

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Hamilton County**  
**41**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>357</b>	<b>COD</b>	<b>11.70</b>
Total Sales Price	27000280	<b>PRD</b>	<b>103.44</b>
Total Adj. Sales Price	27121580	COV	18.76
Total Assessed Value	25232713	STD	18.05
Avg. Adj. Sales Price	75970.81	Avg. Abs. Dev.	11.32
Avg. Assessed Value	70679.87	Min	35.07
<b>Median</b>	<b>96.76</b>	Max	216.71
Wgt. Mean	93.04	95% Median C.I.	94.64 to 98.18
Mean	96.24	95% Wgt. Mean C.I.	91.65 to 94.42
		95% Mean C.I.	94.36 to 98.11
% of Value of the Class of all Real Property Value in the County			28.41
% of Records Sold in the Study Period			9.71
% of Value Sold in the Study Period			9.6
Average Assessed Value of the Base			71,491

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>357</b>	<b>96.76</b>	<b>11.70</b>	<b>103.44</b>
<b>2005</b>	324	98.31	11.14	103.39
<b>2004</b>	282	97.66	12.92	102.45
<b>2003</b>	284	96	11.00	102.06
<b>2002</b>	298	96	11	102.06
<b>2001</b>	341	98	7.96	100.97

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>56</b>	<b>COD</b>	<b>12.76</b>
Total Sales Price	4447363	<b>PRD</b>	<b>102.20</b>
Total Adj. Sales Price	4407363	COV	21.32
Total Assessed Value	4107204	STD	20.30
Avg. Adj. Sales Price	78702.91	Avg. Abs. Dev.	12.50
Avg. Assessed Value	73342.93	Min	30.16
<b>Median</b>	<b>98.00</b>	Max	162.22
Wgt. Mean	93.19	95% Median C.I.	94.00 to 99.00
Mean	95.24	95% Wgt. Mean C.I.	88.38 to 97.99
		95% Mean C.I.	89.92 to 100.56
% of Value of the Class of all Real Property Value in the County			8.68
% of Records Sold in the Study Period			11.34
% of Value Sold in the Study Period			5.12
Average Assessed Value of the Base			162,440

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>56</b>	<b>98.00</b>	<b>12.76</b>	<b>102.20</b>
<b>2005</b>	56	98.00	11.22	100.47
<b>2004</b>	53	95.13	18.35	94.21
<b>2003</b>	47	95	20.73	106.50
<b>2002</b>	39	95	20.73	106.5
<b>2001</b>	38	96	22.36	106.05



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### Agricultural Land - Current

<b>Number of Sales</b>	<b>111</b>	<b>COD</b>	<b>14.49</b>
Total Sales Price	23670732	<b>PRD</b>	<b>101.66</b>
Total Adj. Sales Price	23390261	COV	21.79
Total Assessed Value	17671215	STD	16.74
Avg. Adj. Sales Price	210723.07	Avg. Abs. Dev.	11.21
Avg. Assessed Value	159200.14	Min	17.04
<b>Median</b>	<b>77.35</b>	Max	147.24
Wgt. Mean	75.55	95% Median C.I.	74.77 to 80.36
Mean	76.80	95% Wgt. Mean C.I.	72.31 to 78.79
		95% Mean C.I.	73.69 to 79.92
% of Value of the Class of all Real Property Value in the County			62.92
% of Records Sold in the Study Period			3.25
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			170,355

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>111</b>	<b>77.35</b>	<b>14.49</b>	<b>101.66</b>
<b>2005</b>	118	77.71	13.62	102.42
<b>2004</b>	111	76.70	12.82	99.95
<b>2003</b>	106	77	10.32	100.10
<b>2002</b>	100	77	10.32	100.1
<b>2001</b>	122	75	13.54	99.68

## **2006 Opinions of the Property Tax Administrator for Hamilton County**

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Hamilton County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hamilton 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 Hamilton County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hamilton 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 Hamilton County is 77% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hamilton County is in compliance with generally accepted mass appraisal practices.

