. Industrial	51,591,228	55,809,623	4,218,395	8.18	593,880	7.03
7. Ag-Farmsite Land, Outbuildings	22,068,732	22,638,574	569,842	2.58	2,441,966	-8.48
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	702,981,861	810,527,166	107,545,305	15.3	59,925,668	6.77
10. Total Non-Agland Real Property	2,422,192,399	2,560,000,846	137,808,447	5.69	91,090,748	1.93
11. Irrigated	369,277,124	371,293,997	2,016,873	0.55		
12. Dryland	23,174,482	22,622,461	-552,021	-2.38		
13. Grassland	27,539,900	27,396,542	-143,358	-0.52		
14. Wasteland	85,267	85,822	555	0.65		
15. Other Agland	1,664,541	1,662,273	-2,268	-0.14		
16. Total Agricultural Land	421,741,314	423,061,095	1,319,781	0.31		
17. Total Value of All Real Property (Locally Assessed)	2,843,933,713	2,983,061,939	139,128,226	4.89	91,090,748	1.69

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

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	2157	MEDIAN:	98	COV:	22.26	95% Median C.I.:	98.26 to 98.81
TOTAL Sales Price:	207,778,358	WGT. MEAN:	97	STD:	22.29	95% Wgt. Mean C.I.:	96.89 to 98.09
TOTAL Adj.Sales Price:	207,912,383	MEAN:	100	AVG.ABS.DEV:	9.80	95% Mean C.I.:	99.19 to 101.07
TOTAL Assessed Value:	202,692,267						
AVG. Adj. Sales Price:	96,389	COD:	9.95	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	93,969	PRD:	102.71	MIN Sales Ratio:	18.81		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	322	98.54	99.91	98.93	6.23	100.99	54.14	207.36	98.23 to 99.16	98,795	97,738
10/01/03 TO 12/31/03	244	98.88	99.57	98.98	6.58	100.60	19.22	174.04	98.14 to 99.38	93,526	92,570
01/01/04 TO 03/31/04	185	99.25	101.83	99.28	7.49	102.57	68.96	285.14	98.32 to 99.94	93,057	92,386
04/01/04 TO 06/30/04	286	98.96	100.46	98.62	5.53	101.86	61.62	200.26	98.33 to 99.40	92,811	91,534
07/01/04 TO 09/30/04	310	97.45	98.62	95.71	11.21	103.04	44.66	457.07	96.74 to 98.70	98,676	94,442
10/01/04 TO 12/31/04	268	98.73	99.87	97.02	11.79	102.94	27.57	241.32	97.11 to 99.55	92,180	89,430
01/01/05 TO 03/31/05	200	98.34	103.72	96.60	16.54	107.37	18.81	493.76	96.57 to 99.76	97,935	94,601
04/01/05 TO 06/30/05	342	96.89	99.02	95.84	14.47	103.32	21.44	303.32	95.55 to 98.23	101,283	97,070
<u>Study Years</u>											
07/01/03 TO 06/30/04	1037	98.92	100.32	98.92	6.35	101.42	19.22	285.14	98.53 to 99.13	94,881	93,856
07/01/04 TO 06/30/05	1120	97.91	99.95	96.20	13.30	103.89	18.81	493.76	96.99 to 98.46	97,785	94,074
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1049	98.70	100.01	97.44	9.15	102.64	27.57	457.07	98.33 to 99.13	94,426	92,006
<u>ALL</u>											
	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	23	100.00	97.79	99.08	11.39	98.71	65.06	140.16	96.98 to 103.72	50,995	50,524
CAIRO	28	99.68	99.75	99.22	6.06	100.53	77.36	130.09	97.18 to 101.57	73,273	72,704
DONIPHAN	35	99.18	97.15	97.22	8.36	99.93	55.56	140.84	96.75 to 100.46	67,283	65,415
GRAND ISLAND	1843	98.46	100.28	97.58	9.92	102.77	18.81	493.76	98.19 to 98.71	93,842	91,570
RURAL	14	94.66	87.06	82.41	16.79	105.64	21.44	117.42	64.42 to 105.10	173,271	142,800
RURAL SUB	179	98.54	98.52	97.80	8.65	100.73	37.47	171.69	97.04 to 99.60	137,397	134,379
WOOD RIVER	35	99.69	110.59	101.15	18.00	109.34	25.14	340.20	98.46 to 100.91	67,442	68,215
<u>ALL</u>											
	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1962	98.49	100.37	97.64	10.00	102.79	18.81	493.76	98.26 to 98.81	92,118	89,947
2	159	99.17	99.19	98.02	8.79	101.20	37.47	171.69	97.05 to 100.00	142,418	139,593
3	36	96.49	91.13	88.73	11.89	102.71	21.44	125.93	86.34 to 99.01	125,873	111,681
<u>ALL</u>											
	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	2157	MEDIAN:	98	COV:	22.26	95% Median C.I.:	98.26 to 98.81
TOTAL Sales Price:	207,778,358	WGT. MEAN:	97	STD:	22.29	95% Wgt. Mean C.I.:	96.89 to 98.09
TOTAL Adj.Sales Price:	207,912,383	MEAN:	100	AVG.ABS.DEV:	9.80	95% Mean C.I.:	99.19 to 101.07
TOTAL Assessed Value:	202,692,267						
AVG. Adj. Sales Price:	96,389	COD:	9.95	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	93,969	PRD:	102.71	MIN Sales Ratio:	18.81		

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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	1852	98.57	100.76	97.83	9.82	102.99	33.94	493.76	98.33 to 98.94	104,211	101,952
2	295	97.88	96.14	92.30	10.87	104.16	18.81	285.14	96.99 to 98.87	46,357	42,790
3	10	98.63	101.65	101.31	6.70	100.33	92.39	118.77	92.47 to 117.96	123,700	125,325
ALL	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	2121	98.48	100.03	97.51	9.68	102.58	18.81	493.76	98.24 to 98.81	97,307	94,887
06											
07	36	99.40	106.21	94.33	25.22	112.60	55.56	340.20	87.64 to 106.53	42,293	39,894
ALL	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0001	1	84.20	84.20	84.20			84.20	84.20	N/A	125,000	105,254
01-0003											
01-0010											
01-0090											
10-0019	1	87.20	87.20	87.20			87.20	87.20	N/A	106,900	93,214
40-0002	1909	98.48	100.34	97.74	9.88	102.66	18.81	493.76	98.23 to 98.81	95,696	93,532
40-0003	41	95.49	94.75	92.79	11.90	102.11	21.44	139.11	92.33 to 99.55	134,773	125,057
40-0008	45	100.31	109.15	100.76	15.53	108.33	25.14	340.20	99.27 to 101.16	74,608	75,176
40-0012	23	100.00	97.63	98.61	11.55	99.01	65.06	140.16	93.64 to 103.72	53,278	52,537
40-0016	6	93.24	91.33	89.74	5.13	101.77	80.63	98.79	80.63 to 98.79	133,483	119,785
40-0082											
40-0083											
40-0126	85	98.45	96.34	95.56	8.35	100.81	55.56	140.84	96.21 to 99.67	120,148	114,819
40-0501	13	96.15	93.30	92.69	9.33	100.65	69.03	113.30	81.83 to 100.00	94,057	87,184
41-0504											
47-0100	33	98.54	98.88	98.45	6.01	100.44	77.36	130.09	97.18 to 100.00	80,353	79,106
NonValid School											
ALL	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	2157	MEDIAN:	98	COV:	22.26	95% Median C.I.:	98.26 to 98.81
TOTAL Sales Price:	207,778,358	WGT. MEAN:	97	STD:	22.29	95% Wgt. Mean C.I.:	96.89 to 98.09
TOTAL Adj.Sales Price:	207,912,383	MEAN:	100	AVG.ABS.DEV:	9.80	95% Mean C.I.:	99.19 to 101.07
TOTAL Assessed Value:	202,692,267						
AVG. Adj. Sales Price:	96,389	COD:	9.95	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	93,969	PRD:	102.71	MIN Sales Ratio:	18.81		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	350	98.39	96.59	94.30	10.07	102.43	18.81	285.14	97.07 to 99.39	59,919	56,502
Prior TO 1860	1	99.52	99.52	99.52			99.52	99.52	N/A	59,900	59,613
1860 TO 1899	48	99.45	107.53	100.06	14.02	107.47	71.69	241.32	96.79 to 101.46	73,504	73,549
1900 TO 1919	226	99.54	110.68	102.99	16.35	107.47	64.01	493.76	99.13 to 100.26	60,265	62,068
1920 TO 1939	231	98.92	104.97	101.47	12.56	103.45	54.63	236.48	97.99 to 99.54	69,100	70,117
1940 TO 1949	124	97.36	98.48	97.17	9.76	101.35	67.72	165.69	95.82 to 98.35	71,090	69,077
1950 TO 1959	220	95.97	95.78	93.62	11.16	102.31	33.94	200.26	94.65 to 97.41	81,650	76,442
1960 TO 1969	203	97.95	96.78	95.79	7.11	101.03	55.56	189.26	96.75 to 98.71	103,398	99,045
1970 TO 1979	279	98.51	98.65	96.98	8.38	101.71	65.06	340.20	97.32 to 99.15	118,413	114,842
1980 TO 1989	151	99.33	100.28	98.40	9.08	101.90	71.10	163.92	97.64 to 100.09	121,476	119,536
1990 TO 1994	68	99.90	99.32	97.32	6.11	102.05	64.42	133.11	98.24 to 101.07	159,053	154,797
1995 TO 1999	104	99.51	99.57	99.07	5.53	100.51	78.84	131.98	98.54 to 100.58	160,088	158,598
2000 TO Present	152	99.03	98.36	97.59	4.51	100.79	76.80	119.30	97.70 to 99.89	178,661	174,348
ALL	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

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	100.00	161.71	143.46	61.71	112.72	100.00	285.14	N/A	525	753
5000 TO 9999	8	136.49	169.66	158.22	43.31	107.24	101.76	340.20	101.76 to 340.20	6,883	10,890
Total \$											
1 TO 9999	11	133.59	167.49	157.80	47.07	106.14	100.00	340.20	100.00 to 285.14	5,149	8,126
10000 TO 29999	221	100.35	109.18	108.03	18.98	101.06	19.22	493.76	100.00 to 100.35	21,953	23,717
30000 TO 59999	401	99.45	105.73	104.97	14.04	100.73	33.94	241.32	98.94 to 100.00	44,536	46,748
60000 TO 99999	699	98.22	97.59	97.49	7.06	100.10	37.47	219.04	97.79 to 98.53	79,445	77,452
100000 TO 149999	474	97.10	96.28	96.29	7.49	99.99	44.66	196.54	96.38 to 97.88	123,034	118,469
150000 TO 249999	299	98.34	96.68	96.61	5.55	100.07	18.81	150.13	97.33 to 98.87	183,971	177,736
250000 TO 499999	52	96.82	93.27	93.19	8.46	100.09	27.57	123.42	93.11 to 98.59	313,206	291,886
ALL	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	2157	MEDIAN:	98	COV:	22.26	95% Median C.I.:	98.26 to 98.81
TOTAL Sales Price:	207,778,358	WGT. MEAN:	97	STD:	22.29	95% Wgt. Mean C.I.:	96.89 to 98.09
TOTAL Adj.Sales Price:	207,912,383	MEAN:	100	AVG.ABS.DEV:	9.80	95% Mean C.I.:	99.19 to 101.07
TOTAL Assessed Value:	202,692,267						
AVG. Adj. Sales Price:	96,389	COD:	9.95	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	93,969	PRD:	102.71	MIN Sales Ratio:	18.81		

(!: AVTot=0)

(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	100.00	126.09	36.14	66.48	348.94	19.22	285.14	N/A	2,894	1,045
5000 TO 9999	16	93.14	84.83	69.83	26.77	121.48	21.44	139.40	66.00 to 102.49	12,172	8,500
Total \$ _____											
1 TO 9999	20	98.48	93.08	67.94	33.95	137.01	19.22	285.14	67.02 to 101.76	10,316	7,009
10000 TO 29999	212	100.00	101.75	97.73	12.51	104.11	33.94	340.20	99.37 to 100.35	23,271	22,743
30000 TO 59999	405	98.46	101.55	97.08	12.88	104.61	18.81	457.07	98.15 to 99.21	46,996	45,622
60000 TO 99999	743	98.21	100.60	97.22	10.54	103.48	27.57	493.76	97.64 to 98.51	81,044	78,794
100000 TO 149999	454	98.51	98.57	97.74	6.80	100.85	67.72	193.21	97.41 to 99.20	125,640	122,802
150000 TO 249999	281	98.70	98.97	97.86	5.81	101.14	57.69	219.04	98.23 to 99.35	188,680	184,641
250000 TO 499999	42	97.64	97.80	97.10	6.45	100.72	64.42	131.98	96.57 to 99.40	320,531	311,248
ALL											
	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	352	98.44	96.42	94.46	9.67	102.07	18.81	285.14	97.22 to 99.41	61,414	58,012
10	3	116.33	115.17	114.09	4.74	100.95	106.33	122.86	N/A	15,166	17,303
20	65	97.04	95.71	89.94	18.36	106.41	33.94	198.84	90.28 to 99.56	52,820	47,506
30	1585	98.49	101.31	98.15	10.10	103.22	54.63	493.76	98.21 to 98.85	94,713	92,959
35	1	100.06	100.06	100.06			100.06	100.06	N/A	52,500	52,533
40	134	99.01	98.08	97.22	5.48	100.88	64.42	150.13	97.67 to 99.77	202,761	197,133
50	15	99.38	98.02	97.38	3.43	100.66	83.58	105.16	98.79 to 100.80	309,133	301,032
60	2	96.73	96.73	96.59	1.57	100.14	95.21	98.24	N/A	418,000	403,743
ALL											
	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	2157	MEDIAN:	98	COV:	22.26	95% Median C.I.:	98.26 to 98.81
TOTAL Sales Price:	207,778,358	WGT. MEAN:	97	STD:	22.29	95% Wgt. Mean C.I.:	96.89 to 98.09
TOTAL Adj.Sales Price:	207,912,383	MEAN:	100	AVG.ABS.DEV:	9.80	95% Mean C.I.:	99.19 to 101.07
TOTAL Assessed Value:	202,692,267						
AVG. Adj. Sales Price:	96,389	COD:	9.95	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	93,969	PRD:	102.71	MIN Sales Ratio:	18.81		

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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)	349	98.43	96.39	94.35	9.74	102.16	18.81	285.14	97.14 to 99.41	60,710	57,280	
100	43	98.79	108.18	99.18	24.23	109.08	55.56	340.20	92.39 to 106.33	55,268	54,814	
101	1336	98.50	100.35	97.85	9.45	102.55	33.94	493.76	98.23 to 98.94	96,868	94,788	
102	78	99.22	105.90	99.29	11.99	106.66	64.42	303.32	98.23 to 100.23	149,245	148,181	
103	90	96.78	94.98	94.68	5.93	100.32	73.20	111.65	94.65 to 97.69	128,239	121,418	
104	105	98.05	105.31	98.06	13.16	107.39	68.42	241.32	97.05 to 99.82	131,644	129,087	
106	6	96.44	99.29	98.01	13.78	101.31	72.46	134.80	72.46 to 134.80	47,066	46,128	
111	41	99.50	100.86	99.79	6.85	101.07	85.70	132.78	98.86 to 103.00	116,786	116,538	
301	50	96.77	97.46	96.34	6.78	101.17	75.28	163.92	94.57 to 99.09	150,768	145,252	
302	15	100.51	97.62	98.38	5.75	99.23	71.10	106.12	91.44 to 103.38	79,111	77,833	
304	30	100.09	114.28	108.45	16.54	105.38	94.15	200.26	98.92 to 109.78	80,450	87,249	
307	14	96.80	90.30	91.09	12.52	99.13	69.37	108.76	74.97 to 105.77	122,692	111,764	
<u>ALL</u>												
	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	349	98.43	96.39	94.35	9.74	102.16	18.81	285.14	97.14 to 99.41	60,710	57,280	
10	2	81.49	81.49	93.17	19.01	87.46	66.00	96.98	N/A	42,700	39,783	
20	55	103.16	123.99	107.39	29.67	115.46	55.56	493.76	99.54 to 107.56	48,685	52,281	
25	1	100.00	100.00	100.00			100.00	100.00	N/A	20,000	20,000	
30	1365	98.33	100.53	97.63	10.30	102.97	33.94	457.07	98.03 to 98.63	87,103	85,043	
40	357	99.13	98.63	97.75	5.73	100.90	64.42	163.92	98.36 to 99.77	161,823	158,186	
50	25	99.10	100.25	98.34	5.48	101.95	83.58	133.11	96.76 to 101.41	261,968	257,609	
60	3	97.00	104.76	100.60	8.28	104.13	96.60	120.68	N/A	241,666	243,125	
<u>ALL</u>												
	2157	98.49	100.13	97.49	9.95	102.71	18.81	493.76	98.26 to 98.81	96,389	93,969	

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	206	MEDIAN:	99	COV:	20.89	95% Median C.I.:	98.46 to 99.29
TOTAL Sales Price:	52,781,337	WGT. MEAN:	98	STD:	20.92	95% Wgt. Mean C.I.:	95.01 to 101.57
TOTAL Adj.Sales Price:	53,114,337	MEAN:	100	AVG.ABS.DEV:	10.49	95% Mean C.I.:	97.30 to 103.01
TOTAL Assessed Value:	52,207,260						
AVG. Adj. Sales Price:	257,836	COD:	10.62	MAX Sales Ratio:	205.73		
AVG. Assessed Value:	253,433	PRD:	101.90	MIN Sales Ratio:	3.45		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	7	106.09	119.02	101.29	20.77	117.51	91.54	193.23	91.54 to 193.23	460,611	466,550
10/01/02 TO 12/31/02	16	98.94	107.43	103.35	13.98	103.95	81.50	205.73	97.98 to 107.33	373,623	386,122
01/01/03 TO 03/31/03	13	98.20	99.03	104.28	11.84	94.96	62.14	143.89	84.79 to 102.44	128,153	133,644
04/01/03 TO 06/30/03	19	99.29	98.32	86.45	8.60	113.73	59.74	127.05	97.18 to 103.30	217,516	188,045
07/01/03 TO 09/30/03	20	99.13	105.37	105.81	9.18	99.58	88.57	147.76	97.43 to 103.17	144,770	153,175
10/01/03 TO 12/31/03	8	100.91	101.85	98.98	7.92	102.90	89.14	122.38	89.14 to 122.38	261,778	259,102
01/01/04 TO 03/31/04	21	99.62	103.35	99.98	11.49	103.37	71.13	187.89	97.62 to 101.12	265,372	265,330
04/01/04 TO 06/30/04	15	98.08	99.73	100.88	11.22	98.86	62.11	161.30	94.88 to 100.88	133,086	134,258
07/01/04 TO 09/30/04	19	97.29	94.76	99.61	12.07	95.14	52.19	144.11	92.74 to 101.56	250,347	249,368
10/01/04 TO 12/31/04	27	98.79	96.57	93.15	10.93	103.67	35.02	173.15	96.19 to 99.73	136,398	127,052
01/01/05 TO 03/31/05	15	98.78	93.29	94.63	10.64	98.58	3.45	120.66	93.75 to 101.37	490,660	464,334
04/01/05 TO 06/30/05	26	98.43	97.27	98.38	5.13	98.86	68.73	116.77	97.15 to 99.51	375,201	369,140
<u>Study Years</u>											
07/01/02 TO 06/30/03	55	99.26	103.77	98.35	12.77	105.51	59.74	205.73	98.35 to 99.99	272,746	268,255
07/01/03 TO 06/30/04	64	99.03	102.95	101.30	10.35	101.62	62.11	187.89	98.08 to 100.00	196,230	198,783
07/01/04 TO 06/30/05	87	98.75	95.82	96.78	9.38	99.01	3.45	173.15	97.67 to 99.26	293,729	284,265
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	60	99.28	101.29	96.83	9.41	104.61	59.74	147.76	97.90 to 101.86	179,807	174,109
01/01/04 TO 12/31/04	82	98.77	98.47	98.41	11.43	100.06	35.02	187.89	97.62 to 99.62	195,225	192,124
<u>ALL</u>											
	206	98.82	100.16	98.29	10.62	101.90	3.45	205.73	98.46 to 99.29	257,836	253,433

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	2	96.42	96.42	96.64	1.30	99.77	95.17	97.67	N/A	58,625	56,656
CAIRO	3	96.19	94.37	94.45	8.75	99.91	80.83	106.09	N/A	35,100	33,151
DONIPHAN	3	99.27	86.23	96.67	15.22	89.20	57.05	102.37	N/A	91,833	88,773
GRAND ISLAND	188	98.82	99.77	97.93	10.28	101.88	3.45	205.73	98.46 to 99.29	273,708	268,049
RURAL	3	147.76	147.49	157.21	18.29	93.81	106.80	187.89	N/A	98,333	154,593
RURAL SUB	3	97.95	101.10	102.05	6.39	99.07	93.30	112.07	N/A	163,666	167,022
WOOD RIVER	4	98.72	98.55	99.19	1.85	99.35	94.89	101.86	N/A	93,250	92,496
<u>ALL</u>											
	206	98.82	100.16	98.29	10.62	101.90	3.45	205.73	98.46 to 99.29	257,836	253,433