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### Recommendations

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

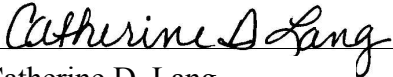
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

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for Hamilton County**

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**Residential Real Property**

**I. Correlation**

Hamilton: RESIDENTIAL: The actions for the assessment of this property class are apparent, through the pro-active approach by the appraisal and office staff, many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>422</b>	<b>341</b>	<b>80.81</b>
<b>2002</b>	<b>386</b>	<b>298</b>	<b>77.2</b>
<b>2003</b>	<b>372</b>	<b>284</b>	<b>76.34</b>
<b>2004</b>	<b>382</b>	<b>282</b>	<b>73.82</b>
<b>2005</b>	<b>448</b>	<b>324</b>	<b>72.32</b>
<b>2006</b>	<b>456</b>	<b>357</b>	<b>78.29</b>

Hamilton: RESIDENTIAL: The sales qualification and utilization for this property class is the sole responsibility of the county assessor. The above table indicates that a reasonable percentage of all available sales is being utilized for the sales study, and would indicate that the county is not excessively trimming the residential sales file.

**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.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>97</b>	<b>3.87</b>	<b>100.75</b>	<b>98</b>
<b>2002</b>	<b>95</b>	<b>0.75</b>	<b>95.71</b>	<b>96</b>
<b>2003</b>	<b>94</b>	<b>2.92</b>	<b>96.74</b>	<b>98</b>
<b>2004</b>	<b>96.56</b>	<b>5.07</b>	<b>101.45</b>	<b>97.66</b>
<b>2005</b>	<b>96.54</b>	<b>3</b>	<b>99.43</b>	<b>98.31</b>
<b>2006</b>	<b>94.96</b>	<b>0.97</b>	<b>95.88</b>	<b>96.76</b>

Hamilton: RESIDENTIAL: This comparison between the trended level of value and the median for this property class indicates that the two percentages are similar and support each other.

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**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	Year	% Change in Assessed Value (excl. growth)
2.03	2001	3.87
1.33	2002	0.75
5.56	2003	2.92
2.17	2004	5.07
2.96	2005	3
1.93	2006	0.97

Hamilton: RESIDENTIAL: The percent change for this class of property is an insignificant amount of change. Having a small difference between these two measurements supports the actions of the assessor's office.

**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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.76</b>	<b>93.04</b>	<b>96.24</b>

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Hamilton: RESIDENTIAL: The measures of central tendency shown here reflect that the statistics for the qualified sales for this property type are within the acceptable range. The above table indicates a small spread between the median and the weighted mean. The median is the best indicator of the level of value for this county.

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>11.70</b>	<b>103.44</b>
<b>Difference</b>	<b>0</b>	<b>0.44</b>

Hamilton: RESIDENTIAL: The coefficient of dispersion on the qualified sales is within the acceptable range. The price-related differential is slightly outside the range yet the qualitative measures still indicate a level of good assessment uniformity for this property class as a whole.



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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>357</b>	<b>357</b>	<b>0</b>
<b>Median</b>	<b>94.96</b>	<b>96.76</b>	<b>1.8</b>
<b>Wgt. Mean</b>	<b>91.65</b>	<b>93.04</b>	<b>1.39</b>
<b>Mean</b>	<b>94.69</b>	<b>96.24</b>	<b>1.55</b>
<b>COD</b>	<b>12.45</b>	<b>11.70</b>	<b>-0.75</b>
<b>PRD</b>	<b>103.31</b>	<b>103.44</b>	<b>0.13</b>
<b>Min Sales Ratio</b>	<b>35.07</b>	<b>35.07</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>216.71</b>	<b>216.71</b>	<b>0</b>

Hamilton: RESIDENTIAL: The statistics for this class of property in this county represent the assessment actions completed for this property class for the 2006 assessment year.