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	206	MEDIAN:	99	COV:	20.89	95% Median C.I.:	98.46 to 99.29
TOTAL Sales Price:	52,781,337	WGT. MEAN:	98	STD:	20.92	95% Wgt. Mean C.I.:	95.01 to 101.57
TOTAL Adj.Sales Price:	53,114,337	MEAN:	100	AVG.ABS.DEV:	10.49	95% Mean C.I.:	97.30 to 103.01
TOTAL Assessed Value:	52,207,260						
AVG. Adj. Sales Price:	257,836	COD:	10.62	MAX Sales Ratio:	205.73		
AVG. Assessed Value:	253,433	PRD:	101.90	MIN Sales Ratio:	3.45		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	200	98.79	99.43	97.92	10.10	101.54	3.45	205.73	98.45 to 99.27	261,641	256,212
2	2	95.62	95.62	95.28	2.43	100.36	93.30	97.95	N/A	146,500	139,587
3	4	129.91	138.63	139.08	22.47	99.68	106.80	187.89	N/A	123,250	171,418
<u>ALL</u>											
	206	98.82	100.16	98.29	10.62	101.90	3.45	205.73	98.46 to 99.29	257,836	253,433

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	161	98.84	100.38	98.65	7.23	101.75	59.05	205.73	98.49 to 99.29	253,036	249,611
2	43	97.65	98.90	96.83	23.52	102.14	3.45	193.23	91.54 to 107.15	270,475	261,893
3	1	120.14	120.14	120.14			120.14	120.14	N/A	100,000	120,142
6	1	98.94	98.94	98.94			98.94	98.94	N/A	645,000	638,175
<u>ALL</u>											
	206	98.82	100.16	98.29	10.62	101.90	3.45	205.73	98.46 to 99.29	257,836	253,433

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0001											
01-0003											
01-0010											
01-0090											
10-0019	1	104.85	104.85	104.85			104.85	104.85	N/A	134,000	140,505
40-0002	184	98.85	100.17	98.10	10.05	102.12	3.45	205.73	98.47 to 99.31	276,713	271,451
40-0003	3	75.71	87.75	88.25	16.11	99.43	75.47	112.07	N/A	189,333	167,096
40-0008	6	96.72	92.83	95.53	7.18	97.17	69.46	101.86	69.46 to 101.86	96,500	92,186
40-0012	2	96.42	96.42	96.64	1.30	99.77	95.17	97.67	N/A	58,625	56,656
40-0016											
40-0082											
40-0083											
40-0126	5	102.37	110.68	119.22	27.03	92.83	57.05	187.89	N/A	79,100	94,303
40-0501	2	122.86	122.86	127.01	20.27	96.73	97.95	147.76	N/A	150,000	190,509
41-0504											
47-0100	3	96.19	94.37	94.45	8.75	99.91	80.83	106.09	N/A	35,100	33,151
NonValid School											
<u>ALL</u>											
	206	98.82	100.16	98.29	10.62	101.90	3.45	205.73	98.46 to 99.29	257,836	253,433

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	206	MEDIAN:	99	COV:	20.89	95% Median C.I.:	98.46 to 99.29
TOTAL Sales Price:	52,781,337	WGT. MEAN:	98	STD:	20.92	95% Wgt. Mean C.I.:	95.01 to 101.57
TOTAL Adj.Sales Price:	53,114,337	MEAN:	100	AVG.ABS.DEV:	10.49	95% Mean C.I.:	97.30 to 103.01
TOTAL Assessed Value:	52,207,260						
AVG. Adj. Sales Price:	257,836	COD:	10.62	MAX Sales Ratio:	205.73		
AVG. Assessed Value:	253,433	PRD:	101.90	MIN Sales Ratio:	3.45		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	53	98.86	99.84	98.15	23.29	101.72	3.45	205.73	93.24 to 106.80	267,885	262,935
Prior TO 1860											
1860 TO 1899	2	91.88	91.88	91.60	8.98	100.31	83.63	100.13	N/A	72,500	66,408
1900 TO 1919	14	97.79	98.78	99.39	3.99	99.39	88.67	115.37	93.90 to 101.86	78,457	77,976
1920 TO 1939	13	98.76	100.49	100.10	3.34	100.39	94.85	116.77	97.15 to 102.44	114,015	114,126
1940 TO 1949	10	98.26	96.79	94.45	3.33	102.48	89.10	101.37	89.46 to 100.51	142,030	134,145
1950 TO 1959	15	98.22	97.36	98.55	3.57	98.80	76.05	106.04	96.42 to 100.00	164,655	162,263
1960 TO 1969	14	99.22	100.26	111.64	7.28	89.80	69.46	144.11	98.29 to 102.15	209,642	234,054
1970 TO 1979	36	99.23	104.50	101.86	8.59	102.59	75.71	187.89	98.45 to 99.74	264,206	269,109
1980 TO 1989	22	98.72	98.03	96.97	5.83	101.10	66.37	137.71	97.75 to 99.82	504,075	488,779
1990 TO 1994	4	98.61	98.53	98.75	0.32	99.78	97.95	98.94	N/A	307,750	303,889
1995 TO 1999	18	98.93	101.55	90.08	10.94	112.73	59.74	141.34	96.11 to 99.80	376,753	339,377
2000 TO Present	5	99.43	99.05	99.20	0.61	99.85	97.29	99.89	N/A	150,400	149,193
ALL	206	98.82	100.16	98.29	10.62	101.90	3.45	205.73	98.46 to 99.29	257,836	253,433

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	94.89	94.89	94.89			94.89	94.89	N/A	8,000	7,591
Total \$											
1 TO 9999	1	94.89	94.89	94.89			94.89	94.89	N/A	8,000	7,591
10000 TO 29999	11	102.13	103.17	102.06	18.97	101.09	57.05	173.15	76.05 to 133.73	19,118	19,511
30000 TO 59999	24	98.15	91.98	92.17	12.35	99.79	35.02	116.77	93.25 to 102.31	44,588	41,096
60000 TO 99999	43	98.96	102.98	103.30	8.64	99.69	75.71	187.89	97.53 to 99.73	78,137	80,715
100000 TO 149999	35	99.31	103.92	103.79	7.68	100.12	62.14	161.30	98.62 to 100.88	120,754	125,334
150000 TO 249999	38	99.20	103.36	103.23	9.83	100.13	65.02	193.23	97.18 to 100.00	188,196	194,274
250000 TO 499999	26	98.85	96.24	97.45	18.16	98.76	3.45	205.73	95.51 to 102.15	330,989	322,553
500000 +	28	98.28	96.40	96.10	6.14	100.31	59.74	144.11	96.42 to 98.78	1,017,230	977,586
ALL	206	98.82	100.16	98.29	10.62	101.90	3.45	205.73	98.46 to 99.29	257,836	253,433

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:	206	MEDIAN:	99	COV:	20.89	95% Median C.I.:	98.46 to 99.29
TOTAL Sales Price:	52,781,337	WGT. MEAN:	98	STD:	20.92	95% Wgt. Mean C.I.:	95.01 to 101.57
TOTAL Adj.Sales Price:	53,114,337	MEAN:	100	AVG.ABS.DEV:	10.49	95% Mean C.I.:	97.30 to 103.01
TOTAL Assessed Value:	52,207,260						
AVG. Adj. Sales Price:	257,836	COD:	10.62	MAX Sales Ratio:	205.73		
AVG. Assessed Value:	253,433	PRD:	101.90	MIN Sales Ratio:	3.45		

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

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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	2	49.17	49.17	6.08	92.98	808.21	3.45	94.89	N/A	139,000	8,456
Total \$											
1 TO 9999	2	49.17	49.17	6.08	92.98	808.21	3.45	94.89	N/A	139,000	8,456
10000 TO 29999	14	90.27	84.32	74.75	24.30	112.80	35.02	133.73	57.05 to 106.04	25,700	19,211
30000 TO 59999	24	98.15	99.85	97.33	8.47	102.59	75.71	173.15	95.17 to 100.51	46,754	45,504
60000 TO 99999	39	99.11	100.12	99.12	6.21	101.01	62.14	137.71	97.53 to 99.80	79,189	78,492
100000 TO 149999	37	99.09	100.42	99.14	5.50	101.30	65.02	141.34	98.39 to 99.63	126,641	125,550
150000 TO 249999	39	99.26	102.96	98.62	12.41	104.40	59.05	187.89	97.18 to 101.12	195,776	193,075
250000 TO 499999	27	99.82	106.39	101.67	13.88	104.64	66.37	193.23	97.62 to 109.72	358,838	364,844
500000 +	24	98.53	102.02	98.04	10.14	104.06	59.74	205.73	97.65 to 99.64	1,094,014	1,072,582
ALL											
	206	98.82	100.16	98.29	10.62	101.90	3.45	205.73	98.46 to 99.29	257,836	253,433

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	59	98.47	97.91	95.59	19.35	102.43	3.45	193.23	94.88 to 102.37	245,477	234,646
10	3	97.43	97.98	108.52	19.70	90.29	69.46	127.05	N/A	79,333	86,094
15	8	100.41	103.56	98.48	12.89	105.16	76.05	137.71	76.05 to 137.71	132,625	130,605
20	126	98.77	100.26	98.11	6.03	102.19	59.74	187.89	98.45 to 99.17	268,737	263,662
25	6	100.34	100.43	100.50	1.06	99.93	99.15	102.31	99.15 to 102.31	421,666	423,765
30	4	98.65	124.39	137.69	28.71	90.34	94.52	205.73	N/A	235,299	323,976
ALL											
	206	98.82	100.16	98.29	10.62	101.90	3.45	205.73	98.46 to 99.29	257,836	253,433

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	206	MEDIAN:	99	COV:	20.89	95% Median C.I.:	98.46 to 99.29
TOTAL Sales Price:	52,781,337	WGT. MEAN:	98	STD:	20.92	95% Wgt. Mean C.I.:	95.01 to 101.57
TOTAL Adj.Sales Price:	53,114,337	MEAN:	100	AVG.ABS.DEV:	10.49	95% Mean C.I.:	97.30 to 103.01
TOTAL Assessed Value:	52,207,260						
AVG. Adj. Sales Price:	257,836	COD:	10.62	MAX Sales Ratio:	205.73		
AVG. Assessed Value:	253,433	PRD:	101.90	MIN Sales Ratio:	3.45		

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OCCUPANCY CODE

	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	46	96.70	97.36	95.71	24.09	101.72	3.45	193.23	89.14 to 106.80	255,057	244,125
300	1	101.89	101.89	101.89			101.89	101.89	N/A	228,000	232,310
303	2	63.06	63.06	61.38	5.25	102.72	59.74	66.37	N/A	807,304	495,554
309	2	100.78	100.78	100.54	0.77	100.24	100.00	101.55	N/A	115,000	115,621
319	1	101.56	101.56	101.56			101.56	101.56	N/A	77,500	78,711
325	5	98.72	103.36	101.93	7.00	101.40	93.25	127.05	N/A	205,700	209,666
326	11	99.76	100.63	97.32	11.09	103.41	75.47	141.34	75.71 to 120.14	140,318	136,552
330	2	92.46	92.46	95.51	6.65	96.81	86.31	98.60	N/A	1,010,479	965,110
336	1	88.67	88.67	88.67			88.67	88.67	N/A	65,000	57,638
341	1	98.94	98.94	98.94			98.94	98.94	N/A	645,000	638,175
343	4	98.06	98.39	98.29	0.94	100.10	97.43	100.00	N/A	512,331	503,579
344	21	99.09	98.96	98.19	1.97	100.78	89.46	102.82	98.35 to 100.88	234,599	230,350
350	7	97.66	108.11	145.52	23.87	74.29	69.46	205.73	69.46 to 205.73	108,142	157,365
352	30	99.20	100.74	104.15	3.89	96.73	88.57	144.11	98.68 to 99.68	252,860	263,351
353	20	97.99	97.62	94.78	4.48	102.99	80.83	115.37	95.87 to 99.27	184,595	174,967
362	1	125.29	125.29	125.29			125.29	125.29	N/A	60,000	75,176
381	1	97.06	97.06	97.06			97.06	97.06	N/A	186,000	180,524
386	3	98.46	98.13	98.27	0.53	99.86	97.18	98.75	N/A	251,666	247,314
387	2	99.56	99.56	99.57	0.07	99.99	99.49	99.63	N/A	89,000	88,621
389	1	143.89	143.89	143.89			143.89	143.89	N/A	120,000	172,673
406	6	101.23	101.00	104.25	3.58	96.89	94.89	107.33	94.89 to 107.33	197,912	206,324
410	1	99.72	99.72	99.72			99.72	99.72	N/A	1,175,000	1,171,701
412	2	97.92	97.92	98.07	0.17	99.85	97.75	98.09	N/A	2,262,500	2,218,751
418	1	99.51	99.51	99.51			99.51	99.51	N/A	218,000	216,940
419	2	100.00	100.00	99.92	1.12	100.08	98.89	101.12	N/A	191,500	191,354
426	1	121.04	121.04	121.04			121.04	121.04	N/A	135,000	163,408
428	3	98.39	105.78	104.96	7.58	100.78	98.29	120.66	N/A	106,666	111,958
442	2	118.23	118.23	119.01	16.47	99.35	98.76	137.71	N/A	62,500	74,381
470	1	97.95	97.95	97.95			97.95	97.95	N/A	125,000	122,437
494	2	97.41	97.41	97.37	1.02	100.04	96.42	98.41	N/A	575,000	559,871
498	1	187.89	187.89	187.89			187.89	187.89	N/A	95,000	178,500
528	20	98.91	100.66	101.07	4.71	99.60	90.49	147.76	96.90 to 99.62	149,127	150,717
851	2	96.79	96.79	86.57	15.78	111.81	81.52	112.07	N/A	599,000	518,556
<u>ALL</u>	<u>206</u>	<u>98.82</u>	<u>100.16</u>	<u>98.29</u>	<u>10.62</u>	<u>101.90</u>	<u>3.45</u>	<u>205.73</u>	<u>98.46 to 99.29</u>	<u>257,836</u>	<u>253,433</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:	206	MEDIAN:	99	COV:	20.89	95% Median C.I.:	98.46 to 99.29
TOTAL Sales Price:	52,781,337	WGT. MEAN:	98	STD:	20.92	95% Wgt. Mean C.I.:	95.01 to 101.57
TOTAL Adj.Sales Price:	53,114,337	MEAN:	100	AVG.ABS.DEV:	10.49	95% Mean C.I.:	97.30 to 103.01
TOTAL Assessed Value:	52,207,260						
AVG. Adj. Sales Price:	257,836	COD:	10.62	MAX Sales Ratio:	205.73		
AVG. Assessed Value:	253,433	PRD:	101.90	MIN Sales Ratio:	3.45		

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

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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	31	99.26	100.78	104.08	3.85	96.83	88.57	144.11	98.68 to 99.74	252,058	262,349
03	175	98.72	100.05	97.29	11.81	102.83	3.45	205.73	98.35 to 99.27	258,860	251,853
04											
<u>ALL</u>	<u>206</u>	<u>98.82</u>	<u>100.16</u>	<u>98.29</u>	<u>10.62</u>	<u>101.90</u>	<u>3.45</u>	<u>205.73</u>	<u>98.46 to 99.29</u>	<u>257,836</u>	<u>253,433</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:	69	MEDIAN:	75	COV:	21.36	95% Median C.I.:	69.53 to 79.14	(!: Derived)
(AgLand) TOTAL Sales Price:	15,410,769	WGT. MEAN:	74	STD:	15.96	95% Wgt. Mean C.I.:	71.48 to 76.68	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,380,769	MEAN:	75	AVG.ABS.DEV:	11.72	95% Mean C.I.:	70.97 to 78.50	
(AgLand) TOTAL Assessed Value:	11,394,572							
AVG. Adj. Sales Price:	222,909	COD:	15.63	MAX Sales Ratio:	130.03			
AVG. Assessed Value:	165,138	PRD:	100.88	MIN Sales Ratio:	31.85			

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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	76.88	78.32	77.44	3.51	101.13	75.00	83.08	N/A	713,963	552,926
10/01/02 TO 12/31/02	6	63.09	60.82	65.67	17.27	92.61	31.85	79.91	31.85 to 79.91	143,006	93,914
01/01/03 TO 03/31/03	14	78.33	79.49	76.09	11.67	104.47	64.60	106.44	68.24 to 90.09	268,703	204,448
04/01/03 TO 06/30/03	3	64.16	63.76	82.57	26.00	77.21	38.53	88.58	N/A	148,318	122,469
07/01/03 TO 09/30/03	2	90.20	90.20	94.28	12.46	95.67	78.96	101.44	N/A	81,275	76,628
10/01/03 TO 12/31/03	7	70.06	69.54	66.33	13.96	104.84	55.96	100.25	55.96 to 100.25	218,600	144,997
01/01/04 TO 03/31/04	15	77.14	78.02	76.45	8.21	102.05	64.36	91.70	69.53 to 81.93	190,608	145,716
04/01/04 TO 06/30/04	3	88.50	101.47	87.61	16.63	115.82	85.89	130.03	N/A	98,121	85,964
07/01/04 TO 09/30/04	2	66.74	66.74	71.63	21.46	93.16	52.42	81.06	N/A	104,325	74,731
10/01/04 TO 12/31/04	2	95.30	95.30	92.38	10.03	103.15	85.74	104.86	N/A	222,250	205,325
01/01/05 TO 03/31/05	6	70.26	64.92	67.50	14.03	96.17	45.27	77.82	45.27 to 77.82	177,773	119,996
04/01/05 TO 06/30/05	6	67.37	66.23	65.34	12.30	101.36	45.69	85.94	45.69 to 85.94	268,000	175,108
<u>Study Years</u>											
07/01/02 TO 06/30/03	26	75.31	73.23	75.65	15.26	96.80	31.85	106.44	65.35 to 83.08	277,182	209,690
07/01/03 TO 06/30/04	27	77.14	79.33	74.53	14.09	106.44	55.96	130.03	70.06 to 85.89	179,490	133,773
07/01/04 TO 06/30/05	16	68.96	69.43	70.04	17.38	99.14	45.27	104.86	52.42 to 81.06	207,986	145,671
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	26	74.05	75.82	74.55	16.26	101.71	38.53	106.44	68.24 to 84.47	226,905	169,150
01/01/04 TO 12/31/04	22	80.67	81.76	78.91	12.51	103.61	52.42	130.03	74.98 to 88.50	173,029	136,534
<u>ALL</u>	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138

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:	69	MEDIAN:	75	COV:	21.36	95% Median C.I.:	69.53 to 79.14	(!: Derived)
(AgLand) TOTAL Sales Price:	15,410,769	WGT. MEAN:	74	STD:	15.96	95% Wgt. Mean C.I.:	71.48 to 76.68	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,380,769	MEAN:	75	AVG.ABS.DEV:	11.72	95% Mean C.I.:	70.97 to 78.50	
(AgLand) TOTAL Assessed Value:	11,394,572							
AVG. Adj. Sales Price:	222,909	COD:	15.63	MAX Sales Ratio:	130.03			
AVG. Assessed Value:	165,138	PRD:	100.88	MIN Sales Ratio:	31.85			

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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	
3209	3	68.15	66.12	74.03	26.01	89.32	38.53	91.70	N/A	183,306	135,698	
3211	4	77.19	76.88	75.90	5.98	101.30	70.06	83.08	N/A	263,000	199,607	
3213	4	77.80	72.22	80.36	27.46	89.88	31.85	101.44	N/A	140,950	113,266	
3215	5	76.91	82.13	72.78	26.91	112.85	45.69	130.03	N/A	259,072	188,549	
3309	7	69.53	73.39	70.86	7.21	103.57	66.59	80.74	66.59 to 80.74	200,463	142,048	
3311	4	78.74	82.31	76.92	14.24	107.00	65.31	106.44	N/A	614,223	472,460	
3313	2	58.66	58.66	65.49	22.82	89.57	45.27	72.05	N/A	140,393	91,943	
3315	6	80.44	74.34	74.79	16.66	99.41	51.43	91.23	51.43 to 91.23	113,900	85,180	
3433	5	83.90	80.15	82.48	12.56	97.18	57.09	100.25	N/A	116,404	96,013	
3435	3	81.06	79.83	78.50	5.53	101.68	72.49	85.94	N/A	208,000	163,286	
3437	5	68.24	74.76	73.46	15.86	101.77	61.56	104.86	N/A	215,891	158,584	
3439	6	70.63	70.02	69.62	9.10	100.57	60.82	77.14	60.82 to 77.14	291,611	203,005	
3533	3	77.82	78.53	81.28	8.24	96.62	69.27	88.50	N/A	123,800	100,619	
3537	4	80.04	76.12	74.29	11.31	102.47	58.52	85.89	N/A	280,660	208,495	
3539	8	69.30	71.35	70.07	13.33	101.83	55.96	91.09	55.96 to 91.09	195,771	137,168	
ALL	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	50	75.44	74.69	73.74	16.25	101.28	31.85	130.03	69.46 to 79.76	206,503	152,284	
2	18	73.61	74.74	73.67	14.64	101.45	55.96	100.25	64.36 to 84.53	184,060	135,592	
3	1	76.88	76.88	76.88			76.88	76.88	N/A	1,742,520	1,339,698	
ALL	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138	

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	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138	
ALL	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138	