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**Commerical Real Property**

**I. Correlation**

Hamilton: COMMERCIAL: The actions for the assessment of this property class are apparent, through the pro-active approach by the appraisal and office staff, many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>53</b>	<b>38</b>	<b>71.7</b>
<b>2002</b>	<b>52</b>	<b>39</b>	<b>75</b>
<b>2003</b>	<b>60</b>	<b>47</b>	<b>78.33</b>
<b>2004</b>	<b>72</b>	<b>53</b>	<b>73.61</b>
<b>2005</b>	<b>76</b>	<b>56</b>	<b>73.68</b>
<b>2006</b>	<b>78</b>	<b>56</b>	<b>71.79</b>

Hamilton: COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>96</b>	<b>2.99</b>	<b>98.87</b>	<b>96</b>
<b>2002</b>	<b>92</b>	<b>-2.04</b>	<b>90.12</b>	<b>95</b>
<b>2003</b>	<b>92</b>	<b>0.98</b>	<b>92.9</b>	<b>95</b>
<b>2004</b>	<b>93.05</b>	<b>0.38</b>	<b>93.4</b>	<b>95.13</b>
<b>2005</b>	<b>95.09</b>	<b>1.78</b>	<b>96.78</b>	<b>98.00</b>
<b>2006</b>	<b>98.00</b>	<b>14.11</b>	<b>111.83</b>	<b>98.00</b>

Hamilton: COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two percentages are not similar and do not support each other. There is a significant increase in assessed value which is not supported by the assessment

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actions taken by the assessor’s office for this year.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>-1.31</b>	<b>2001</b>	<b>2.99</b>
<b>9.74</b>	<b>2002</b>	<b>-2.04</b>
<b>2.25</b>	<b>2003</b>	<b>0.98</b>
<b>7.8</b>	<b>2004</b>	<b>0.38</b>
<b>3.47</b>	<b>2005</b>	<b>1.78</b>
<b>0</b>	<b>2006</b>	<b>14.11</b>

Hamilton: COMMERCIAL: There is a significant increase in assessed value which is not supported by the assessment actions taken by the assessor’s office for this year.

**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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.00</b>	<b>93.19</b>	<b>95.24</b>

## 2006 Correlation Section for Hamilton County

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Hamilton: COMMERCIAL: All the measures of central tendency illustrated in the above table are within acceptable range. But the weighted mean ratio for this class of property is not in line with the median or the mean. The median is the most reliable measure of the level of value for this class of property.

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

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

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

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

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

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

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

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

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

	COD	PRD
<b>R&amp;O Statistics</b>	<b>12.76</b>	<b>102.20</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Hamilton: COMMERCIAL: The above chart indicates the quality of assessment is within the acceptable levels for the qualified sales. This indicates the quality of assessment has been met for this class of property and this class is being treated uniformly and proportionally.

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for Hamilton County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>56</b>	<b>56</b>	<b>0</b>
<b>Median</b>	<b>98.00</b>	<b>98.00</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>93.19</b>	<b>93.19</b>	<b>0</b>
<b>Mean</b>	<b>95.24</b>	<b>95.24</b>	<b>0</b>
<b>COD</b>	<b>12.76</b>	<b>12.76</b>	<b>0</b>
<b>PRD</b>	<b>102.20</b>	<b>102.20</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>30.16</b>	<b>30.16</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>162.22</b>	<b>162.22</b>	<b>0</b>

Hamilton: COMMERCIAL: The above statistics support the actions of the assessor for this class of property for the 2006 assessment year.