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:	69	MEDIAN:	75	COV:	21.36	95% Median C.I.:	69.53 to 79.14	(!: Derived)
(AgLand) TOTAL Sales Price:	15,410,769	WGT. MEAN:	74	STD:	15.96	95% Wgt. Mean C.I.:	71.48 to 76.68	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,380,769	MEAN:	75	AVG.ABS.DEV:	11.72	95% Mean C.I.:	70.97 to 78.50	
(AgLand) TOTAL Assessed Value:	11,394,572							
AVG. Adj. Sales Price:	222,909	COD:	15.63	MAX Sales Ratio:	130.03			
AVG. Assessed Value:	165,138	PRD:	100.88	MIN Sales Ratio:	31.85			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
01-0001												
01-0003												
01-0010												
01-0090												
10-0019	2	72.77	72.77	75.60	4.81	96.25	69.27	76.27	N/A	221,125	167,168	
40-0002												
40-0003	9	72.49	71.17	73.06	17.84	97.42	45.27	91.23	51.43 to 90.09	134,309	98,120	
40-0008	18	75.44	75.28	73.12	10.83	102.96	60.82	104.86	66.59 to 80.74	211,973	154,997	
40-0012												
40-0016	6	72.56	76.50	74.80	15.80	102.27	61.56	106.44	61.56 to 106.44	502,149	375,624	
40-0082												
40-0083												
40-0126	16	75.31	76.18	73.82	14.13	103.20	55.96	100.25	64.36 to 85.89	203,223	150,025	
40-0501	12	72.26	70.60	75.84	21.39	93.09	31.85	101.44	52.42 to 85.74	186,197	141,214	
41-0504												
47-0100	6	78.33	81.74	73.37	22.62	111.40	45.69	130.03	45.69 to 130.03	235,894	173,076	
NonValid School												
ALL	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	2	84.28	84.28	56.03	54.28	150.43	38.53	130.03	N/A	6,182	3,463	
10.01 TO 30.00	7	57.09	61.72	59.07	28.99	104.49	31.85	84.53	31.85 to 84.53	49,676	29,343	
30.01 TO 50.00	4	79.94	79.02	75.90	14.35	104.11	55.96	100.25	N/A	91,186	69,211	
50.01 TO 100.00	31	75.91	77.08	75.54	13.54	102.04	51.43	106.44	69.46 to 84.47	170,044	128,449	
100.01 TO 180.00	21	72.49	73.87	72.67	12.92	101.64	45.69	104.86	66.59 to 83.08	291,667	211,966	
180.01 TO 330.00	3	75.62	74.20	74.65	3.02	99.39	70.06	76.91	N/A	505,666	377,487	
650.01 +	1	76.88	76.88	76.88			76.88	76.88	N/A	1,742,520	1,339,698	
ALL	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138	

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

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(AgLand) TOTAL Adj.Sales Price:	15,380,769	MEAN:	75	AVG.ABS.DEV:	11.72	95% Mean C.I.:	70.97 to 78.50	
(AgLand) TOTAL Assessed Value:	11,394,572							
AVG. Adj. Sales Price:	222,909	COD:	15.63	MAX Sales Ratio:	130.03			
AVG. Assessed Value:	165,138	PRD:	100.88	MIN Sales Ratio:	31.85			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	65.08	65.08	58.69	29.79	110.89	45.69	84.47	N/A	200,821	117,863
DRY-N/A	2	50.86	50.86	56.46	37.37	90.09	31.85	69.86	N/A	81,500	46,011
GRASS	5	64.16	71.82	64.03	32.32	112.16	38.53	130.03	N/A	32,564	20,851
GRASS-N/A	1	69.10	69.10	69.10			69.10	69.10	N/A	96,000	66,334
IRRGTD	41	75.91	75.93	74.12	12.77	102.44	52.42	106.44	68.87 to 79.91	215,700	159,883
IRRGTD-N/A	18	78.32	76.86	75.98	13.22	101.17	45.27	100.25	69.53 to 85.89	317,420	241,166
ALL	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138

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	3	45.69	54.00	55.33	38.38	97.60	31.85	84.47	N/A	153,047	84,681
DRY-N/A	1	69.86	69.86	69.86			69.86	69.86	N/A	105,500	73,707
GRASS	5	64.16	71.82	64.03	32.32	112.16	38.53	130.03	N/A	32,564	20,851
GRASS-N/A	1	69.10	69.10	69.10			69.10	69.10	N/A	96,000	66,334
IRRGTD	51	75.62	75.39	73.99	13.65	101.90	45.27	106.44	70.06 to 78.96	255,588	189,113
IRRGTD-N/A	8	82.25	81.45	82.21	6.38	99.08	69.46	91.23	69.46 to 91.23	190,283	156,427
ALL	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138

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	4	57.78	57.97	58.05	33.22	99.87	31.85	84.47	N/A	141,160	81,937
GRASS	6	66.63	71.36	65.91	27.17	108.27	38.53	130.03	38.53 to 130.03	43,136	28,431
IRRGTD	59	76.27	76.22	74.85	13.01	101.82	45.27	106.44	72.05 to 79.91	246,734	184,681
ALL	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	15,380,769	MEAN:	75	AVG.ABS.DEV:	11.72	95% Mean C.I.:	70.97 to 78.50	
(AgLand) TOTAL Assessed Value:	11,394,572							
AVG. Adj. Sales Price:	222,909	COD:	15.63	MAX Sales Ratio:	130.03			
AVG. Assessed Value:	165,138	PRD:	100.88	MIN Sales Ratio:	31.85			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	130.03	130.03	130.03			130.03	130.03	N/A	2,364	3,074	
Total \$ _____												
1 TO 9999	1	130.03	130.03	130.03			130.03	130.03	N/A	2,364	3,074	
10000 TO 29999	2	47.81	47.81	50.75	19.41	94.22	38.53	57.09	N/A	14,625	7,421	
30000 TO 59999	5	78.96	69.31	67.10	16.55	103.29	31.85	84.53	N/A	46,660	31,309	
60000 TO 99999	7	69.10	70.15	70.49	20.32	99.52	45.27	100.25	45.27 to 100.25	81,476	57,432	
100000 TO 149999	10	82.76	83.72	84.41	12.41	99.18	55.96	106.44	69.86 to 101.44	131,216	110,758	
150000 TO 249999	26	74.73	75.66	74.61	12.96	101.40	51.43	104.86	68.87 to 83.08	194,049	144,785	
250000 TO 499999	15	69.53	70.65	70.45	10.91	100.28	45.69	88.58	65.31 to 76.27	354,236	249,577	
500000 +	3	76.88	76.47	76.62	0.56	99.80	75.62	76.91	N/A	958,173	734,141	
ALL _____												
	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	84.28	84.28	56.03	54.28	150.43	38.53	130.03	N/A	6,182	3,463	
Total \$ _____												
1 TO 9999	2	84.28	84.28	56.03	54.28	150.43	38.53	130.03	N/A	6,182	3,463	
10000 TO 29999	3	57.09	52.74	49.22	21.84	107.15	31.85	69.27	N/A	39,666	19,523	
30000 TO 59999	6	71.56	67.88	64.78	19.46	104.78	45.27	84.53	45.27 to 84.53	59,990	38,861	
60000 TO 99999	8	74.50	73.28	69.76	15.69	105.05	51.43	100.25	51.43 to 100.25	108,905	75,967	
100000 TO 149999	23	75.00	75.79	73.13	14.91	103.63	45.69	101.44	68.47 to 85.89	179,984	131,624	
150000 TO 249999	16	76.53	79.85	77.21	12.16	103.42	59.65	106.44	72.05 to 85.94	241,681	186,597	
250000 TO 499999	10	72.84	73.89	73.45	8.73	100.61	64.60	88.58	65.31 to 83.90	426,915	313,554	
500000 +	1	76.88	76.88	76.88			76.88	76.88	N/A	1,742,520	1,339,698	
ALL _____												
	69	75.00	74.74	74.08	15.63	100.88	31.85	130.03	69.53 to 79.14	222,909	165,138	

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:	2161	MEDIAN:	99	COV:	22.23	95% Median C.I.:	98.34 to 98.93
TOTAL Sales Price:	207,901,858	WGT. MEAN:	97	STD:	22.25	95% Wgt. Mean C.I.:	96.88 to 98.07
TOTAL Adj.Sales Price:	204,760,266	MEAN:	100	AVG.ABS.DEV:	9.79	95% Mean C.I.:	99.15 to 101.03
TOTAL Assessed Value:	199,588,506						
AVG. Adj. Sales Price:	94,752	COD:	9.94	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	92,359	PRD:	102.68	MIN Sales Ratio:	1.64		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	321	98.54	99.88	98.88	6.26	101.01	54.14	207.36	98.23 to 99.17	98,567	97,468
10/01/03 TO 12/31/03	243	98.89	99.91	99.03	6.28	100.89	71.69	174.04	98.14 to 99.41	93,869	92,954
01/01/04 TO 03/31/04	185	99.25	101.83	99.27	7.49	102.58	68.96	285.14	98.32 to 99.94	93,057	92,378
04/01/04 TO 06/30/04	287	98.97	100.46	98.62	5.51	101.86	61.62	200.26	98.46 to 99.40	92,567	91,291
07/01/04 TO 09/30/04	312	97.34	98.28	95.56	11.55	102.84	1.64	457.07	96.61 to 98.62	98,288	93,925
10/01/04 TO 12/31/04	269	98.72	99.65	96.96	11.97	102.77	27.57	241.32	97.05 to 99.58	91,942	89,147
01/01/05 TO 03/31/05	202	98.46	103.68	96.91	16.04	106.98	64.01	493.76	96.57 to 99.77	94,622	91,699
04/01/05 TO 06/30/05	342	97.32	99.05	95.63	14.47	103.58	21.44	303.32	95.84 to 99.15	93,609	89,514
<u>Study Years</u>											
07/01/03 TO 06/30/04	1036	98.93	100.40	98.91	6.28	101.50	54.14	285.14	98.53 to 99.16	94,819	93,789
07/01/04 TO 06/30/05	1125	98.17	99.81	96.15	13.31	103.81	1.64	493.76	97.10 to 98.66	94,690	91,042
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	1053	98.70	99.85	97.37	9.28	102.54	1.64	457.07	98.32 to 99.13	94,189	91,715
<u>ALL</u>											
	2161	98.54	100.09	97.47	9.94	102.68	1.64	493.76	98.34 to 98.93	94,752	92,359

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	24	100.12	99.14	99.92	12.16	99.22	65.06	140.16	96.98 to 104.97	50,308	50,266
CAIRO	28	99.68	99.75	99.22	6.06	100.53	77.36	130.09	97.18 to 101.57	73,273	72,704
DONIPHAN	36	99.16	95.31	96.23	8.38	99.05	55.56	140.84	96.55 to 100.00	64,003	61,588
GRAND ISLAND	1845	98.48	100.27	97.61	9.89	102.73	1.64	493.76	98.23 to 98.85	92,120	89,915
RURAL	13	93.82	86.28	81.28	17.96	106.15	21.44	117.42	64.42 to 105.10	173,369	140,917
RURAL SUB	180	98.47	97.93	97.46	9.22	100.48	37.47	171.69	97.00 to 99.60	136,830	133,352
WOOD RIVER	35	99.69	112.71	102.07	15.87	110.43	84.47	340.20	99.07 to 100.91	67,185	68,575
<u>ALL</u>											
	2161	98.54	100.09	97.47	9.94	102.68	1.64	493.76	98.34 to 98.93	94,752	92,359

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1966	98.56	100.38	97.68	9.93	102.77	1.64	493.76	98.34 to 98.94	90,397	88,296
2	159	99.18	98.79	97.86	9.22	100.95	37.47	171.69	97.05 to 100.00	142,418	139,376
3	36	93.66	90.01	87.31	12.93	103.09	21.44	125.93	83.02 to 99.01	122,077	106,588
<u>ALL</u>											
	2161	98.54	100.09	97.47	9.94	102.68	1.64	493.76	98.34 to 98.93	94,752	92,359

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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

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

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TOTAL Sales Price:	207,901,858	WGT. MEAN:	97	STD:	22.25	95% Wgt. Mean C.I.:	96.88 to 98.07
TOTAL Adj.Sales Price:	204,760,266	MEAN:	100	AVG.ABS.DEV:	9.79	95% Mean C.I.:	99.15 to 101.03
TOTAL Assessed Value:	199,588,506						
AVG. Adj. Sales Price:	94,752	COD:	9.94	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	92,359	PRD:	102.68	MIN Sales Ratio:	1.64		

Printed: 02/27/2006 15:03:59

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	1856	98.66	100.73	97.79	9.81	103.01	33.94	493.76	98.38 to 98.97	102,887	100,614
2	295	98.21	96.01	92.28	10.82	104.04	1.64	285.14	96.99 to 99.26	42,591	39,304
3	10	98.63	101.65	101.31	6.70	100.33	92.39	118.77	92.47 to 117.96	123,700	125,325
<u>ALL</u>	<u>2161</u>	<u>98.54</u>	<u>100.09</u>	<u>97.47</u>	<u>9.94</u>	<u>102.68</u>	<u>1.64</u>	<u>493.76</u>	<u>98.34 to 98.93</u>	<u>94,752</u>	<u>92,359</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	2125	98.54	99.99	97.50	9.67	102.55	1.64	493.76	98.33 to 98.93	95,641	93,248
06											
07	36	99.40	106.21	94.33	25.22	112.60	55.56	340.20	87.64 to 106.53	42,293	39,894
<u>ALL</u>	<u>2161</u>	<u>98.54</u>	<u>100.09</u>	<u>97.47</u>	<u>9.94</u>	<u>102.68</u>	<u>1.64</u>	<u>493.76</u>	<u>98.34 to 98.93</u>	<u>94,752</u>	<u>92,359</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0001	1	84.20	84.20	84.20			84.20	84.20	N/A	125,000	105,254
01-0003											
01-0010											
01-0090											
10-0019	1	87.20	87.20	87.20			87.20	87.20	N/A	106,900	93,214
40-0002	1911	98.54	100.31	97.75	9.86	102.62	1.64	493.76	98.32 to 98.93	94,031	91,919
40-0003	41	95.49	94.75	92.79	11.90	102.11	21.44	139.11	92.33 to 99.55	134,773	125,057
40-0008	45	100.19	110.79	101.44	13.90	109.22	84.47	340.20	99.28 to 101.16	71,039	72,062
40-0012	24	100.12	98.87	99.16	12.42	99.72	65.06	140.16	91.00 to 104.97	52,495	52,052
40-0016	6	93.24	91.63	90.00	5.45	101.81	80.63	98.79	80.63 to 98.79	133,483	120,136
40-0082											
40-0083											
40-0126	87	98.26	94.89	94.84	9.01	100.05	55.56	140.84	95.55 to 99.56	118,951	112,817
40-0501	13	96.15	93.30	92.69	9.33	100.65	69.03	113.30	81.83 to 100.00	94,057	87,184
41-0504											
47-0100	32	99.03	98.93	98.53	6.13	100.41	77.36	130.09	96.19 to 100.58	77,489	76,351
NonValid School											
<u>ALL</u>	<u>2161</u>	<u>98.54</u>	<u>100.09</u>	<u>97.47</u>	<u>9.94</u>	<u>102.68</u>	<u>1.64</u>	<u>493.76</u>	<u>98.34 to 98.93</u>	<u>94,752</u>	<u>92,359</u>

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:	2161	MEDIAN:	99	COV:	22.23	95% Median C.I.:	98.34 to 98.93
TOTAL Sales Price:	207,901,858	WGT. MEAN:	97	STD:	22.25	95% Wgt. Mean C.I.:	96.88 to 98.07
TOTAL Adj.Sales Price:	204,760,266	MEAN:	100	AVG.ABS.DEV:	9.79	95% Mean C.I.:	99.15 to 101.03
TOTAL Assessed Value:	199,588,506						
AVG. Adj. Sales Price:	94,752	COD:	9.94	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	92,359	PRD:	102.68	MIN Sales Ratio:	1.64		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	349	98.46	96.41	94.29	10.05	102.25	1.64	285.14	96.99 to 99.53	56,604	53,372
Prior TO 1860	1	99.52	99.52	99.52			99.52	99.52	N/A	59,900	59,613
1860 TO 1899	48	99.35	107.00	99.62	13.94	107.41	71.69	241.32	96.55 to 101.35	73,504	73,224
1900 TO 1919	228	99.55	110.64	102.97	16.27	107.45	64.01	493.76	99.16 to 100.41	59,919	61,698
1920 TO 1939	232	98.94	105.09	101.54	12.63	103.50	54.63	236.48	97.99 to 99.54	68,951	70,013
1940 TO 1949	124	97.36	98.48	97.19	9.77	101.33	67.72	165.69	95.82 to 98.35	71,090	69,090
1950 TO 1959	220	95.97	95.77	93.61	11.15	102.31	33.94	200.26	94.65 to 97.37	81,650	76,435
1960 TO 1969	203	97.95	96.73	95.71	7.16	101.06	55.56	189.26	96.74 to 98.71	103,398	98,967
1970 TO 1979	279	98.51	98.65	97.00	8.39	101.71	65.06	340.20	97.32 to 99.16	118,413	114,856
1980 TO 1989	152	99.36	100.27	98.40	9.02	101.90	71.10	163.92	97.99 to 100.04	120,809	118,880
1990 TO 1994	69	99.86	99.14	97.15	6.29	102.05	64.42	133.11	98.24 to 101.13	159,458	154,920
1995 TO 1999	104	99.51	99.50	99.04	5.60	100.47	78.84	131.98	98.54 to 100.58	160,088	158,546
2000 TO Present	152	99.73	98.24	97.48	4.15	100.78	76.80	119.30	98.59 to 100.00	164,068	159,935
ALL	2161	98.54	100.09	97.47	9.94	102.68	1.64	493.76	98.34 to 98.93	94,752	92,359

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	100.00	130.86	117.56	30.86	111.31	100.00	285.14	100.00 to 285.14	650	764
5000 TO 9999	8	136.49	169.66	158.22	43.31	107.24	101.76	340.20	101.76 to 340.20	6,883	10,890
Total \$											
1 TO 9999	14	103.42	153.03	155.53	50.69	98.40	100.00	340.20	100.00 to 236.67	4,212	6,550
10000 TO 29999	226	100.25	109.35	108.02	18.16	101.24	21.44	493.76	100.00 to 100.35	22,025	23,791
30000 TO 59999	413	99.55	105.31	104.62	14.05	100.65	1.64	241.32	99.15 to 100.00	44,514	46,571
60000 TO 99999	705	98.23	97.47	97.39	7.07	100.08	37.47	219.04	97.79 to 98.54	79,455	77,381
100000 TO 149999	472	97.08	96.13	96.13	7.46	100.00	44.66	196.54	96.14 to 97.76	122,886	118,135
150000 TO 249999	281	98.33	96.71	96.63	5.67	100.09	67.72	150.13	97.32 to 98.99	183,604	177,417
250000 TO 499999	50	96.90	93.68	93.58	8.22	100.11	27.57	123.42	94.91 to 98.99	314,552	294,350
ALL	2161	98.54	100.09	97.47	9.94	102.68	1.64	493.76	98.34 to 98.93	94,752	92,359

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	2161	MEDIAN:	99	COV:	22.23	95% Median C.I.:	98.34 to 98.93
TOTAL Sales Price:	207,901,858	WGT. MEAN:	97	STD:	22.25	95% Wgt. Mean C.I.:	96.88 to 98.07
TOTAL Adj.Sales Price:	204,760,266	MEAN:	100	AVG.ABS.DEV:	9.79	95% Mean C.I.:	99.15 to 101.03
TOTAL Assessed Value:	199,588,506						
AVG. Adj. Sales Price:	94,752	COD:	9.94	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	92,359	PRD:	102.68	MIN Sales Ratio:	1.64		

(!: AVTot=0)

(!: Derived)

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	100.00	112.40	13.26	40.50	847.51	1.64	285.14	1.64 to 285.14	5,557	737
5000 TO 9999	15	98.01	88.81	77.65	22.17	114.38	21.44	139.40	67.02 to 102.49	11,050	8,580
Total \$											
1 TO 9999	22	99.77	96.32	65.41	28.00	147.25	1.64	285.14	68.96 to 101.76	9,302	6,085
10000 TO 29999	221	100.00	101.07	96.97	12.57	104.23	33.94	340.20	99.37 to 100.00	23,398	22,688
30000 TO 59999	415	98.90	101.70	97.82	12.52	103.97	37.47	457.07	98.29 to 99.45	46,723	45,703
60000 TO 99999	748	98.21	100.52	97.15	10.49	103.46	27.57	493.76	97.68 to 98.54	81,143	78,834
100000 TO 149999	452	98.47	98.45	97.60	6.76	100.86	67.72	193.21	97.37 to 99.18	125,570	122,561
150000 TO 249999	261	98.87	99.03	97.87	6.14	101.18	57.69	219.04	98.33 to 99.42	188,040	184,042
250000 TO 499999	42	97.64	97.80	97.10	6.45	100.72	64.42	131.98	96.57 to 99.40	320,531	311,248
ALL											
	2161	98.54	100.09	97.47	9.94	102.68	1.64	493.76	98.34 to 98.93	94,752	92,359