**2006 Correlation Section  
for Hamilton County**

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**Agricultural Land**

**I. Correlation**

Hamilton: AGRICULTURAL UNIMPROVED: The actions taken by the assessor are supported by the statistics. This county has met the criteria to achieve quality of assessment and an acceptable level of assessment for this class of property. The median is most representative of the overall level of value for this class of property.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>197</b>	<b>122</b>	<b>61.93</b>
<b>2002</b>	<b>180</b>	<b>100</b>	<b>55.56</b>
<b>2003</b>	<b>193</b>	<b>106</b>	<b>54.92</b>
<b>2004</b>	<b>210</b>	<b>111</b>	<b>52.86</b>
<b>2005</b>	<b>213</b>	<b>118</b>	<b>55.4</b>
<b>2006</b>	<b>194</b>	<b>111</b>	<b>57.22</b>

Hamilton: AGRICULTURAL UNIMPROVED: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The



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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>75</b>	<b>0.11</b>	<b>75.08</b>	<b>75</b>
<b>2002</b>	<b>76</b>	<b>1.16</b>	<b>76.88</b>	<b>77</b>
<b>2003</b>	<b>78</b>	<b>0.02</b>	<b>78.02</b>	<b>79</b>
<b>2004</b>	<b>75.89</b>	<b>0.55</b>	<b>76.31</b>	<b>76.70</b>
<b>2005</b>	<b>74.02</b>	<b>4.04</b>	<b>77.01</b>	<b>77.71</b>
<b>2006</b>	<b>73.62</b>	<b>4.31</b>	<b>76.79</b>	<b>77.35</b>

Hamilton: AGRICULTURAL UNIMPROVED: This comparison between the trended level of value and the median level of value for this class of property indicates that the two percentages are similar and support each other.

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for Hamilton County**

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**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)
<b>0.53</b>	<b>2001</b>	<b>0.11</b>
<b>0.58</b>	<b>2002</b>	<b>1.16</b>
<b>0</b>	<b>2003</b>	<b>0.02</b>
<b>1.73</b>	<b>2004</b>	<b>0.55</b>
<b>19.28</b>	<b>2005</b>	<b>4.04</b>
<b>3.93</b>	<b>2006</b>	<b>4.31</b>

Hamilton: AGRICULTURAL UNIMPROVED: There is a significant increase in assessed value which is not supported by the assessment actions taken by the assessor’s office for this year.

**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

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>77.35</b>	<b>75.55</b>	<b>76.80</b>

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Hamilton: AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and the weighted mean for the qualified sales file are within the range of an acceptable level of value. There is little difference between the median, the weighted mean and the mean.

### 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.

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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
<b>R&amp;O Statistics</b>	<b>14.49</b>	<b>101.66</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Hamilton: AGRICULTURAL UNIMPROVED: The above chart indicates the quality of assessment is within the acceptable levels for the qualified sales. This indicates the quality of assessment has been met for this class of property and this class is being treated uniformly and proportionally.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>111</b>	<b>111</b>	<b>0</b>
<b>Median</b>	<b>73.62</b>	<b>77.35</b>	<b>3.73</b>
<b>Wgt. Mean</b>	<b>72.04</b>	<b>75.55</b>	<b>3.51</b>
<b>Mean</b>	<b>73.09</b>	<b>76.80</b>	<b>3.71</b>
<b>COD</b>	<b>14.44</b>	<b>14.49</b>	<b>0.05</b>
<b>PRD</b>	<b>101.45</b>	<b>101.66</b>	<b>0.21</b>
<b>Min Sales Ratio</b>	<b>17.04</b>	<b>17.04</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>136.76</b>	<b>147.24</b>	<b>10.48</b>

Hamilton: AGRICULTURAL UNIMPROVED: The prepared chart indicates that the statistics support the action taken for the 2006 assessment year.

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

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	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	255,496,171	262,611,567	7,115,396	2.78	4,664,010	0.96
2. Recreational	50,485	116,270	65,785	130.31	36,675	57.66
3. Ag-Homesite Land, Ag-Res Dwellings	46,748,309	46,157,398	-590,911	-1.26	*-----	-1.26
<b>4. Total Residential (sum lines 1-3)</b>	<b>302,294,965</b>	<b>308,885,235</b>	<b>6,590,270</b>	<b>2.18</b>	<b>4,700,685</b>	<b>0.63</b>
5. Commercial	46,977,164	47,786,244	809,080	1.72	1,106,689	-0.63
6. Industrial	20,495,963	32,458,949	11,962,986	58.37	2,143,200	47.91
7. Ag-Farmsite Land, Outbuildings	25,716,674	27,014,167	1,297,493	5.05	396,140	3.5
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>93,189,801</b>	<b>107,259,360</b>	<b>14,069,559</b>	<b>15.1</b>	<b>3,549,479</b>	<b>11.29</b>
<b>10. Total Non-Agland Real Property</b>	<b>395,484,766</b>	<b>416,144,595</b>	<b>20,659,829</b>	<b>5.22</b>	<b>8,346,714</b>	<b>3.11</b>
11. Irrigated	433,186,180	460,255,525	27,069,345	6.25		
12. Dryland	39,813,965	33,674,220	-6,139,745	-15.42		
13. Grassland	13,920,135	14,139,720	219,585	1.58		
14. Wasteland	400,540	302,320	-98,220	-24.52		
15. Other Agland	436,990	387,685	-49,305	-11.28		
<b>16. Total Agricultural Land</b>	<b>487,757,810</b>	<b>508,759,470</b>	<b>21,001,660</b>	<b>4.31</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>883,242,576</b>	<b>924,904,065</b>	<b>41,661,489</b>	<b>4.72</b>	<b>8,346,714</b>	<b>3.77</b>

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

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

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:	357	<b>MEDIAN:</b>	<b>97</b>	COV:	18.76	95% Median C.I.:	94.64 to 98.18
TOTAL Sales Price:	27,000,280	WGT. MEAN:	93	STD:	18.05	95% Wgt. Mean C.I.:	91.65 to 94.42
TOTAL Adj.Sales Price:	27,121,580	MEAN:	96	AVG.ABS.DEV:	11.32	95% Mean C.I.:	94.36 to 98.11
TOTAL Assessed Value:	25,232,713						
AVG. Adj. Sales Price:	75,970	COD:	11.70	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	70,679	PRD:	103.44	MIN Sales Ratio:	35.07		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	32	96.05	101.07	95.07	15.14	106.32	73.90	204.55	88.35 to 99.88	84,707	80,527
10/01/03 TO 12/31/03	44	99.19	97.63	95.11	10.33	102.66	35.07	143.33	97.48 to 100.00	62,386	59,333
01/01/04 TO 03/31/04	29	97.78	97.16	94.89	10.78	102.40	73.45	149.00	90.49 to 99.89	76,726	72,802
04/01/04 TO 06/30/04	78	98.06	95.28	92.68	8.76	102.81	47.80	126.68	94.96 to 99.76	68,528	63,511
07/01/04 TO 09/30/04	44	93.70	93.46	91.11	11.83	102.58	53.53	133.04	87.01 to 98.95	73,363	66,842
10/01/04 TO 12/31/04	43	95.45	97.90	95.83	11.35	102.16	66.00	191.00	90.50 to 99.04	83,348	79,874
01/01/05 TO 03/31/05	28	95.39	95.81	92.56	15.20	103.51	51.72	148.00	91.98 to 100.00	87,736	81,211
04/01/05 TO 06/30/05	59	93.74	94.44	89.71	12.75	105.28	42.88	216.71	90.77 to 97.88	81,814	73,396
____Study Years____											
07/01/03 TO 06/30/04	183	98.35	97.16	94.06	10.58	103.29	35.07	204.55	97.39 to 99.38	71,180	66,954
07/01/04 TO 06/30/05	174	94.29	95.27	92.09	12.62	103.46	42.88	216.71	92.57 to 96.68	81,009	74,597
____Calendar Yrs____											
01/01/04 TO 12/31/04	194	96.89	95.73	93.45	10.40	102.44	47.80	191.00	94.37 to 98.30	74,135	69,282
____ALL____											
	357	96.76	96.24	93.04	11.70	103.44	35.07	216.71	94.64 to 98.18	75,970	70,679