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	351	98.46	96.24	94.46	9.65	101.88	1.64	285.14	97.18 to 99.53	58,122	54,904
10	4	116.44	115.51	114.80	3.59	100.63	106.33	122.86	N/A	16,000	18,367
20	66	97.08	95.76	89.99	18.12	106.41	33.94	198.84	90.28 to 99.56	52,322	47,087
30	1588	98.53	101.28	98.11	10.09	103.23	54.63	493.76	98.26 to 98.91	93,653	91,886
35	1	100.06	100.06	100.06			100.06	100.06	N/A	52,500	52,533
40	134	99.13	98.06	97.18	5.57	100.91	64.42	150.13	97.72 to 99.84	198,466	192,872
50	15	99.38	98.02	97.38	3.43	100.66	83.58	105.16	98.79 to 100.80	309,133	301,032
60	2	96.73	96.73	96.59	1.57	100.14	95.21	98.24	N/A	418,000	403,743
ALL											
	2161	98.54	100.09	97.47	9.94	102.68	1.64	493.76	98.34 to 98.93	94,752	92,359

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:	2161	MEDIAN:	99	COV:	22.23	95% Median C.I.:	98.34 to 98.93
TOTAL Sales Price:	207,901,858	WGT. MEAN:	97	STD:	22.25	95% Wgt. Mean C.I.:	96.88 to 98.07
TOTAL Adj.Sales Price:	204,760,266	MEAN:	100	AVG.ABS.DEV:	9.79	95% Mean C.I.:	99.15 to 101.03
TOTAL Assessed Value:	199,588,506						
AVG. Adj. Sales Price:	94,752	COD:	9.94	MAX Sales Ratio:	493.76		
AVG. Assessed Value:	92,359	PRD:	102.68	MIN Sales Ratio:	1.64		

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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)	348	98.46	96.21	94.35	9.72	101.98	1.64	285.14	97.07 to 99.53	57,387	54,144	
100	43	98.79	108.01	98.95	24.40	109.16	55.56	340.20	92.39 to 106.33	55,268	54,688	
101	1340	98.56	100.32	97.80	9.45	102.58	33.94	493.76	98.29 to 98.99	95,555	93,451	
102	78	99.30	106.03	99.50	11.86	106.57	64.42	303.32	98.26 to 100.17	144,972	144,246	
103	90	96.78	94.87	94.52	5.81	100.36	73.20	111.65	94.65 to 97.69	127,246	120,278	
104	106	98.15	105.29	98.08	13.07	107.35	68.42	241.32	97.25 to 99.82	130,619	128,110	
106	6	96.44	99.29	98.01	13.78	101.31	72.46	134.80	72.46 to 134.80	47,066	46,128	
111	41	99.50	100.86	99.79	6.85	101.07	85.70	132.78	98.86 to 103.00	116,786	116,538	
301	50	96.77	97.49	96.30	6.81	101.24	75.28	163.92	94.57 to 99.38	147,475	142,015	
302	15	100.51	97.62	98.38	5.75	99.23	71.10	106.12	91.44 to 103.38	79,111	77,833	
304	30	100.09	114.28	108.45	16.54	105.38	94.15	200.26	98.92 to 109.78	80,450	87,249	
307	14	97.30	90.60	91.56	12.77	98.96	69.37	108.76	74.97 to 106.58	122,692	112,337	
<u>ALL</u>												
	2161	98.54	100.09	97.47	9.94	102.68	1.64	493.76	98.34 to 98.93	94,752	92,359	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	348	98.46	96.21	94.35	9.72	101.98	1.64	285.14	97.07 to 99.53	57,387	54,144	
10	3	96.98	87.47	94.36	11.50	92.70	66.00	99.44	N/A	35,133	33,152	
20	57	103.16	123.49	107.41	28.86	114.97	55.56	493.76	99.55 to 107.56	47,705	51,239	
25	1	100.00	100.00	100.00			100.00	100.00	N/A	20,000	20,000	
30	1366	98.33	100.53	97.62	10.32	102.98	33.94	457.07	98.01 to 98.63	87,065	84,994	
40	358	99.32	98.52	97.66	5.63	100.88	64.42	163.92	98.60 to 99.94	155,697	152,049	
50	25	99.10	100.25	98.34	5.48	101.95	83.58	133.11	96.76 to 101.41	261,968	257,609	
60	3	97.00	104.76	100.60	8.28	104.13	96.60	120.68	N/A	241,666	243,125	
<u>ALL</u>												
	2161	98.54	100.09	97.47	9.94	102.68	1.64	493.76	98.34 to 98.93	94,752	92,359	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	215	MEDIAN:	90	COV:	40.61	95% Median C.I.:	84.88 to 93.96
TOTAL Sales Price:	53,891,011	WGT. MEAN:	85	STD:	36.29	95% Wgt. Mean C.I.:	80.58 to 89.70
TOTAL Adj.Sales Price:	52,380,796	MEAN:	89	AVG.ABS.DEV:	24.89	95% Mean C.I.:	84.50 to 94.20
TOTAL Assessed Value:	44,596,801						
AVG. Adj. Sales Price:	243,631	COD:	27.73	MAX Sales Ratio:	282.99		
AVG. Assessed Value:	207,426	PRD:	104.95	MIN Sales Ratio:	3.45		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	7	104.22	104.09	93.03	9.69	111.89	82.42	131.53	82.42 to 131.53	460,611	428,493
10/01/02 TO 12/31/02	16	86.45	95.86	89.64	27.79	106.95	61.89	205.73	66.84 to 107.22	373,623	334,910
01/01/03 TO 03/31/03	14	82.58	86.51	92.20	28.94	93.83	34.38	140.33	62.14 to 122.65	144,610	133,334
04/01/03 TO 06/30/03	19	103.58	93.22	81.63	22.61	114.20	35.64	127.15	66.27 to 121.72	217,516	177,549
07/01/03 TO 09/30/03	20	98.48	97.78	100.00	16.17	97.78	47.27	161.28	90.38 to 103.46	144,770	144,771
10/01/03 TO 12/31/03	9	65.98	70.46	64.14	46.41	109.86	19.22	119.38	19.55 to 112.47	233,803	149,957
01/01/04 TO 03/31/04	21	83.87	92.90	87.00	22.36	106.78	53.18	187.89	75.71 to 100.00	265,372	230,876
04/01/04 TO 06/30/04	17	89.39	93.11	92.65	26.43	100.50	40.18	204.54	62.11 to 100.53	126,370	117,081
07/01/04 TO 09/30/04	20	85.98	88.87	93.72	25.62	94.83	32.14	153.45	67.81 to 100.00	241,404	226,234
10/01/04 TO 12/31/04	26	91.04	87.98	81.45	22.99	108.01	24.64	165.88	82.64 to 98.44	140,567	114,492
01/01/05 TO 03/31/05	18	87.56	93.16	82.44	43.09	113.00	3.45	282.99	62.50 to 94.66	325,815	268,596
04/01/05 TO 06/30/05	28	76.75	75.04	76.14	40.49	98.55	6.80	182.55	57.15 to 100.00	355,460	270,664
<u>Study Years</u>											
07/01/02 TO 06/30/03	56	96.22	93.66	88.53	24.28	105.79	34.38	205.73	81.71 to 104.66	274,278	242,823
07/01/03 TO 06/30/04	67	90.38	91.40	87.13	24.11	104.90	19.22	204.54	84.29 to 97.75	189,862	165,430
07/01/04 TO 06/30/05	92	87.67	85.25	81.95	31.70	104.02	3.45	282.99	80.32 to 93.30	264,134	216,465
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	62	94.06	89.87	85.02	25.13	105.71	19.22	161.28	84.29 to 103.17	179,951	152,986
01/01/04 TO 12/31/04	84	88.82	90.46	88.50	23.97	102.22	24.64	204.54	83.87 to 94.11	192,904	170,717
<u>ALL</u>											
	215	89.77	89.35	85.14	27.73	104.95	3.45	282.99	84.88 to 93.96	243,631	207,426

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALDA	3	93.89	125.02	126.19	66.02	99.08	47.62	233.56	N/A	60,750	76,658
CAIRO	3	98.44	99.74	100.53	4.99	99.21	93.01	107.76	N/A	35,100	35,287
DONIPHAN	2	100.52	100.52	100.22	1.42	100.30	99.09	101.95	N/A	123,750	124,018
GRAND ISLAND	196	88.91	87.67	84.30	27.09	103.99	3.45	282.99	84.29 to 93.75	258,457	217,889
RURAL	3	142.86	145.85	154.31	18.92	94.52	106.80	187.89	N/A	98,333	151,733
RURAL SUB	3	93.14	87.92	91.96	19.16	95.60	58.54	112.07	N/A	163,666	150,515
WOOD RIVER	5	85.31	90.33	99.46	36.44	90.83	25.14	161.28	N/A	80,400	79,962
<u>ALL</u>											
	215	89.77	89.35	85.14	27.73	104.95	3.45	282.99	84.88 to 93.96	243,631	207,426

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	215	MEDIAN:	90	COV:	40.61	95% Median C.I.:	84.88 to 93.96
TOTAL Sales Price:	53,891,011	WGT. MEAN:	85	STD:	36.29	95% Wgt. Mean C.I.:	80.58 to 89.70
TOTAL Adj.Sales Price:	52,380,796	MEAN:	89	AVG.ABS.DEV:	24.89	95% Mean C.I.:	84.50 to 94.20
TOTAL Assessed Value:	44,596,801						
AVG. Adj. Sales Price:	243,631	COD:	27.73	MAX Sales Ratio:	282.99		
AVG. Assessed Value:	207,426	PRD:	104.95	MIN Sales Ratio:	3.45		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	209	89.39	88.56	84.68	27.44	104.59	3.45	282.99	84.79 to 93.90	246,865	209,043
2	2	75.84	75.84	78.38	22.81	96.76	58.54	93.14	N/A	146,500	114,827
3	4	127.46	137.40	137.34	21.94	100.05	106.80	187.89	N/A	123,250	169,273
<u>ALL</u>	<u>215</u>	<u>89.77</u>	<u>89.35</u>	<u>85.14</u>	<u>27.73</u>	<u>104.95</u>	<u>3.45</u>	<u>282.99</u>	<u>84.88 to 93.96</u>	<u>243,631</u>	<u>207,426</u>

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	169	89.77	91.32	86.06	26.57	106.11	19.55	282.99	84.88 to 94.11	248,535	213,899
2	45	89.90	83.07	81.80	31.40	101.55	3.45	161.30	82.42 to 103.17	228,406	186,836
3	1	40.18	40.18	40.18			40.18	40.18	N/A	100,000	40,181
<u>ALL</u>	<u>215</u>	<u>89.77</u>	<u>89.35</u>	<u>85.14</u>	<u>27.73</u>	<u>104.95</u>	<u>3.45</u>	<u>282.99</u>	<u>84.88 to 93.96</u>	<u>243,631</u>	<u>207,426</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0001											
01-0003											
01-0010											
01-0090											
10-0019	1	102.35	102.35	102.35			102.35	102.35	N/A	134,000	137,152
40-0002	192	89.07	88.05	84.54	26.99	104.15	3.45	282.99	84.36 to 93.90	261,019	220,676
40-0003	3	75.71	76.43	70.32	31.07	108.69	41.50	112.07	N/A	189,333	133,131
40-0008	7	85.31	86.00	95.07	32.04	90.46	25.14	161.28	25.14 to 161.28	86,857	82,577
40-0012	3	93.89	125.02	126.19	66.02	99.08	47.62	233.56	N/A	60,750	76,658
40-0016											
40-0082											
40-0083											
40-0126	4	104.37	123.93	123.33	22.43	100.49	99.09	187.89	N/A	91,875	113,309
40-0501	2	100.70	100.70	107.72	41.87	93.48	58.54	142.86	N/A	150,000	161,587
41-0504											
47-0100	3	98.44	99.74	100.53	4.99	99.21	93.01	107.76	N/A	35,100	35,287
NonValid School											
<u>ALL</u>	<u>215</u>	<u>89.77</u>	<u>89.35</u>	<u>85.14</u>	<u>27.73</u>	<u>104.95</u>	<u>3.45</u>	<u>282.99</u>	<u>84.88 to 93.96</u>	<u>243,631</u>	<u>207,426</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)
(!: Derived)

NUMBER of Sales:	215	MEDIAN:	90	COV:	40.61	95% Median C.I.:	84.88 to 93.96
TOTAL Sales Price:	53,891,011	WGT. MEAN:	85	STD:	36.29	95% Wgt. Mean C.I.:	80.58 to 89.70
TOTAL Adj.Sales Price:	52,380,796	MEAN:	89	AVG.ABS.DEV:	24.89	95% Mean C.I.:	84.50 to 94.20
TOTAL Assessed Value:	44,596,801						
AVG. Adj. Sales Price:	243,631	COD:	27.73	MAX Sales Ratio:	282.99		
AVG. Assessed Value:	207,426	PRD:	104.95	MIN Sales Ratio:	3.45		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	56	93.12	85.69	86.76	30.53	98.76	3.45	205.73	82.58 to 100.14	229,870	199,434
Prior TO 1860											
1860 TO 1899	2	82.14	82.14	81.53	21.74	100.76	64.29	100.00	N/A	72,500	59,108
1900 TO 1919	14	99.36	104.47	104.36	27.64	100.10	47.62	182.55	69.70 to 144.95	78,457	81,875
1920 TO 1939	13	89.20	90.64	80.18	25.84	113.04	37.37	204.54	59.97 to 103.25	114,015	91,418
1940 TO 1949	11	88.67	82.93	59.97	15.85	138.28	19.55	103.58	72.06 to 98.44	132,754	79,615
1950 TO 1959	15	87.75	96.27	91.48	27.52	105.24	34.38	282.99	76.05 to 98.22	164,655	150,627
1960 TO 1969	16	93.70	95.21	95.68	26.54	99.50	49.05	233.56	67.81 to 100.74	190,937	182,692
1970 TO 1979	38	99.22	100.31	92.52	24.08	108.42	44.36	187.89	89.54 to 107.15	258,028	238,717
1980 TO 1989	22	82.20	78.10	79.57	22.98	98.15	24.64	123.65	61.89 to 93.19	504,075	401,088
1990 TO 1994	4	78.76	81.83	76.21	25.62	107.38	58.54	111.28	N/A	307,750	234,540
1995 TO 1999	19	64.24	69.41	76.10	27.69	91.20	32.14	116.98	51.25 to 88.87	364,187	277,160
2000 TO Present	5	107.22	110.38	108.76	15.91	101.49	79.65	142.42	N/A	150,400	163,567
ALL	215	89.77	89.35	85.14	27.73	104.95	3.45	282.99	84.88 to 93.96	243,631	207,426

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	85.31	85.31	85.31			85.31	85.31	N/A	8,000	6,825
Total \$											
1 TO 9999	1	85.31	85.31	85.31			85.31	85.31	N/A	8,000	6,825
10000 TO 29999	12	91.61	98.47	92.85	46.10	106.06	19.22	282.99	49.66 to 119.11	18,733	17,393
30000 TO 59999	26	91.63	91.42	90.13	26.11	101.43	34.38	204.54	77.43 to 103.58	44,812	40,389
60000 TO 99999	44	93.60	94.49	94.44	26.84	100.06	47.27	233.56	73.76 to 100.02	77,838	73,510
100000 TO 149999	38	91.44	90.24	90.09	31.32	100.16	32.14	165.88	66.27 to 100.00	121,300	109,284
150000 TO 249999	39	89.39	92.10	91.50	19.51	100.66	47.75	142.86	80.36 to 100.00	187,694	171,739
250000 TO 499999	27	89.90	78.98	80.33	35.54	98.32	3.45	205.73	58.87 to 104.00	332,009	266,710
500000 +	28	85.30	80.57	82.68	19.54	97.46	19.55	127.32	66.84 to 93.75	952,293	787,314
ALL	215	89.77	89.35	85.14	27.73	104.95	3.45	282.99	84.88 to 93.96	243,631	207,426

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)
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TOTAL Adj.Sales Price:	52,380,796	MEAN:	89	AVG.ABS.DEV:	24.89	95% Mean C.I.:	84.50 to 94.20
TOTAL Assessed Value:	44,596,801						
AVG. Adj. Sales Price:	243,631	COD:	27.73	MAX Sales Ratio:	282.99		
AVG. Assessed Value:	207,426	PRD:	104.95	MIN Sales Ratio:	3.45		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	19.22	19.22	19.22			19.22	19.22	N/A	10,000	1,922
5000 TO 9999	3	25.14	37.97	7.63	108.53	497.33	3.45	85.31	N/A	102,333	7,812
Total \$											
1 TO 9999	4	22.18	33.28	8.00	98.94	416.02	3.45	85.31	N/A	79,250	6,340
10000 TO 29999	18	61.04	65.46	26.72	50.54	244.94	6.80	133.73	35.02 to 98.44	74,016	19,779
30000 TO 59999	41	77.43	82.31	69.32	34.92	118.75	32.14	282.99	64.24 to 93.01	64,124	44,448
60000 TO 99999	36	94.01	90.10	79.90	21.12	112.77	24.64	204.54	73.76 to 100.02	99,427	79,438
100000 TO 149999	34	87.73	87.59	77.01	22.01	113.75	19.55	182.55	78.98 to 99.09	161,259	124,178
150000 TO 249999	37	100.00	108.60	95.62	29.06	113.57	44.36	233.56	89.39 to 120.09	195,621	187,055
250000 TO 499999	25	94.23	93.21	86.31	20.14	107.99	52.74	142.86	81.56 to 104.66	398,361	343,845
500000 +	20	93.93	97.73	90.62	16.52	107.84	54.24	205.73	82.42 to 100.00	1,092,156	989,697
ALL	215	89.77	89.35	85.14	27.73	104.95	3.45	282.99	84.88 to 93.96	243,631	207,426

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	62	91.63	83.81	83.59	27.99	100.27	3.45	161.30	82.58 to 100.00	212,226	177,405
10	3	84.01	78.38	82.85	14.55	94.61	57.24	93.90	N/A	79,333	65,727
15	8	70.79	68.65	46.03	30.80	149.14	19.55	107.76	19.55 to 107.76	132,625	61,041
20	131	89.54	92.53	84.70	27.59	109.24	24.64	282.99	84.36 to 95.80	261,709	221,670
25	6	87.66	84.71	95.17	17.44	89.01	59.97	100.00	59.97 to 100.00	421,666	401,285
30	5	94.52	120.11	132.05	30.18	90.96	87.75	205.73	N/A	221,965	293,115
ALL	215	89.77	89.35	85.14	27.73	104.95	3.45	282.99	84.88 to 93.96	243,631	207,426

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	207,426	PRD:	104.95	MIN Sales Ratio:	3.45		

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OCCUPANCY CODE

	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	49	88.94	82.19	81.86	31.16	100.40	3.45	161.30	81.71 to 100.00	212,396	173,867
300	1	80.36	80.36	80.36			80.36	80.36	N/A	228,000	183,227
303	2	39.44	39.44	46.91	37.53	84.08	24.64	54.24	N/A	807,304	378,669
309	2	100.37	100.37	100.26	0.37	100.11	100.00	100.74	N/A	115,000	115,294
319	1	67.81	67.81	67.81			67.81	67.81	N/A	77,500	52,556
325	5	66.84	79.70	70.27	22.92	113.42	61.89	120.13	N/A	205,700	144,547
326	12	67.82	69.81	73.18	36.39	95.39	32.14	111.28	41.50 to 103.58	133,208	97,486
330	2	78.89	78.89	86.72	19.99	90.97	63.12	94.66	N/A	1,010,479	876,272
336	1	76.76	76.76	76.76			76.76	76.76	N/A	65,000	49,893
341	1	64.78	64.78	64.78			64.78	64.78	N/A	645,000	417,829
343	4	96.95	95.92	93.54	4.21	102.54	89.77	100.00	N/A	512,331	479,231
344	23	84.29	81.21	76.44	25.59	106.24	19.55	135.35	60.94 to 98.45	225,634	172,465
350	8	101.73	106.69	139.33	26.74	76.57	57.24	205.73	57.24 to 205.73	115,703	161,205
352	30	89.96	89.94	90.80	17.01	99.05	44.36	142.42	84.88 to 98.58	252,860	229,590
353	21	98.22	104.87	88.86	39.52	118.02	34.38	233.56	69.70 to 120.09	178,900	158,961
362	1	64.24	64.24	64.24			64.24	64.24	N/A	60,000	38,542
381	1	78.98	78.98	78.98			78.98	78.98	N/A	186,000	146,903
386	3	123.65	113.35	109.12	8.34	103.88	92.73	123.66	N/A	251,666	274,607
387	2	110.63	110.63	108.03	14.93	102.41	94.11	127.15	N/A	89,000	96,151
389	1	140.33	140.33	140.33			140.33	140.33	N/A	120,000	168,393
406	6	98.51	93.78	99.83	9.54	93.95	72.24	104.55	72.24 to 104.55	197,912	197,566
410	1	91.19	91.19	91.19			91.19	91.19	N/A	1,175,000	1,071,500
412	2	89.14	89.14	81.76	9.67	109.02	80.52	97.75	N/A	2,262,500	1,849,815
418	1	79.65	79.65	79.65			79.65	79.65	N/A	218,000	173,646
419	2	77.82	77.82	78.00	3.21	99.77	75.33	80.32	N/A	191,500	149,367
426	1	165.88	165.88	165.88			165.88	165.88	N/A	135,000	223,943
428	3	73.76	76.82	78.03	20.04	98.45	56.18	100.53	N/A	106,666	83,231
442	2	96.31	96.31	96.62	8.21	99.67	88.40	104.22	N/A	62,500	60,389
470	1	58.54	58.54	58.54			58.54	58.54	N/A	125,000	73,174
494	2	94.60	94.60	94.66	1.48	99.94	93.19	96.00	N/A	575,000	544,283
498	1	187.89	187.89	187.89			187.89	187.89	N/A	95,000	178,500
528	21	90.49	99.26	85.06	31.27	116.70	51.25	282.99	70.29 to 100.02	143,930	122,424
851	2	96.79	96.79	86.57	15.78	111.81	81.52	112.07	N/A	599,000	518,556
ALL	215	89.77	89.35	85.14	27.73	104.95	3.45	282.99	84.88 to 93.96	243,631	207,426

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Adj. Sales Price:	243,631	COD:	27.73	MAX Sales Ratio:	282.99		
AVG. Assessed Value:	207,426	PRD:	104.95	MIN Sales Ratio:	3.45		

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

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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	31	89.54	89.63	90.49	16.87	99.05	44.36	142.42	83.87 to 98.58	252,058	228,094
03	184	89.84	89.31	84.20	29.54	106.06	3.45	282.99	84.36 to 94.23	242,211	203,944
04											
<u>ALL</u>	<u>215</u>	<u>89.77</u>	<u>89.35</u>	<u>85.14</u>	<u>27.73</u>	<u>104.95</u>	<u>3.45</u>	<u>282.99</u>	<u>84.88 to 93.96</u>	<u>243,631</u>	<u>207,426</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:	69	MEDIAN:	75	COV:	21.36	95% Median C.I.:	69.53 to 79.14	(!: Derived)
(AgLand) TOTAL Sales Price:	15,410,769	WGT. MEAN:	74	STD:	15.96	95% Wgt. Mean C.I.:	71.42 to 76.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,380,769	MEAN:	75	AVG.ABS.DEV:	11.70	95% Mean C.I.:	70.94 to 78.47	
(AgLand) TOTAL Assessed Value:	11,383,867							
AVG. Adj. Sales Price:	222,909	COD:	15.60	MAX Sales Ratio:	130.03			
AVG. Assessed Value:	164,983	PRD:	100.94	MIN Sales Ratio:	31.85			

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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	76.88	78.32	77.44	3.51	101.13	75.00	83.08	N/A	713,963	552,926
10/01/02 TO 12/31/02	6	63.09	60.82	65.67	17.27	92.61	31.85	79.91	31.85 to 79.91	143,006	93,914
01/01/03 TO 03/31/03	14	77.69	79.34	75.80	11.96	104.67	64.60	106.44	68.24 to 90.09	268,703	203,683
04/01/03 TO 06/30/03	3	64.16	63.76	82.57	26.00	77.21	38.53	88.58	N/A	148,318	122,469
07/01/03 TO 09/30/03	2	90.20	90.20	94.28	12.46	95.67	78.96	101.44	N/A	81,275	76,628
10/01/03 TO 12/31/03	7	70.06	69.54	66.33	13.96	104.84	55.96	100.25	55.96 to 100.25	218,600	144,997
01/01/04 TO 03/31/04	15	77.14	78.02	76.45	8.21	102.05	64.36	91.70	69.53 to 81.93	190,608	145,716
04/01/04 TO 06/30/04	3	88.50	101.47	87.61	16.63	115.82	85.89	130.03	N/A	98,121	85,964
07/01/04 TO 09/30/04	2	66.74	66.74	71.63	21.46	93.16	52.42	81.06	N/A	104,325	74,731
10/01/04 TO 12/31/04	2	95.30	95.30	92.38	10.03	103.15	85.74	104.86	N/A	222,250	205,325
01/01/05 TO 03/31/05	6	70.26	64.92	67.50	14.03	96.17	45.27	77.82	45.27 to 77.82	177,773	119,996
04/01/05 TO 06/30/05	6	67.37	66.23	65.34	12.30	101.36	45.69	85.94	45.69 to 85.94	268,000	175,108
<u>Study Years</u>											
07/01/02 TO 06/30/03	26	74.93	73.15	75.50	15.25	96.88	31.85	106.44	65.35 to 83.08	277,182	209,278
07/01/03 TO 06/30/04	27	77.14	79.33	74.53	14.09	106.44	55.96	130.03	70.06 to 85.89	179,490	133,773
07/01/04 TO 06/30/05	16	68.96	69.43	70.04	17.38	99.14	45.27	104.86	52.42 to 81.06	207,986	145,671
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	26	73.67	75.74	74.37	16.23	101.85	38.53	106.44	68.24 to 84.47	226,905	168,739
01/01/04 TO 12/31/04	22	80.67	81.76	78.91	12.51	103.61	52.42	130.03	74.98 to 88.50	173,029	136,534
<u>ALL</u>											
	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983

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:	69	MEDIAN:	75	COV:	21.36	95% Median C.I.:	69.53 to 79.14	(!: Derived)
(AgLand) TOTAL Sales Price:	15,410,769	WGT. MEAN:	74	STD:	15.96	95% Wgt. Mean C.I.:	71.42 to 76.61	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,380,769	MEAN:	75	AVG.ABS.DEV:	11.70	95% Mean C.I.:	70.94 to 78.47	
(AgLand) TOTAL Assessed Value:	11,383,867							
AVG. Adj. Sales Price:	222,909	COD:	15.60	MAX Sales Ratio:	130.03			
AVG. Assessed Value:	164,983	PRD:	100.94	MIN Sales Ratio:	31.85			

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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	
3209	3	68.15	66.12	74.03	26.01	89.32	38.53	91.70	N/A	183,306	135,698	
3211	4	77.19	76.88	75.90	5.98	101.30	70.06	83.08	N/A	263,000	199,607	
3213	4	77.80	72.22	80.36	27.46	89.88	31.85	101.44	N/A	140,950	113,266	
3215	5	74.85	81.72	71.95	27.64	113.58	45.69	130.03	N/A	259,072	186,408	
3309	7	69.53	73.39	70.86	7.21	103.57	66.59	80.74	66.59 to 80.74	200,463	142,048	
3311	4	78.74	82.31	76.92	14.24	107.00	65.31	106.44	N/A	614,223	472,460	
3313	2	58.66	58.66	65.49	22.82	89.57	45.27	72.05	N/A	140,393	91,943	
3315	6	80.44	74.34	74.79	16.66	99.41	51.43	91.23	51.43 to 91.23	113,900	85,180	
3433	5	83.90	80.15	82.48	12.56	97.18	57.09	100.25	N/A	116,404	96,013	
3435	3	81.06	79.83	78.50	5.53	101.68	72.49	85.94	N/A	208,000	163,286	
3437	5	68.24	74.76	73.46	15.86	101.77	61.56	104.86	N/A	215,891	158,584	
3439	6	70.63	70.02	69.62	9.10	100.57	60.82	77.14	60.82 to 77.14	291,611	203,005	
3533	3	77.82	78.53	81.28	8.24	96.62	69.27	88.50	N/A	123,800	100,619	
3537	4	80.04	76.12	74.29	11.31	102.47	58.52	85.89	N/A	280,660	208,495	
3539	8	69.30	71.35	70.07	13.33	101.83	55.96	91.09	55.96 to 91.09	195,771	137,168	
ALL	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	50	74.92	74.65	73.64	16.31	101.37	31.85	130.03	69.46 to 79.76	206,503	152,070	
2	18	73.61	74.74	73.67	14.64	101.45	55.96	100.25	64.36 to 84.53	184,060	135,592	
3	1	76.88	76.88	76.88			76.88	76.88	N/A	1,742,520	1,339,698	
ALL	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983	

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	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983	
ALL	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
01-0001												
01-0003												
01-0010												
01-0090												
10-0019	2	72.77	72.77	75.60	4.81	96.25	69.27	76.27	N/A	221,125	167,168	
40-0002												
40-0003	9	72.49	71.17	73.06	17.84	97.42	45.27	91.23	51.43 to 90.09	134,309	98,120	
40-0008	18	75.44	75.28	73.12	10.83	102.96	60.82	104.86	66.59 to 80.74	211,973	154,997	
40-0012												
40-0016	6	72.56	76.50	74.80	15.80	102.27	61.56	106.44	61.56 to 106.44	502,149	375,624	
40-0082												
40-0083												
40-0126	16	75.31	76.18	73.82	14.13	103.20	55.96	100.25	64.36 to 85.89	203,223	150,025	
40-0501	12	72.26	70.60	75.84	21.39	93.09	31.85	101.44	52.42 to 85.74	186,197	141,214	
41-0504												
47-0100	6	77.31	81.40	72.61	23.36	112.09	45.69	130.03	45.69 to 130.03	235,894	171,291	
NonValid School												
ALL	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	2	84.28	84.28	56.03	54.28	150.43	38.53	130.03	N/A	6,182	3,463	
10.01 TO 30.00	7	57.09	61.72	59.07	28.99	104.49	31.85	84.53	31.85 to 84.53	49,676	29,343	
30.01 TO 50.00	4	79.94	79.02	75.90	14.35	104.11	55.96	100.25	N/A	91,186	69,211	
50.01 TO 100.00	31	75.91	77.08	75.54	13.54	102.04	51.43	106.44	69.46 to 84.47	170,044	128,449	
100.01 TO 180.00	21	72.49	73.87	72.67	12.92	101.64	45.69	104.86	66.59 to 83.08	291,667	211,966	
180.01 TO 330.00	3	74.85	73.51	73.95	2.48	99.41	70.06	75.62	N/A	505,666	373,919	
650.01 +	1	76.88	76.88	76.88			76.88	76.88	N/A	1,742,520	1,339,698	
ALL	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983	

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	65.08	65.08	58.69	29.79	110.89	45.69	84.47	N/A	200,821	117,863
DRY-N/A	2	50.86	50.86	56.46	37.37	90.09	31.85	69.86	N/A	81,500	46,011
GRASS	5	64.16	71.82	64.03	32.32	112.16	38.53	130.03	N/A	32,564	20,851
GRASS-N/A	1	69.10	69.10	69.10			69.10	69.10	N/A	96,000	66,334
IRRGTD	41	74.98	75.88	74.00	12.90	102.54	52.42	106.44	68.87 to 79.91	215,700	159,622
IRRGTD-N/A	18	78.32	76.86	75.98	13.22	101.17	45.27	100.25	69.53 to 85.89	317,420	241,166
ALL	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983

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	3	45.69	54.00	55.33	38.38	97.60	31.85	84.47	N/A	153,047	84,681
DRY-N/A	1	69.86	69.86	69.86			69.86	69.86	N/A	105,500	73,707
GRASS	5	64.16	71.82	64.03	32.32	112.16	38.53	130.03	N/A	32,564	20,851
GRASS-N/A	1	69.10	69.10	69.10			69.10	69.10	N/A	96,000	66,334
IRRGTD	51	74.98	75.35	73.91	13.74	101.95	45.27	106.44	70.06 to 78.96	255,588	188,904
IRRGTD-N/A	8	82.25	81.45	82.21	6.38	99.08	69.46	91.23	69.46 to 91.23	190,283	156,427
ALL	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983

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	4	57.78	57.97	58.05	33.22	99.87	31.85	84.47	N/A	141,160	81,937
GRASS	6	66.63	71.36	65.91	27.17	108.27	38.53	130.03	38.53 to 130.03	43,136	28,431
IRRGTD	59	75.91	76.18	74.78	13.08	101.88	45.27	106.44	72.05 to 79.91	246,734	184,500
ALL	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	130.03	130.03	130.03			130.03	130.03	N/A	2,364	3,074	
Total \$ _____												
1 TO 9999	1	130.03	130.03	130.03			130.03	130.03	N/A	2,364	3,074	
10000 TO 29999	2	47.81	47.81	50.75	19.41	94.22	38.53	57.09	N/A	14,625	7,421	
30000 TO 59999	5	78.96	69.31	67.10	16.55	103.29	31.85	84.53	N/A	46,660	31,309	
60000 TO 99999	7	69.10	70.15	70.49	20.32	99.52	45.27	100.25	45.27 to 100.25	81,476	57,432	
100000 TO 149999	10	82.76	83.72	84.41	12.41	99.18	55.96	106.44	69.86 to 101.44	131,216	110,758	
150000 TO 249999	26	74.73	75.66	74.61	12.96	101.40	51.43	104.86	68.87 to 83.08	194,049	144,785	
250000 TO 499999	15	69.53	70.65	70.45	10.91	100.28	45.69	88.58	65.31 to 76.27	354,236	249,577	
500000 +	3	75.62	75.79	76.25	0.89	99.40	74.85	76.88	N/A	958,173	730,573	
ALL _____												
	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	84.28	84.28	56.03	54.28	150.43	38.53	130.03	N/A	6,182	3,463	
Total \$ _____												
1 TO 9999	2	84.28	84.28	56.03	54.28	150.43	38.53	130.03	N/A	6,182	3,463	
10000 TO 29999	3	57.09	52.74	49.22	21.84	107.15	31.85	69.27	N/A	39,666	19,523	
30000 TO 59999	6	71.56	67.88	64.78	19.46	104.78	45.27	84.53	45.27 to 84.53	59,990	38,861	
60000 TO 99999	8	74.50	73.28	69.76	15.69	105.05	51.43	100.25	51.43 to 100.25	108,905	75,967	
100000 TO 149999	23	75.00	75.79	73.13	14.91	103.63	45.69	101.44	68.47 to 85.89	179,984	131,624	
150000 TO 249999	16	76.53	79.85	77.21	12.16	103.42	59.65	106.44	72.05 to 85.94	241,681	186,597	
250000 TO 499999	10	72.46	73.69	73.20	8.50	100.67	64.60	88.58	65.31 to 83.90	426,915	312,483	
500000 +	1	76.88	76.88	76.88			76.88	76.88	N/A	1,742,520	1,339,698	
ALL _____												
	69	74.98	74.71	74.01	15.60	100.94	31.85	130.03	69.53 to 79.14	222,909	164,983	

2006 Assessment Survey for Hall County

March 19, 2006

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:
1
2. Appraiser(s) on staff:
1 full-time, 1 part-time
3. Other full-time employees:
(Does not include anyone counted in 1 and 2 above)
5 - This does include 1 part-time appraiser as her time is half appraisal work and half regular office work.
4. Other part-time employees:
(Does not include anyone counted in 1 through 3 above)
2 – One employee is paid out of the appraisal budget while the other is paid out of the assessor budget.
5. Number of shared employees:
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
0
6. Assessor's requested budget for current fiscal year: \$ **402,556.**
(This would be the "total budget" for the assessor's office)
 - a. Does this include employee benefits?
Yes
7. Part of the budget that is dedicated to the computer system: \$ **34,112.**
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)
\$31,807 is part of the County IT department budget versus \$2,305 expenditure out of the assessor budget.
8. Adopted budget, or granted budget if different from above: **same as above.**
 - a. Does this amount include employee benefits?
Yes
9. Amount of total budget set aside for appraisal work: \$ **36,957.**
The above amount is strictly for the full-time appraiser's wages.
10. Amount of the total budget set aside for education/workshops: \$ **1,500.**
11. Appraisal/Reappraisal budget, if not part of the total budget: \$ **62,000.**
12. Other miscellaneous funds: \$ **0.**

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

13. Total budget \$ **402,556.**

- a. Was any of last year’s budget not used?
No

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:
Office staff
- 2. Valuation done by:
Office staff and assessor determine the valuation, with the assessor being responsible for the final value of the property.
- 3. Date of last appraisal: ¹
2005
- 4. Date of last “update”: ²
2005
- 5. Pickup work done by: ³
On staff appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	1250	0	20	1270

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
June 2004 Marshall-Swift
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information?
2005
- 8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴
2005, the sales comparison approach within Terra Scan is used only to verify the market value, not to estimate or set value.
- 9. Number of market areas/neighborhoods for this property class:
88
- 10. How are these defined? (By location, similar property characteristics—i.e., subdivision, tract, etc.)
The neighborhoods are defined by similar property characteristics and similar subdivisions.

C. Commercial/Industrial Appraisal Information

1. Data collection done by:
Contract and staff appraiser
2. Valuation done by:
The contract and staff appraiser along with the assessor determine the value with the assessor being responsible for the final value of the property.
3. Date of last appraisal: ¹
2006
4. Date of last “update”: ²
2006
5. Pickup work done by whom: ³
Contract and staff appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	201	0	0	201

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
June 2005 Marshall-Swift
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
The data was collected in 2004 and 2005 for use in 2006.
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
Sales are used to establish depreciation as part of the cost approach to value. The sales comparison approach as it pertains to the use of plus or minus adjustments to comparable properties to arrive at a value for a subject property is not utilized.
10. Number of market areas/neighborhoods for this property class?
50
11. How are these defined?
The neighborhoods are defined by similar property characteristics and similar subdivisions.

D. Agricultural Appraisal Information

1. Data collection done by:

Office Staff

- 2. Valuation done by:
The staff appraiser along with the assessor determines the value with the assessor being responsible for the final value of the property.
- 3. Date of last appraisal: ¹
Houses located on agricultural parcels were reappraised in 2005, while the outbuildings were reappraised in 2002.
- 4. Date of last “update”: ²
2005. The assessor did a spreadsheet analysis of unimproved agricultural land sales by land capability groups and adjusted values accordingly to reflect current market value.
- 5. Pickup work done by whom: ³
Staff appraiser

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural	90	0	22		112

- 6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵
The income approach has never been utilized.
- 7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴
N/A
- 8. What is the date of the soil survey currently used?
1959; however a new survey was completed in 2005 for projected use in 2007.
- 9. What date was the last countywide land use study completed?
1995
 - a. By what method? (Physical inspection, FSA maps, etc.)
FSA biennial slides
 - b. By whom?
Office staff
 - c. What proportion is complete / implemented at this time?
100%
- 10. Number of market areas/neighborhoods for this property class:
3
- 11. How are these defined? (*By location, topography, etc.*)
These market areas are defined by location using geographical boundaries.
- 13. 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:
Terra Scan
2. CAMA software:
Terra Scan
3. Cadastral maps or GIS software:
Hall County maintains both GIS software by Wind Stone and cadastral maps.
 - a. Who maintains the Cadastral Maps?
Office Staff
 - b. Who maintains the GIS software and maps?
The GIS department for the county
4. Personal Property software:
Terra Scan

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?
Alda, Cairo, Doniphan, Grand Island and Wood River
 - c. When was zoning implemented?
May 1942, updated in 1967

G. Contracted Services

1. Appraisal Services
Stanard Appraisal Service, Inc.
2. Other Services

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

II. Assessment Actions

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

1. **Residential**

The office staff reviewed all sales by sending questionnaires to the seller and the buyer to gather as much information about the sale as possible. If additional information is needed a phone call is made.

Mobile Homes located in the courts have been physically reviewed by the office staff in preparation for revaluation in 2007. With property record card in hand every property is physically checked for any changes to that property. The quality and condition is reviewed at this time also.

Overall, residential values were not changed for 2006 unless any changes were found through sales verification, pick up work or property information errors reported by property owners.

All pick up work was completed and placed on the 2006 assessment roll.

2. Commercial

For the assessment year 2006 all commercial properties in all towns, villages and rural areas have been revalued with the exception of grain and seed facilities. This was performed by the contracted appraisal firm and included a physical inspection of the properties.

The assessor also reviewed the new income and expense data on commercial properties to build and refine commercial income tables in TerraScan.

The office staff reviewed all sales by sending questionnaires to the seller and the buyer to gather as much information about the sale as possible. If additional information is needed a phone call is made.

All pick up work was completed and placed on the 2006 assessment roll.

3. Agricultural

The office staff reviewed all sales by sending questionnaires to the seller and the buyer to gather as much information about the sale as possible. If additional information is needed a phone call is made.

All agricultural sales are mapped using the GIS and are available for public view.

A new soil survey was completed in 2005 with the soil conversion table from DPAT being provided to the assessor's office in December of 2005. It is planned for implementation in 2007.

Land use on agricultural properties were corrected or adjusted as reported by land owners.

All pick up work was completed and placed on the 2006 assessment roll.