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	50	96.05	92.91	92.77	13.75	100.15	44.65	128.24	89.66 to 99.93	94,360	87,539
AURORA	207	94.12	94.66	92.30	10.47	102.56	47.80	149.00	92.56 to 95.66	80,180	74,003
GILTNER	15	100.01	123.29	101.80	24.87	121.12	94.23	216.71	99.09 to 148.00	39,448	40,156
HAMPTON	17	98.79	93.49	97.26	6.79	96.13	35.07	105.41	97.79 to 99.59	66,060	64,250
HORDVILLE	5	103.52	104.65	94.59	12.53	110.63	77.74	123.00	N/A	23,100	21,851
KRONBORG	2	101.40	101.40	100.31	2.62	101.08	98.74	104.06	N/A	59,250	59,435
LAC DENADO	5	100.00	101.04	97.69	4.57	103.43	94.61	114.04	N/A	69,560	67,956
MARQUETTE	12	98.61	97.74	96.98	3.02	100.79	87.04	107.57	96.40 to 99.31	38,445	37,283
PARADISE LAKE	4	97.56	99.30	106.55	13.26	93.20	75.40	126.68	N/A	60,708	64,682
PHILLIPS	9	94.73	92.29	82.38	18.96	112.03	42.88	143.33	75.47 to 107.50	21,544	17,747
RATHJES	1	204.55	204.55	204.55			204.55	204.55	N/A	20,000	40,910
STOCKHAM	2	87.13	87.13	81.07	7.12	107.47	80.93	93.33	N/A	37,950	30,767
SUNSET TERRACE	5	99.18	99.62	94.10	10.69	105.87	73.92	126.57	N/A	100,900	94,944
TURTLE BEACH	9	99.24	96.91	92.96	5.10	104.24	87.93	104.25	88.58 to 104.25	104,854	97,477
WILLOW BEND	14	96.22	92.59	89.39	10.40	103.58	73.45	120.00	79.51 to 100.00	76,253	68,161
____ALL____											
	357	96.76	96.24	93.04	11.70	103.44	35.07	216.71	94.64 to 98.18	75,970	70,679

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

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State Stat Run

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TOTAL Assessed Value:	25,232,713						
AVG. Adj. Sales Price:	75,970	COD:	11.70	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	70,679	PRD:	103.44	MIN Sales Ratio:	35.07		