Endnotes:

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

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

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

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

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

County 40 - Hall

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 24,782	Value 2,983,061,939	Total Growth 91,090,748 (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	1,210	15,683,090	184	2,554,567	85	583,694	1,479	18,821,351	
2. Res Improv Land	14,365	182,210,259	1,037	26,033,562	601	13,502,369	16,003	221,746,190	
3. Res Improvements	15,236	1,202,741,194	1,205	144,493,241	635	68,267,330	17,076	1,415,501,765	
4. Res Total	16,446	1,400,634,543	1,389	173,081,370	720	82,353,393	18,555	1,656,069,306	28,723,114
% of Total	88.63	84.57	7.48	10.45	3.88	4.97	74.87	55.51	31.53
5. Rec UnImp Land	0	0	0	0	2	68,444	2	68,444	
6. Rec Improv Land	0	0	0	0	1	13,314	1	13,314	
7. Rec Improvements	0	0	0	0	21	227,885	21	227,885	
8. Rec Total	0	0	0	0	23	309,643	23	309,643	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.09	0.01	0.00
Res+Rec Total	16,446	1,400,634,543	1,389	173,081,370	743	82,663,036	18,578	1,656,378,949	28,723,114
% of Total	88.52	84.56	7.47	10.44	3.99	4.99	74.96	55.52	31.53

County 40 - Hall

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 24,782	Value 2,983,061,939	Total Growth 91,090,748 (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	497	33,325,041	17	302,669	47	1,334,071	561	34,961,781	
10. Comm Improv Land	1,838	121,743,869	21	319,378	80	5,099,350	1,939	127,162,597	
11. Comm Improvements	1,929	524,218,014	29	4,237,681	147	41,498,896	2,105	569,954,591	
12. Comm Total	2,426	679,286,924	46	4,859,728	194	47,932,317	2,666	732,078,969	59,331,788
% of Total	90.99	92.78	1.72	0.66	7.27	6.54	10.75	24.54	65.13
13. Ind UnImp Land	3	118,808	0	0	0	0	3	118,808	
14. Ind Improv Land	24	2,554,523	0	0	1	10,530	25	2,565,053	
15. Ind Improvements	24	52,625,762	0	0	1	500,000	25	53,125,762	
16. Ind Total	27	55,299,093	0	0	1	510,530	28	55,809,623	593,880
% of Total	96.42	99.08	0.00	0.00	3.57	0.91	0.11	1.87	0.65
Comm+Ind Total	2,453	734,586,017	46	4,859,728	195	48,442,847	28	55,809,623	593,880
% of Total	91.05	93.23	1.70	0.61	7.23	6.14	10.87	26.41	65.78
17. Taxable Total	18,899	2,135,220,560	1,435	177,941,098	938	131,105,883	21,272	2,444,267,541	88,648,782
% of Total	88.84	87.35	6.74	7.08	4.40	3.38	85.83	81.93	97

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	3	10,008	256,633	0	0	0
19. Commercial	7	520,530	11,116,415	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	3	10,008	256,633
19. Commercial	0	0	0	7	520,530	11,116,415
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				10	530,538	11,373,048

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	757	11	182	950

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	33	1,698,881	14	1,481,255	2,347	282,609,146	2,394	285,789,282
28. Ag-Improved Land	7	463,195	0	0	1,043	155,065,512	1,050	155,528,707
29. Ag-Improvements	7	544,884	21	187,259	1,088	96,744,266	1,116	97,476,409
30. Ag-Total Taxable							3,510	538,794,398

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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	6	7.000	107,900	0	0.000	0	
33. HomeSite Improvements	6		527,391	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.340	8,680	0	0.000	0	
36. FarmSite Impr Land	6	13.090	24,680	0	0.000	0	
37. FarmSite Improv	3		17,493	21		187,259	
38. FarmSite Total							
39. Road & Ditches		26.270			18.020		
40. Other-Non Ag Use		0.720	14		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	17	16.850	280,721	17	16.850	280,721	
32. HomeSite Improv Land	782	863.450	13,621,905	788	870.450	13,729,805	
33. HomeSite Improvements	784		78,554,544	790		79,081,935	2,441,966
34. HomeSite Total				807	887.300	93,092,461	
35. FarmSite UnImp Land	36	157.150	197,535	37	161.490	206,215	
36. FarmSite Impr Land	780	2,201.560	4,013,205	786	2,214.650	4,037,885	
37. FarmSite Improv	942		18,189,722	966		18,394,474	0
38. FarmSite Total				1,003	2,376.140	22,638,574	
39. Road & Ditches		6,947.530			6,991.820		
40. Other-Non Ag Use		117.450	2,256		118.170	2,270	
41. Total Section VI				1,810	10,373.430	115,733,305	2,441,966

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	2	117.380	54,078	2	117.380	54,078

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	205.010	463,118	0.000	0	8,165.660	18,295,625	8,370.670	18,758,743
46. 1A	29.370	60,355	157.530	323,725	54,909.080	112,522,243	55,095.980	112,906,323
47. 2A1	342.680	665,488	428.840	832,809	15,792.130	30,451,460	16,563.650	31,949,757
48. 2A	112.290	204,147	59.940	108,971	41,308.880	74,362,238	41,481.110	74,675,356
49. 3A1	186.310	252,226	1.680	2,277	5,328.030	7,203,001	5,516.020	7,457,504
50. 3A	90.010	121,289	35.410	47,980	4,869.560	6,506,296	4,994.980	6,675,565
51. 4A1	27.490	35,188	31.500	40,320	5,882.260	7,486,382	5,941.250	7,561,890
52. 4A	44.010	56,333	33.690	43,123	12,790.890	16,229,360	12,868.590	16,328,816
53. Total	1,037.170	1,858,144	748.590	1,399,205	149,046.490	273,056,605	150,832.250	276,313,954
Dryland:								
54. 1D1	4.140	4,293	3.310	2,747	480.110	497,147	487.560	504,187
55. 1D	6.780	7,031	25.690	22,220	4,192.210	4,325,118	4,224.680	4,354,369
56. 2D1	50.090	46,184	24.250	21,930	1,765.780	1,625,738	1,840.120	1,693,852
57. 2D	2.860	2,225	8.930	6,287	3,758.330	2,904,482	3,770.120	2,912,994
58. 3D1	7.430	5,142	3.500	2,422	1,035.660	715,903	1,046.590	723,467
59. 3D	4.960	3,031	4.890	2,591	1,277.670	763,919	1,287.520	769,541
60. 4D1	1.140	697	5.600	3,422	1,435.070	868,397	1,441.810	872,516
61. 4D	3.590	1,759	0.850	356	1,997.660	982,642	2,002.100	984,757
62. Total	80.990	70,362	77.020	61,975	15,942.490	12,683,346	16,100.500	12,815,683
Grass:								
63. 1G1	10.770	10,048	0.780	681	615.200	571,206	626.750	581,935
64. 1G	0.000	0	7.090	4,939	1,838.530	1,567,898	1,845.620	1,572,837
65. 2G1	37.190	27,447	18.150	11,088	1,909.440	1,399,809	1,964.780	1,438,344
66. 2G	8.670	5,392	1.370	809	6,226.500	3,830,352	6,236.540	3,836,553
67. 3G1	10.650	4,974	0.000	0	1,010.470	470,282	1,021.120	475,256
68. 3G	24.240	11,320	3.440	1,639	3,536.320	1,630,657	3,564.000	1,643,616
69. 4G1	28.130	10,972	0.000	0	1,948.250	759,496	1,976.380	770,468
70. 4G	53.650	20,924	1.800	702	23,467.170	9,097,841	23,522.620	9,119,467
71. Total	173.300	91,077	32.630	19,858	40,551.880	19,327,541	40,757.810	19,438,476
72. Waste	11.760	235	10.820	217	3,088.030	61,722	3,110.610	62,174
73. Other	5.000	984	0.000	0	1,605.490	401,340	1,610.490	402,324
74. Exempt	124.090		53.070		2,286.650		2,463.810	
75. Total	1,308.220	2,020,802	869.060	1,481,255	210,234.380	305,530,554	212,411.660	309,032,611

County 40 - Hall

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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	2,160.980	3,999,788	2,160.980	3,999,788
46. 1A	0.000	0	0.000	0	23,524.240	43,357,081	23,524.240	43,357,081
47. 2A1	0.000	0	0.000	0	12,002.450	21,346,073	12,002.450	21,346,073
48. 2A	0.000	0	0.000	0	5,459.520	8,737,110	5,459.520	8,737,110
49. 3A1	0.000	0	0.000	0	3,680.150	4,539,459	3,680.150	4,539,459
50. 3A	0.000	0	0.000	0	658.540	811,530	658.540	811,530
51. 4A1	0.000	0	0.000	0	586.680	651,801	586.680	651,801
52. 4A	0.000	0	0.000	0	3,145.360	3,494,497	3,145.360	3,494,497
53. Total	0.000	0	0.000	0	51,217.920	86,937,339	51,217.920	86,937,339
Dryland:								
54. 1D1	0.000	0	0.000	0	103.910	107,756	103.910	107,756
55. 1D	0.000	0	0.000	0	4,194.920	4,349,476	4,194.920	4,349,476
56. 2D1	0.000	0	0.000	0	1,584.510	1,454,385	1,584.510	1,454,385
57. 2D	0.000	0	0.000	0	1,663.240	1,292,495	1,663.240	1,292,495
58. 3D1	0.000	0	0.000	0	824.000	570,214	824.000	570,214
59. 3D	0.000	0	0.000	0	197.590	120,462	197.590	120,462
60. 4D1	0.000	0	0.000	0	113.890	69,588	113.890	69,588
61. 4D	0.000	0	0.000	0	560.550	274,674	560.550	274,674
62. Total	0.000	0	0.000	0	9,242.610	8,239,050	9,242.610	8,239,050
Grass:								
63. 1G1	0.000	0	0.000	0	108.200	100,951	108.200	100,951
64. 1G	0.000	0	0.000	0	524.740	440,687	524.740	440,687
65. 2G1	0.000	0	0.000	0	576.570	418,479	576.570	418,479
66. 2G	0.000	0	0.000	0	4,980.990	3,084,597	4,980.990	3,084,597
67. 3G1	0.000	0	0.000	0	338.250	157,340	338.250	157,340
68. 3G	0.000	0	0.000	0	159.950	72,694	159.950	72,694
69. 4G1	0.000	0	0.000	0	1,159.170	451,260	1,159.170	451,260
70. 4G	0.000	0	0.000	0	7,989.970	3,101,397	7,989.970	3,101,397
71. Total	0.000	0	0.000	0	15,837.840	7,827,405	15,837.840	7,827,405
72. Waste	0.000	0	0.000	0	800.400	16,006	800.400	16,006
73. Other	0.000	0	0.000	0	6,088.680	1,257,780	6,088.680	1,257,780
74. Exempt	0.000		0.000		230.240		230.240	
75. Total	0.000	0	0.000	0	83,187.450	104,277,580	83,187.450	104,277,580

County 40 - Hall

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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	28.610	48,253	28.610	48,253
46. 1A	0.000	0	0.000	0	2,920.560	5,795,232	2,920.560	5,795,232
47. 2A1	0.000	0	0.000	0	161.930	316,581	161.930	316,581
48. 2A	0.000	0	0.000	0	454.270	769,513	454.270	769,513
49. 3A1	0.000	0	0.000	0	168.000	209,159	168.000	209,159
50. 3A	0.000	0	0.000	0	8.680	7,777	8.680	7,777
51. 4A1	0.000	0	0.000	0	480.710	490,744	480.710	490,744
52. 4A	0.000	0	0.000	0	423.690	405,445	423.690	405,445
53. Total	0.000	0	0.000	0	4,646.450	8,042,704	4,646.450	8,042,704
Dryland:								
54. 1D1	0.000	0	0.000	0	31.290	27,974	31.290	27,974
55. 1D	0.000	0	0.000	0	1,126.350	945,208	1,126.350	945,208
56. 2D1	0.000	0	0.000	0	187.610	149,466	187.610	149,466
57. 2D	0.000	0	0.000	0	310.270	215,270	310.270	215,270
58. 3D1	0.000	0	0.000	0	91.200	58,311	91.200	58,311
59. 3D	0.000	0	0.000	0	29.960	16,828	29.960	16,828
60. 4D1	0.000	0	0.000	0	206.790	90,434	206.790	90,434
61. 4D	0.000	0	0.000	0	169.990	64,237	169.990	64,237
62. Total	0.000	0	0.000	0	2,153.460	1,567,728	2,153.460	1,567,728
Grass:								
63. 1G1	0.000	0	0.000	0	0.930	868	0.930	868
64. 1G	0.000	0	0.000	0	120.850	99,383	120.850	99,383
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	38.540	23,807	38.540	23,807
67. 3G1	0.000	0	0.000	0	5.980	2,793	5.980	2,793
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	9.820	3,160	9.820	3,160
70. 4G	0.000	0	0.000	0	2.530	650	2.530	650
71. Total	0.000	0	0.000	0	178.650	130,661	178.650	130,661
72. Waste	0.000	0	0.000	0	404.980	7,642	404.980	7,642
73. Other	0.000	0	0.000	0	108.520	2,169	108.520	2,169
74. Exempt	0.000		0.000		1.990		1.990	
75. Total	0.000	0	0.000	0	7,492.060	9,750,904	7,492.060	9,750,904

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	1,037.170	1,858,144	748.590	1,399,205	204,910.860	368,036,648	206,696.620	371,293,997
77.Dry Land	80.990	70,362	77.020	61,975	27,338.560	22,490,124	27,496.570	22,622,461
78.Grass	173.300	91,077	32.630	19,858	56,568.370	27,285,607	56,774.300	27,396,542
79.Waste	11.760	235	10.820	217	4,293.410	85,370	4,315.990	85,822
80.Other	5.000	984	0.000	0	7,802.690	1,661,289	7,807.690	1,662,273
81.Exempt	124.090	0	53.070	0	2,518.880	0	2,696.040	0
82.Total	1,308.220	2,020,802	869.060	1,481,255	300,913.890	419,559,038	303,091.170	423,061,095

2006 Agricultural Land Detail

County 40 - Hall

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	8,370.670	5.55%	18,758,743	6.79%	2,241.008
1A	55,095.980	36.53%	112,906,323	40.86%	2,049.266
2A1	16,563.650	10.98%	31,949,757	11.56%	1,928.908
2A	41,481.110	27.50%	74,675,356	27.03%	1,800.225
3A1	5,516.020	3.66%	7,457,504	2.70%	1,351.971
3A	4,994.980	3.31%	6,675,565	2.42%	1,336.454
4A1	5,941.250	3.94%	7,561,890	2.74%	1,272.777
4A	12,868.590	8.53%	16,328,816	5.91%	1,268.889
Irrigated Total	150,832.250	100.00%	276,313,954	100.00%	1,831.928

Dry:

1D1	487.560	3.03%	504,187	3.93%	1,034.102
1D	4,224.680	26.24%	4,354,369	33.98%	1,030.697
2D1	1,840.120	11.43%	1,693,852	13.22%	920.511
2D	3,770.120	23.42%	2,912,994	22.73%	772.652
3D1	1,046.590	6.50%	723,467	5.65%	691.261
3D	1,287.520	8.00%	769,541	6.00%	597.692
4D1	1,441.810	8.96%	872,516	6.81%	605.153
4D	2,002.100	12.44%	984,757	7.68%	491.862
Dry Total	16,100.500	100.00%	12,815,683	100.00%	795.980

Grass:

1G1	626.750	1.54%	581,935	2.99%	928.496
1G	1,845.620	4.53%	1,572,837	8.09%	852.199
2G1	1,964.780	4.82%	1,438,344	7.40%	732.063
2G	6,236.540	15.30%	3,836,553	19.74%	615.173
3G1	1,021.120	2.51%	475,256	2.44%	465.426
3G	3,564.000	8.74%	1,643,616	8.46%	461.171
4G1	1,976.380	4.85%	770,468	3.96%	389.837
4G	23,522.620	57.71%	9,119,467	46.91%	387.689
Grass Total	40,757.810	100.00%	19,438,476	100.00%	476.926

Irrigated Total	150,832.250	71.01%	276,313,954	89.41%	1,831.928
Dry Total	16,100.500	7.58%	12,815,683	4.15%	795.980
Grass Total	40,757.810	19.19%	19,438,476	6.29%	476.926
Waste	3,110.610	1.46%	62,174	0.02%	19.987
Other	1,610.490	0.76%	402,324	0.13%	249.814
Exempt	2,463.810	1.16%			
Market Area Total	212,411.660	100.00%	309,032,611	100.00%	1,454.875

As Related to the County as a Whole

Irrigated Total	150,832.250	72.97%	276,313,954	74.42%	
Dry Total	16,100.500	58.55%	12,815,683	56.65%	
Grass Total	40,757.810	71.79%	19,438,476	70.95%	
Waste	3,110.610	72.07%	62,174	72.45%	
Other	1,610.490	20.63%	402,324	24.20%	
Exempt	2,463.810	91.39%			
Market Area Total	212,411.660	70.08%	309,032,611	73.05%	

2006 Agricultural Land Detail

County 40 - Hall

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,160.980	4.22%	3,999,788	4.60%	1,850.913
1A	23,524.240	45.93%	43,357,081	49.87%	1,843.081
2A1	12,002.450	23.43%	21,346,073	24.55%	1,778.476
2A	5,459.520	10.66%	8,737,110	10.05%	1,600.343
3A1	3,680.150	7.19%	4,539,459	5.22%	1,233.498
3A	658.540	1.29%	811,530	0.93%	1,232.316
4A1	586.680	1.15%	651,801	0.75%	1,110.999
4A	3,145.360	6.14%	3,494,497	4.02%	1,111.000
Irrigated Total	51,217.920	100.00%	86,937,339	100.00%	1,697.400

Dry:

1D1	103.910	1.12%	107,756	1.31%	1,037.012
1D	4,194.920	45.39%	4,349,476	52.79%	1,036.843
2D1	1,584.510	17.14%	1,454,385	17.65%	917.876
2D	1,663.240	18.00%	1,292,495	15.69%	777.094
3D1	824.000	8.92%	570,214	6.92%	692.007
3D	197.590	2.14%	120,462	1.46%	609.656
4D1	113.890	1.23%	69,588	0.84%	611.010
4D	560.550	6.06%	274,674	3.33%	490.008
Dry Total	9,242.610	100.00%	8,239,050	100.00%	891.420

Grass:

1G1	108.200	0.68%	100,951	1.29%	933.003
1G	524.740	3.31%	440,687	5.63%	839.819
2G1	576.570	3.64%	418,479	5.35%	725.807
2G	4,980.990	31.45%	3,084,597	39.41%	619.273
3G1	338.250	2.14%	157,340	2.01%	465.158
3G	159.950	1.01%	72,694	0.93%	454.479
4G1	1,159.170	7.32%	451,260	5.77%	389.295
4G	7,989.970	50.45%	3,101,397	39.62%	388.161
Grass Total	15,837.840	100.00%	7,827,405	100.00%	494.221

Irrigated Total	51,217.920	61.57%	86,937,339	83.37%	1,697.400
Dry Total	9,242.610	11.11%	8,239,050	7.90%	891.420
Grass Total	15,837.840	19.04%	7,827,405	7.51%	494.221
Waste	800.400	0.96%	16,006	0.02%	19.997
Other	6,088.680	7.32%	1,257,780	1.21%	206.576
Exempt	230.240	0.28%			
Market Area Total	83,187.450	100.00%	104,277,580	100.00%	1,253.525

As Related to the County as a Whole

Irrigated Total	51,217.920	24.78%	86,937,339	23.41%	
Dry Total	9,242.610	33.61%	8,239,050	36.42%	
Grass Total	15,837.840	27.90%	7,827,405	28.57%	
Waste	800.400	18.54%	16,006	18.65%	
Other	6,088.680	77.98%	1,257,780	75.67%	
Exempt	230.240	8.54%			
Market Area Total	83,187.450	27.45%	104,277,580	24.65%	

2006 Agricultural Land Detail

County 40 - Hall

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	28.610	0.62%	48,253	0.60%	1,686.578
1A	2,920.560	62.86%	5,795,232	72.06%	1,984.287
2A1	161.930	3.49%	316,581	3.94%	1,955.048
2A	454.270	9.78%	769,513	9.57%	1,693.955
3A1	168.000	3.62%	209,159	2.60%	1,244.994
3A	8.680	0.19%	7,777	0.10%	895.967
4A1	480.710	10.35%	490,744	6.10%	1,020.873
4A	423.690	9.12%	405,445	5.04%	956.937
Irrigated Total	4,646.450	100.00%	8,042,704	100.00%	1,730.935

Dry:

1D1	31.290	1.45%	27,974	1.78%	894.023
1D	1,126.350	52.30%	945,208	60.29%	839.177
2D1	187.610	8.71%	149,466	9.53%	796.684
2D	310.270	14.41%	215,270	13.73%	693.815
3D1	91.200	4.24%	58,311	3.72%	639.375
3D	29.960	1.39%	16,828	1.07%	561.682
4D1	206.790	9.60%	90,434	5.77%	437.322
4D	169.990	7.89%	64,237	4.10%	377.886
Dry Total	2,153.460	100.00%	1,567,728	100.00%	728.004

Grass:

1G1	0.930	0.52%	868	0.66%	933.333
1G	120.850	67.65%	99,383	76.06%	822.366
2G1	0.000	0.00%	0	0.00%	0.000
2G	38.540	21.57%	23,807	18.22%	617.721
3G1	5.980	3.35%	2,793	2.14%	467.056
3G	0.000	0.00%	0	0.00%	0.000
4G1	9.820	5.50%	3,160	2.42%	321.792
4G	2.530	1.42%	650	0.50%	256.917
Grass Total	178.650	100.00%	130,661	100.00%	731.379

Irrigated Total	4,646.450	62.02%	8,042,704	82.48%	1,730.935
Dry Total	2,153.460	28.74%	1,567,728	16.08%	728.004
Grass Total	178.650	2.38%	130,661	1.34%	731.379
Waste	404.980	5.41%	7,642	0.08%	18.870
Other	108.520	1.45%	2,169	0.02%	19.987
Exempt	1.990	0.03%			
Market Area Total	7,492.060	100.00%	9,750,904	100.00%	1,301.498

As Related to the County as a Whole

Irrigated Total	4,646.450	2.25%	8,042,704	2.17%	
Dry Total	2,153.460	7.83%	1,567,728	6.93%	
Grass Total	178.650	0.31%	130,661	0.48%	
Waste	404.980	9.38%	7,642	8.90%	
Other	108.520	1.39%	2,169	0.13%	
Exempt	1.990	0.07%			
Market Area Total	7,492.060	2.47%	9,750,904	2.30%	

2006 Agricultural Land Detail

County 40 - Hall

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	1,037.170	1,858,144	748.590	1,399,205	204,910.860	368,036,648
Dry	80.990	70,362	77.020	61,975	27,338.560	22,490,124
Grass	173.300	91,077	32.630	19,858	56,568.370	27,285,607
Waste	11.760	235	10.820	217	4,293.410	85,370
Other	5.000	984	0.000	0	7,802.690	1,661,289
Exempt	124.090	0	53.070	0	2,518.880	0
Total	1,308.220	2,020,802	869.060	1,481,255	300,913.890	419,559,038

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	206,696.620	371,293,997	206,696.620	68.20%	371,293,997	87.76%	1,796.323
Dry	27,496.570	22,622,461	27,496.570	9.07%	22,622,461	5.35%	822.737
Grass	56,774.300	27,396,542	56,774.300	18.73%	27,396,542	6.48%	482.551
Waste	4,315.990	85,822	4,315.990	1.42%	85,822	0.02%	19.884
Other	7,807.690	1,662,273	7,807.690	2.58%	1,662,273	0.39%	212.902
Exempt	2,696.040	0	2,696.040	0.89%	0	0.00%	0.000
Total	303,091.170	423,061,095	303,091.170	100.00%	423,061,095	100.00%	1,395.821

* Department of Property Assessment & Taxation Calculates

2005 PLAN OF ASSESSMENT FOR HALL COUNTY
ASSESSMENT YEARS 2006, 2007 AND 2008

REAL PROPERTY

There are several areas that are addressed on an annual basis and I do not foresee changing. These include conducting an unimproved ag land market analysis (plotting all vacant ag land sales and color coding them for level of assessment) and creating a color map to use as a visual aid, review statistical analysis of property types for problem areas, sending questionnaires to buyer/seller on recently sold properties, compiling sales books based on current sales, monitoring ag land sales to determine need for additional market areas and conducting pick-up work.

2006

During calendar year 2006, the Assessor's Office plans to accomplish the following:

- 1) Begin work using new soil survey (additional data required i.e. soil conversion as provided by PTA)
- 2) Review new income and expense data on commercial properties and build commercial income tables in TerraScan
- 3) Recoding, classification and valuation of commercial properties
- 4) Compare data from TerraScan records with verified data provided by GIS operator after survey and field review
- 5) Determine if new aerial photos of rural sites are economically possible for partial areas of the county
- 6) Review specialized use properties
- 7) Obtain land use data from FSA and review records for accuracy
- 8) Review digital picture files and compile list of properties still needing new pictures, take necessary pictures and load into TerraScan
- 9) Review residential valuations and assessment levels from 2005 for problems areas and any necessary adjustments

2007

During calendar year 2007, the Assessor's Office plans to accomplish the following:

- 1) Finalize new soil survey
- 2) Finalize land use study with FSA data
- 3) Review rural outbuildings
- 4) Begin cyclical review of residential properties by quadrants to determine if valuation adjustments are necessary
- 5) Attempt to establish correlation process for the three approaches to value
- 6) Plan, design and implement new property record cards
- 7) Continue working with GIS Department on verification of data after survey and field review

2008

During calendar year 2008, the Assessor's Office plans to accomplish the following:

- 1) Establish valuation models for residential properties
- 2) Begin cyclical review of commercial properties by quadrants to determine if valuation adjustments are necessary
- 3) Complete verification work with GIS Department after survey and field review

The breakdown of value in Hall County for 2005 is approximately as follows:

Real Estate	91.00%
Personal Property	5.40%
Centrally Assessed	<u>3.60%</u>
	100.00%

This breakdown supports the need to allocate the majority of resources (man-hours, technology and budgetary) on the real estate portion of the Assessor's office statutory duties.

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1-use the sale without adjustment
- 2-use the sale with an adjustment
- 3-substantially changed sale should not be used in study
- 4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

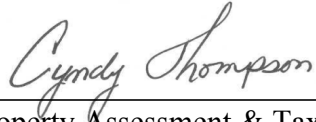
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

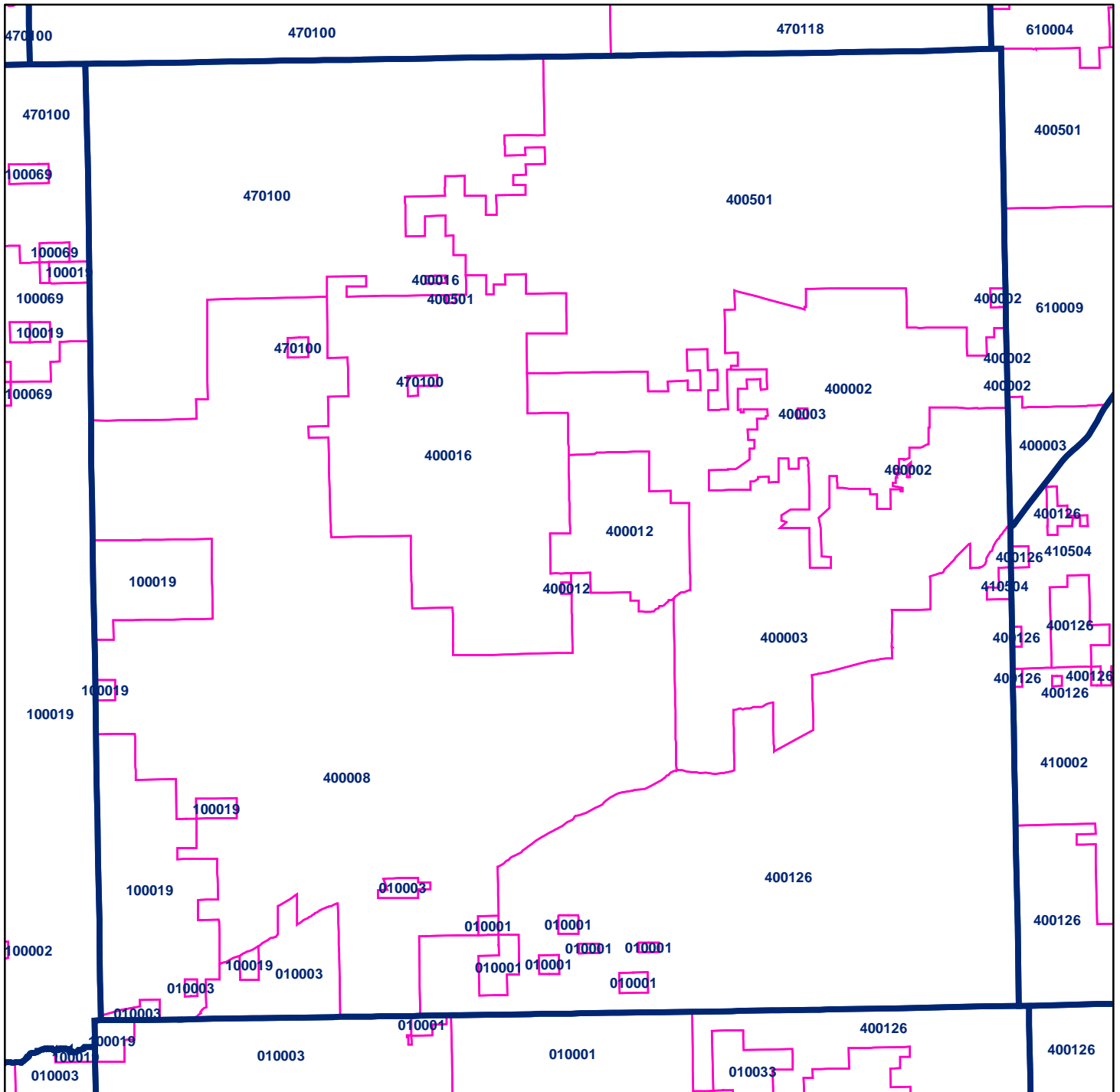
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Hall County County Assessor, by certified mail, return receipt requested, 7044 1160 0001 1212 8144.

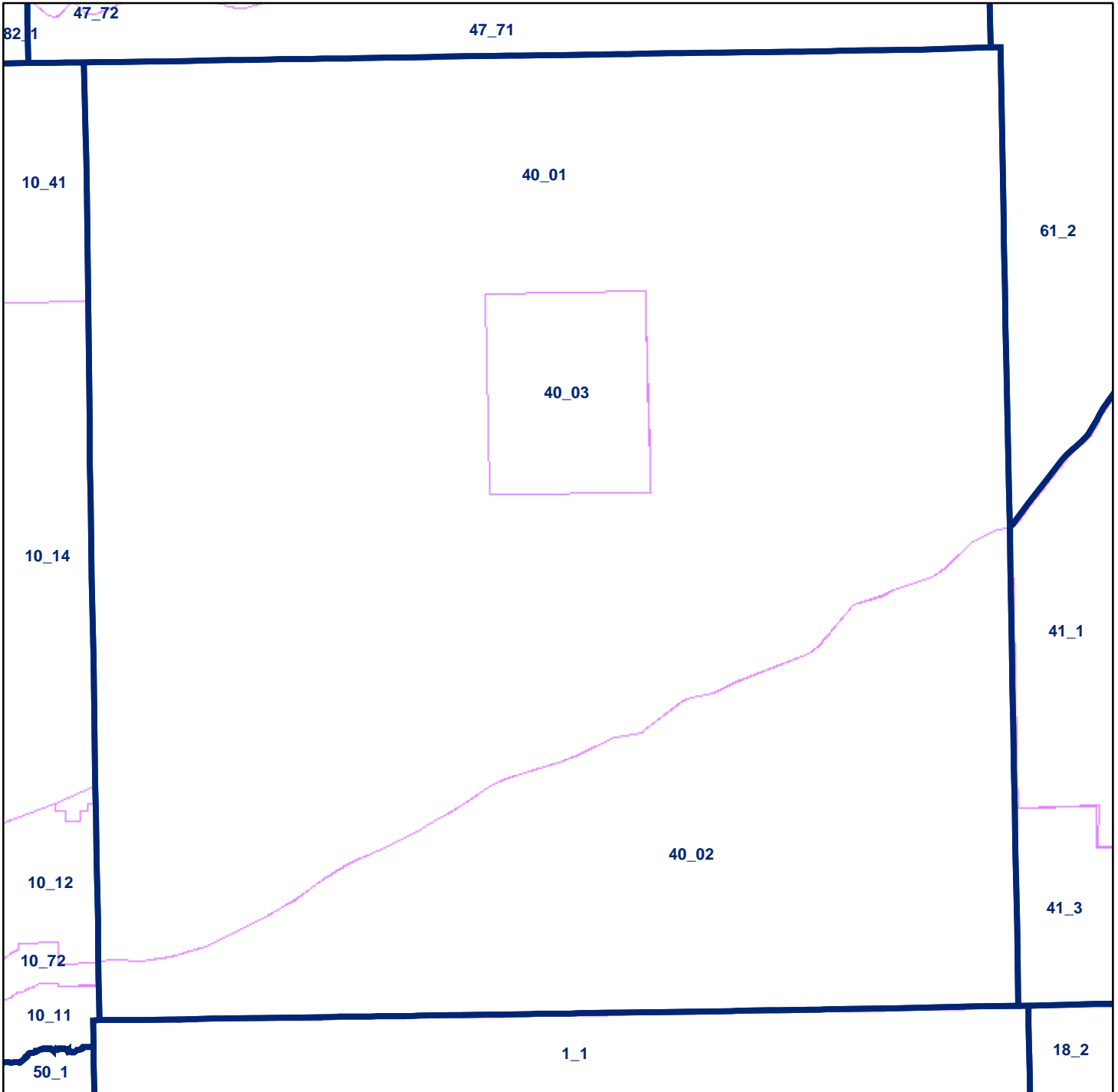
Dated this 10th day of April, 2006.



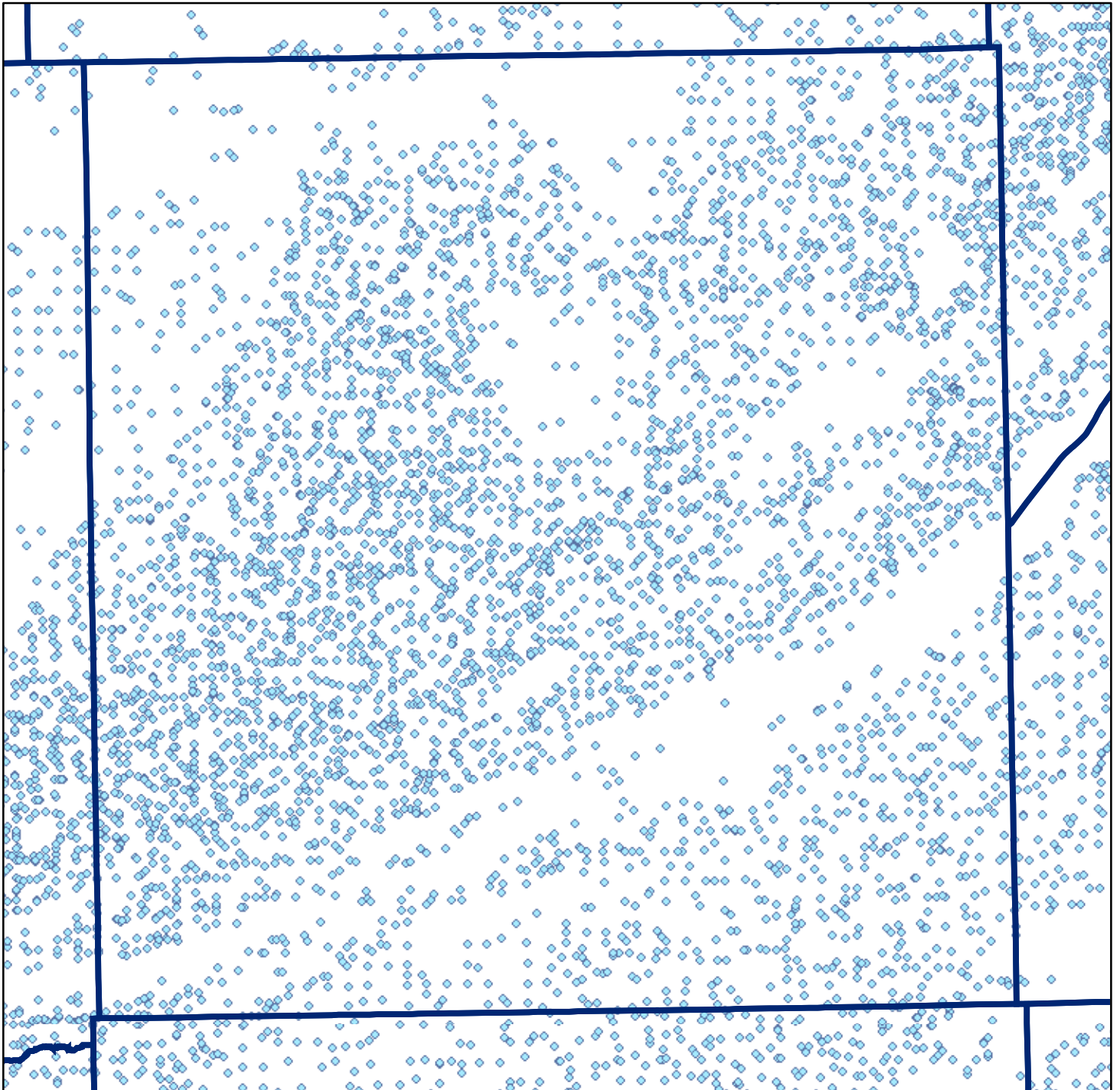
Property Assessment & Taxation



□ School Districts



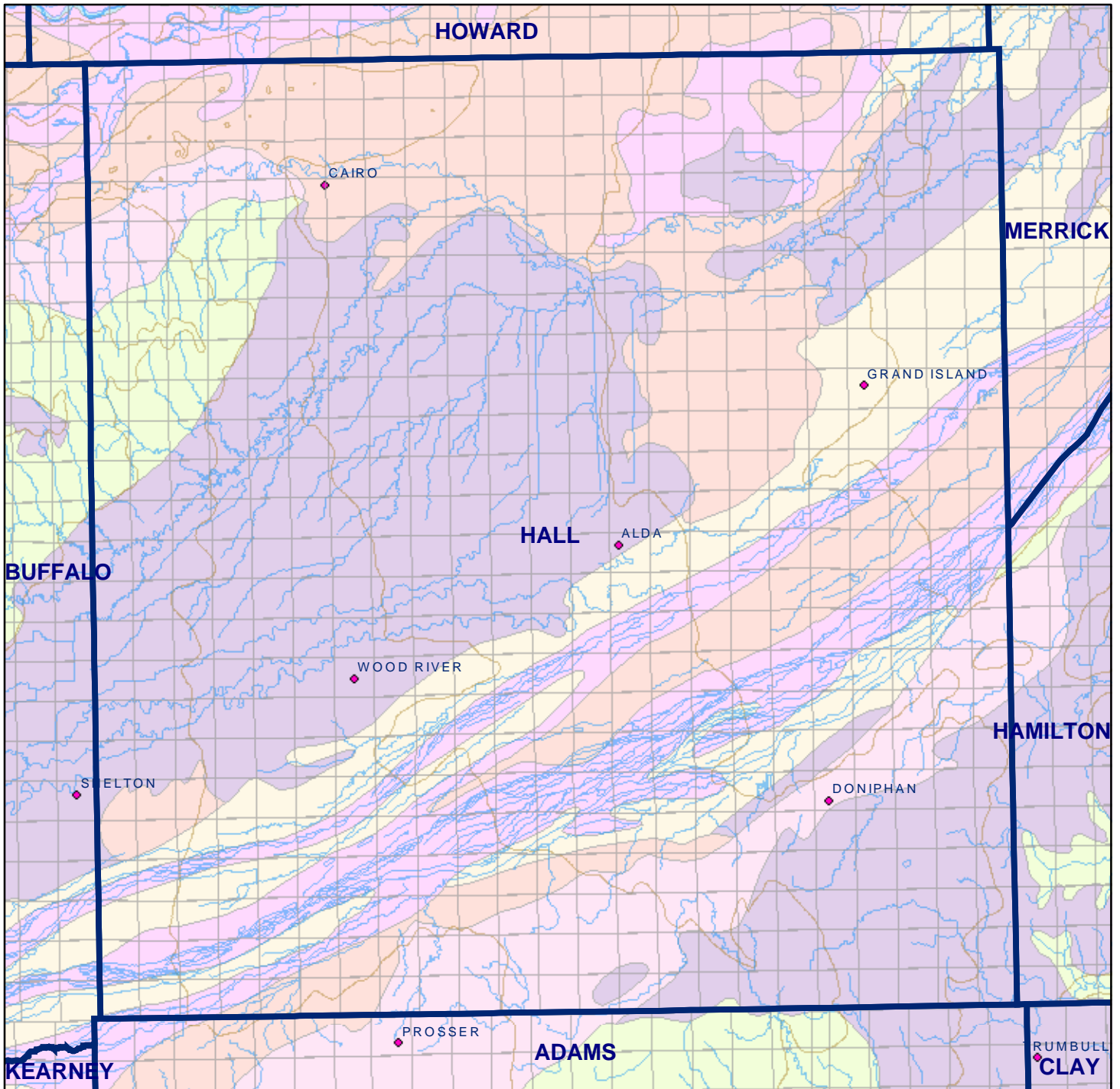
 Market Areas



● Registered Wells > 500 GPM

3021	3019	3017	3015	3013	3011
3207	3209 (3215)	3211 (3213)	3213 (3211)	3215 (3209)	3217
3317	3315 (3309)	3313 (3311)	3311 (3313)	3309 (3315)	3307
3431	3433 (3439)	3435 (3437)	3437 (3435)	3439 (3433)	3441
3541	3539 (3533)	3537 (3535)	3535 (3537)	3533 (3539)	3531
3657	3659	3661	3663	3665	3667

 Geo Codes
 (County 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

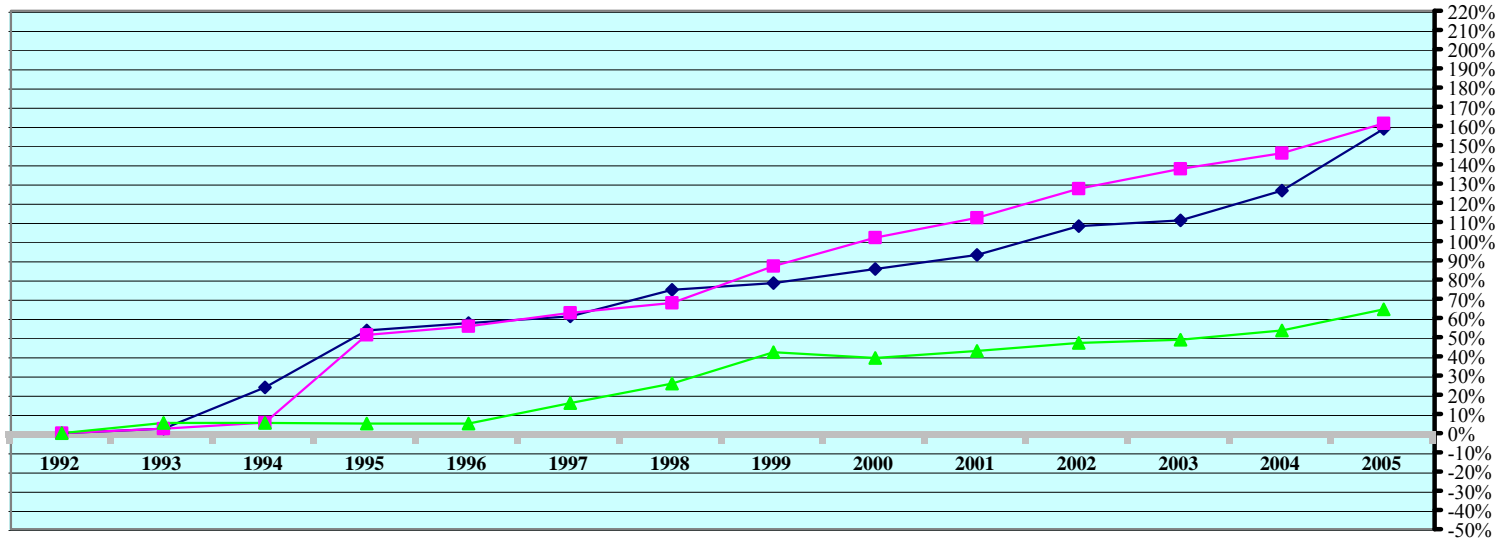
8 - Moderately well drained silty soils with clayey subsoils on uplands

Hall 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	629,477,400	--	--	--	260,517,655	--	--	--	256,478,474	--	--	--
1993	644,236,110	14,758,710	2.34%	2.34%	266,381,337	5,863,682	2.25%	2.25%	270,323,400	13,844,926	5.40%	5.40%
1994	779,552,672	135,316,562	21.00%	23.84%	274,931,782	8,550,445	3.21%	5.53%	270,140,866	-182,534	-0.07%	5.33%
1995	966,715,476	187,162,804	24.01%	53.57%	393,789,252	118,857,470	43.23%	51.16%	269,425,557	-715,309	-0.26%	5.05%
1996	990,726,891	24,011,415	2.48%	57.39%	405,725,081	11,935,829	3.03%	55.74%	269,173,441	-252,116	-0.09%	4.95%
1997	1,012,816,629	22,089,738	2.23%	60.90%	423,989,067	18,263,986	4.50%	62.75%	296,864,307	27,690,866	10.29%	15.75%
1998	1,099,373,261	86,556,632	8.55%	74.65%	437,200,590	13,211,523	3.12%	67.82%	322,847,915	25,983,608	8.75%	25.88%
1999	1,121,148,272	21,775,011	1.98%	78.11%	486,977,073	49,776,483	11.39%	86.93%	364,543,477	41,695,562	12.91%	42.13%
2000	1,167,480,494	46,332,222	4.13%	85.47%	525,751,730	38,774,657	7.96%	101.81%	357,056,646	-7,486,831	-2.05%	39.22%
2001	1,214,106,591	46,626,097	3.99%	92.88%	552,787,471	27,035,741	5.14%	112.19%	366,450,211	9,393,565	2.63%	42.88%
2002	1,307,896,967	93,790,376	7.73%	107.78%	592,446,277	39,658,806	7.17%	127.41%	377,121,506	10,671,295	2.91%	47.04%
2003	1,326,692,075	18,795,108	1.44%	110.76%	619,008,171	26,561,894	4.48%	137.61%	381,092,747	3,971,241	1.05%	48.59%
2004	1,424,947,479	98,255,404	7.41%	126.37%	640,560,336	21,552,165	3.48%	145.88%	393,545,057	12,452,310	3.27%	53.44%
2005	1,627,269,032	202,321,553	14.20%	158.51%	680,913,129	40,352,793	6.30%	161.37%	421,741,314	28,196,257	7.16%	64.44%

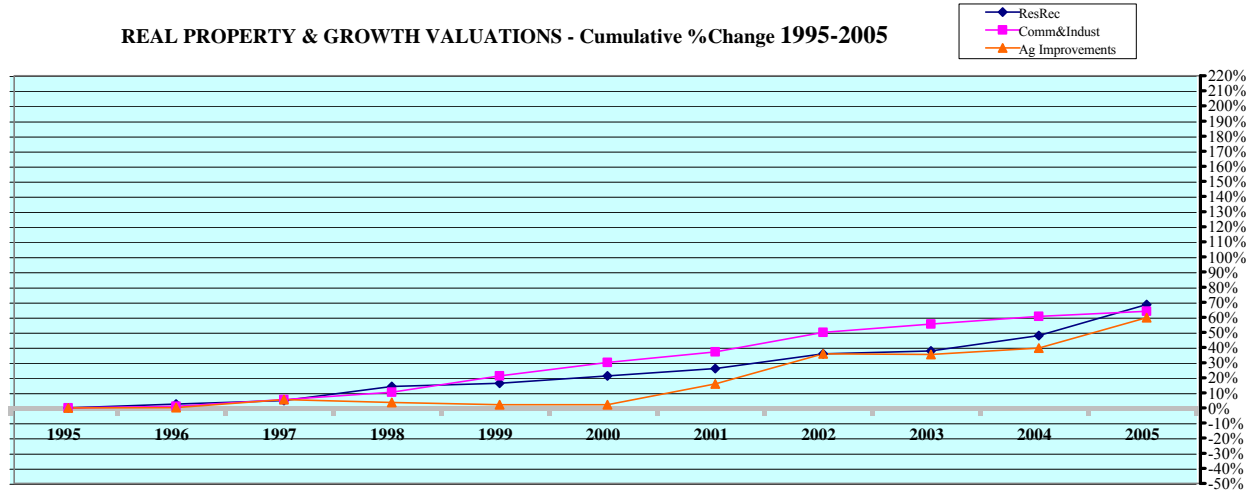
1992-2005 Rate Ann. %chg: Resid & Rec. 7.58%
 Comm & Indust 7.67%
 Agland 3.90%

Cnty# 40
County HALL

FL area 11

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

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



Tax Year	Residential & Recreational ⁽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	629,477,400	not avail.	--	--	--	--	260,517,655	not avail.	--	--	--	--
1993	644,236,110	not avail.	--	--	--	--	266,381,337	not avail.	--	--	--	--
1994	779,552,672	not avail.	--	--	--	--	274,931,782	not avail.	--	--	--	--
1995	966,715,476	20,767,344	2.15%	945,948,132	--	--	393,789,252	10,268,191	2.61%	383,521,061	--	--
1996	990,726,891	19,729,123	1.99%	970,997,768	0.44%	2.65%	405,725,081	18,376,538	4.53%	387,348,543	-1.64%	1.00%
1997	1,012,816,629	20,102,212	1.98%	992,714,417	0.20%	4.94%	423,989,067	18,920,639	4.46%	405,068,428	-0.16%	5.62%
1998	1,099,373,261	18,926,247	1.72%	1,080,447,014	6.68%	14.22%	437,200,590	13,694,340	3.13%	423,506,250	-0.11%	10.43%
1999	1,121,148,272	21,495,559	1.92%	1,099,652,713	0.03%	16.25%	486,977,073	22,283,975	4.58%	464,693,098	6.29%	21.16%
2000	1,167,480,494	20,683,192	1.77%	1,146,797,302	2.29%	21.23%	525,751,730	26,755,553	5.09%	498,996,177	2.47%	30.11%
2001	1,214,106,591	21,345,923	1.76%	1,192,760,668	2.17%	26.09%	552,787,471	27,352,215	4.95%	525,435,256	-0.06%	37.00%
2002	1,307,896,967	22,915,050	1.75%	1,284,981,917	5.84%	35.84%	592,446,277	17,130,829	2.89%	575,315,448	4.08%	50.01%
2003	1,326,692,075	24,073,898	1.81%	1,302,618,177	-0.40%	37.71%	619,008,171	22,777,606	3.68%	596,230,565	0.64%	55.46%
2004	1,424,947,479	26,773,405	1.88%	1,398,174,074	5.39%	47.81%	640,560,336	24,681,239	3.85%	615,879,097	-0.51%	60.59%
2005	1,627,269,032	32,900,883	2.02%	1,594,368,149	11.89%	68.55%	680,913,129	51,697,281	7.59%	629,215,848	-1.77%	64.06%

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

Resid & Rec. **5.36%**

Comm & Indust **5.08%**

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	53,051,724					
1993	not avail	not avail	53,503,008					
1994	not avail	not avail	52,043,229					
1995	47,371,317	24,755,577	72,126,894	1,428,313	1.98%	70,698,581	--	--
1996	47,935,817	24,607,271	72,543,088	1,663,462	2.29%	70,879,626	-1.73%	0.26%
1997	47,353,388	27,662,933	75,016,321	455,912	0.61%	74,560,409	2.78%	5.46%
1998	47,199,454	27,341,321	74,540,775	1,341,284	1.80%	73,199,491	-2.42%	3.54%
1999	46,128,392	26,640,965	72,769,357	588,547	0.81%	72,180,810	-3.17%	2.10%
2000	46,834,759	26,969,389	73,804,148	1,647,751	2.23%	72,156,397	-0.84%	2.06%
2001	61,161,929	22,574,695	83,736,624	1,850,597	2.21%	81,886,027	10.95%	15.82%
2002	77,821,694	20,405,445	98,227,139	2,191,647	2.23%	96,035,492	14.69%	35.84%
2003	76,703,647	20,593,434	97,297,081	1,573,361	1.62%	95,723,720	-2.55%	35.40%
2004	79,633,164	20,486,617	100,119,781	1,446,461	1.44%	98,673,320	1.41%	39.57%
2005	91,941,506	22,068,732	114,010,238	1,067,633	0.94%	112,942,605	12.81%	59.75%

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

Ag Imprvmts **4.80%**

(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

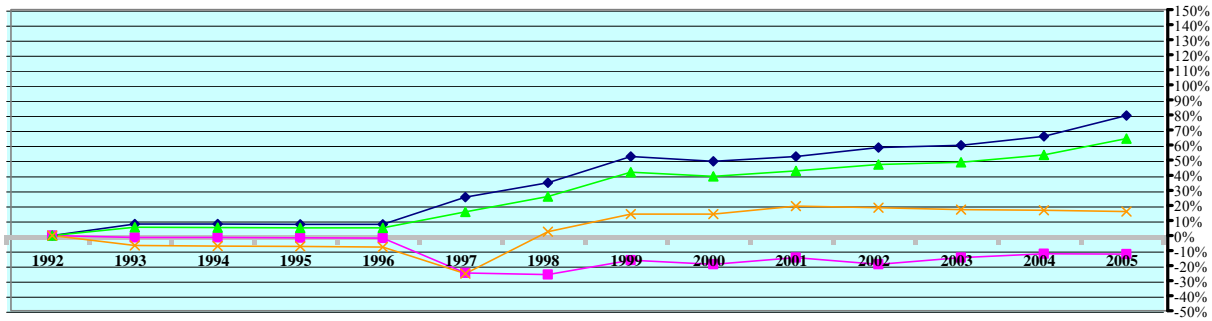
Cnty# **40**
County **HALL**

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CHART 2

EXHIBIT **40B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	205,647,035	--	--	--	26,471,525	--	--	--	23,750,330	--	--	--
1993	221,408,696	15,761,661	7.66%	7.66%	26,121,753	-349,772	-1.32%	-1.32%	22,193,111	-1,557,219	-6.56%	-6.56%
1994	221,305,421	-103,275	-0.05%	7.61%	26,141,093	19,340	0.07%	-1.25%	22,095,174	-97,937	-0.44%	-6.97%
1995	220,757,360	-548,061	-0.25%	7.35%	26,061,966	-79,127	-0.30%	-1.55%	22,027,202	-67,972	-0.31%	-7.26%
1996	220,643,354	-114,006	-0.05%	7.29%	26,005,555	-56,411	-0.22%	-1.76%	21,942,151	-85,051	-0.39%	-7.61%
1997	258,000,473	37,357,119	16.93%	25.46%	19,894,240	-6,111,315	-23.50%	-24.85%	17,733,576	-4,208,575	-19.18%	-25.33%
1998	277,740,489	19,740,016	7.65%	35.06%	19,571,624	-322,616	-1.62%	-26.07%	24,331,309	6,597,733	37.20%	2.45%
1999	313,526,774	35,786,285	12.88%	52.46%	22,126,038	2,554,414	13.05%	-16.42%	27,134,804	2,803,495	11.52%	14.25%
2000	306,832,717	-6,694,057	-2.14%	49.20%	21,397,885	-728,153	-3.29%	-19.17%	27,112,710	-22,094	-0.08%	14.16%
2001	313,710,102	6,877,385	2.24%	52.55%	22,577,279	1,179,394	5.51%	-14.71%	28,363,306	1,250,596	4.61%	19.42%
2002	325,826,250	12,116,148	3.86%	58.44%	21,415,385	-1,161,894	-5.15%	-19.10%	28,141,823	-221,483	-0.78%	18.49%
2003	328,943,320	3,117,070	0.96%	59.96%	22,599,196	1,183,811	5.53%	-14.63%	27,803,878	-337,945	-1.20%	17.07%
2004	340,866,353	11,923,033	3.62%	65.75%	23,234,959	635,763	2.81%	-12.23%	27,702,515	-101,363	-0.36%	16.64%
2005	369,277,124	28,410,771	8.33%	79.57%	23,174,482	-60,477	-0.26%	-12.46%	27,539,900	-162,615	-0.59%	15.96%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	609,584	--	--	--	256,478,474	--	--	--
1993	--	--	--	--	599,840	-9,744	-1.60%	-1.60%	270,323,400	13,844,926	5.40%	5.40%
1994	--	--	--	--	599,178	--	0.00%	-1.71%	270,140,866	-182,534	-0.07%	5.33%
1995	--	--	--	--	579,029	-20,149	-3.36%	-5.01%	269,425,557	-715,309	-0.26%	5.05%
1996	--	--	--	--	582,381	3,352	0.58%	-4.46%	269,173,441	-252,116	-0.09%	4.95%
1997	--	--	--	--	1,236,018	653,637	112.24%	102.76%	296,864,307	27,690,866	10.29%	15.75%
1998	--	--	--	--	1,204,493	-31,525	-2.55%	97.59%	322,847,915	25,983,608	8.75%	25.88%
1999	--	--	--	--	1,755,861	551,368	45.78%	188.04%	364,543,477	41,695,562	12.91%	42.13%
2000	--	--	--	--	1,713,334	-42,527	-2.42%	181.07%	357,056,646	-7,486,831	-2.05%	39.22%
2001	--	--	--	--	1,799,524	86,190	5.03%	195.21%	366,450,211	9,393,565	2.63%	42.88%
2002	--	--	--	--	1,738,048	-61,476	-3.42%	185.12%	377,121,506	10,671,295	2.91%	47.04%
2003	85,161	n/a	n/a	n/a	1,661,192	n/a	n/a	n/a	381,092,747	3,971,241	1.05%	48.59%
2004	85,731	570	0.67%	0.67%	1,655,499	-5,693	-0.34%	-0.34%	393,545,057	12,452,310	3.27%	53.44%
2005	85,267	-464	-0.54%	0.12%	1,664,541	9,042	0.55%	0.20%	421,741,314	28,196,257	7.16%	64.44%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
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FL area

CHART 3 EXHIBIT 40B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	205,835,093	178,112	1,156	--	--	26,484,098	40,753	650	--	--	23,784,503	67,472	353	--	--
1993	221,497,046	177,892	1,245	7.70%	7.70%	26,123,230	40,664	642	-1.23%	-1.23%	22,203,728	67,541	329	-6.80%	-6.80%
1994	221,396,239	177,806	1,245	0.00%	7.70%	26,087,595	40,598	643	0.16%	-1.08%	22,101,378	67,238	329	0.00%	-6.80%
1995	220,832,194	177,583	1,244	-0.08%	7.61%	26,083,010	40,596	643	0.00%	-1.08%	22,035,883	67,049	329	0.00%	-6.80%
1996	220,792,068	177,553	1,244	0.00%	7.61%	26,068,377	40,572	643	0.00%	-1.08%	21,995,986	66,922	329	0.00%	-6.80%
1997	261,255,431	202,932	1,287	3.46%	11.33%	19,174,877	26,748	717	11.51%	10.31%	17,208,134	55,612	309	-6.08%	-12.46%
1998	278,660,479	200,328	1,391	8.08%	20.33%	19,715,853	27,459	718	0.14%	10.46%	24,149,130	57,466	420	35.92%	18.98%
1999	314,606,617	200,266	1,571	12.94%	35.90%	22,277,984	27,411	813	13.23%	25.08%	27,135,262	57,096	475	13.10%	34.56%
2000	305,247,578	200,328	1,524	-2.99%	31.83%	21,309,361	27,089	787	-3.20%	21.08%	26,901,368	56,794	474	-0.21%	34.28%
2001	313,954,656	202,115	1,553	1.90%	34.34%	22,142,367	27,564	803	2.03%	23.54%	28,392,532	58,787	483	1.90%	36.83%
2002	326,756,770	204,325	1,599	2.96%	38.32%	21,448,222	26,724	803	0.00%	23.54%	28,130,778	58,292	483	0.00%	36.83%
2003	328,079,822	205,404	1,597	-0.13%	38.15%	22,070,707	27,782	794	-1.12%	22.15%	28,154,729	58,282	483	0.00%	36.83%
2004	341,139,744	205,701	1,658	3.85%	43.46%	23,270,102	28,343	821	3.40%	26.31%	27,682,333	57,349	483	-0.06%	36.74%
2005	369,587,835	205,523	1,798	8.43%	55.56%	23,212,564	28,264	821	0.03%	26.35%	27,682,419	57,367	483	-0.03%	36.70%

1992-2005 Rate Ann.%chg AvgVal/Acre: **3.46%**

1.82%

2.43%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	73,732	3,687	20	--	--	535,022	4,527	118	--	--	256,712,448	294,551	872	--	--
1993	74,181	3,709	20	0.00%		525,314	4,536	116	-1.69%		270,423,499	294,342	919	5.39%	5.39%
1994	74,508	3,725	20	0.00%		524,308	4,519	116	0.00%		270,184,028	293,887	919	0.00%	5.39%
1995	75,037	3,752	20	0.00%		504,032	4,422	114	-1.72%		269,530,156	293,402	919	0.00%	5.39%
1996	74,997	3,750	20	0.00%		504,032	4,422	114	0.00%		269,435,460	293,219	919	0.00%	5.39%
1997						1,263,871	11,297	112	--		298,902,313	296,589	1,008	9.68%	15.60%
1998						1,235,389	11,340	109	-2.68%		323,760,851	296,593	1,092	8.33%	25.23%
1999						1,758,516	11,515	153	40.37%		365,778,379	296,287	1,235	13.10%	41.63%
2000						1,712,438	11,369	151	-1.31%		355,170,745	295,580	1,202	-2.67%	37.84%
2001						1,804,049	11,621	155	2.65%		366,293,604	300,086	1,221	1.58%	40.02%
2002						1,801,356	11,840	152	-1.94%		378,137,126	301,180	1,256	2.87%	44.04%
2003	84,072	4,228	20	n/a	n/a	1,652,149	7,838	211	n/a	n/a	380,041,479	303,533	1,252	-0.32%	43.58%
2004	85,626	4,306	20	-0.58%	n/a	1,659,276	7,835	212	0.37%	n/a	393,837,081	303,534	1,298	3.63%	48.80%
2005	85,518	4,301	20	0.00%	n/a	1,662,273	7,808	213	0.53%	n/a	422,230,609	303,262	1,392	7.31%	59.67%

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

3.66%

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HALL

FL area **11**

CHART 4 EXHIBIT 40B 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	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
53,534	HALL	155,477,044	53,982,275	59,498,474	1,626,959,389	629,321,901	51,591,228	309,643	421,741,314	91,941,506	22,068,732	0	3,112,891,506
<i>cnty sectorvalue % of total value:</i>		4.99%	1.73%	1.91%	52.27%	20.22%	1.66%	0.01%	13.55%	2.95%	0.71%		100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
652	ALDA	3,386,219	193,714	502,085	13,828,525	2,799,996	4,150,984	0	0	0	0	0	24,861,523
790	CAIRO	242,868	391,062	944,896	25,466,219	2,843,977	0	0	18,265	0	0	0	29,907,287
763	DONIPHAN	552,471	321,925	43,475	20,075,758	5,548,847	1,039,500	0	0	0	0	0	27,581,976
42,940	GRAND ISLAND	111,104,682	38,421,801	25,020,071	1,283,875,827	564,069,895	45,890,214	0	2,013,212	593,545	50,853	0	2,071,040,100
1,204	WOOD RIVER	841,748	535,527	986,601	32,913,519	4,868,511	0	0	0	0	0	0	40,145,906
Total of All City Values:		116,127,988	39,864,029	27,497,128	1,376,159,848	580,131,226	51,080,698	0	2,031,477	593,545	50,853	0	2,193,536,792
<i>% total citysect of cnty sector</i>		74.69%	73.85%	46.21%	84.58%	92.18%	99.01%		0.48%	0.65%	0.23%		70.47%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
1.22%	ALDA	2.18%	0.36%	0.84%	0.85%	0.44%	8.05%						0.80%
1.48%	CAIRO	0.16%	0.72%	1.59%	1.57%	0.45%			0.00%				0.96%
1.43%	DONIPHAN	0.36%	0.60%	0.07%	1.23%	0.88%	2.01%						0.89%
80.21%	GRAND ISLAND	71.46%	71.17%	42.05%	78.91%	89.63%	88.95%		0.48%	0.65%	0.23%		66.53%
2.25%	WOOD RIVER	0.54%	0.99%	1.66%	2.02%	0.77%							1.29%

Cnty# **40**
County **HALL**

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