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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	276	96.72	96.47	92.97	11.29	103.77	35.07	216.71	94.45 to 98.18	71,198	66,190
3	80	96.85	95.39	93.01	13.18	102.56	44.65	204.55	91.47 to 99.24	90,886	84,530
5	1	100.90	100.90	100.90			100.90	100.90	N/A	200,000	201,795
<u>ALL</u>	<u>357</u>	<u>96.76</u>	<u>96.24</u>	<u>93.04</u>	<u>11.70</u>	<u>103.44</u>	<u>35.07</u>	<u>216.71</u>	<u>94.64 to 98.18</u>	<u>75,970</u>	<u>70,679</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	281	94.96	95.11	92.87	9.91	102.41	63.78	149.00	93.78 to 97.58	90,376	83,931
2	69	100.00	99.33	94.09	16.42	105.57	35.07	216.71	97.39 to 100.00	18,576	17,479
3	7	100.90	111.01	99.53	27.50	111.54	73.90	204.55	73.90 to 204.55	63,429	63,130
<u>ALL</u>	<u>357</u>	<u>96.76</u>	<u>96.24</u>	<u>93.04</u>	<u>11.70</u>	<u>103.44</u>	<u>35.07</u>	<u>216.71</u>	<u>94.64 to 98.18</u>	<u>75,970</u>	<u>70,679</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	348	96.76	96.19	92.98	11.75	103.46	35.07	216.71	94.54 to 98.18	76,625	71,242
06	3	104.07	101.52	101.06	16.87	100.45	73.90	126.58	N/A	22,016	22,250
07	6	95.65	96.42	95.79	3.94	100.66	88.62	106.08	88.62 to 106.08	65,000	62,264
<u>ALL</u>	<u>357</u>	<u>96.76</u>	<u>96.24</u>	<u>93.04</u>	<u>11.70</u>	<u>103.44</u>	<u>35.07</u>	<u>216.71</u>	<u>94.64 to 98.18</u>	<u>75,970</u>	<u>70,679</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)											
18-0002											
18-0011	1	111.40	111.40	111.40			111.40	111.40	N/A	54,500	60,715
40-0126											
41-0002	19	100.01	118.19	100.84	21.37	117.21	90.10	216.71	98.39 to 133.04	60,722	61,230
41-0091	24	98.63	91.89	94.41	10.23	97.33	35.07	124.93	92.14 to 99.51	79,455	75,013
41-0504	271	94.96	94.92	92.46	11.14	102.66	42.88	204.55	93.69 to 97.33	76,993	71,187
61-0004	31	98.18	93.59	91.13	9.26	102.70	44.65	120.00	88.58 to 100.00	82,436	75,125
72-0075	9	104.07	108.47	103.51	13.02	104.79	77.74	128.24	94.14 to 126.58	29,505	30,541
93-0096	2	96.72	96.72	97.76	4.32	98.93	92.54	100.90	N/A	160,000	156,423
NonValid School											
<u>ALL</u>	<u>357</u>	<u>96.76</u>	<u>96.24</u>	<u>93.04</u>	<u>11.70</u>	<u>103.44</u>	<u>35.07</u>	<u>216.71</u>	<u>94.64 to 98.18</u>	<u>75,970</u>	<u>70,679</u>



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

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State Stat Run

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TOTAL Adj.Sales Price:	27,121,580	MEAN:	96	AVG.ABS.DEV:	11.32	95% Mean C.I.:	94.36 to 98.11
TOTAL Assessed Value:	25,232,713						
AVG. Adj. Sales Price:	75,970	COD:	11.70	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	70,679	PRD:	103.44	MIN Sales Ratio:	35.07		

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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	74	100.00	100.90	96.78	16.91	104.26	35.07	216.71	98.35 to 100.00	21,430	20,739
Prior TO 1860											
1860 TO 1899	5	90.42	89.95	87.32	11.40	103.01	70.56	105.45	N/A	75,100	65,578
1900 TO 1919	78	95.44	95.95	93.27	10.47	102.88	63.78	135.24	92.33 to 98.93	69,521	64,840
1920 TO 1939	38	98.05	95.98	93.50	8.94	102.66	78.01	130.56	90.49 to 99.60	67,714	63,310
1940 TO 1949	7	91.18	86.63	85.60	10.19	101.21	66.72	101.58	66.72 to 101.58	52,428	44,877
1950 TO 1959	12	98.44	100.08	98.09	8.95	102.03	86.56	124.20	86.80 to 111.18	58,091	56,984
1960 TO 1969	34	97.46	98.04	95.10	12.82	103.08	72.85	149.00	88.45 to 101.65	92,981	88,428
1970 TO 1979	42	93.95	94.62	94.25	8.60	100.39	73.92	126.58	90.77 to 98.30	100,802	95,009
1980 TO 1989	13	94.26	91.80	88.68	10.00	103.51	70.70	119.27	79.51 to 99.51	127,073	112,695
1990 TO 1994	15	87.58	89.86	90.08	8.33	99.76	73.90	108.83	81.93 to 96.29	118,473	106,715
1995 TO 1999	29	96.05	92.92	90.68	8.67	102.47	70.31	110.07	87.01 to 99.04	136,603	123,874
2000 TO Present	10	98.94	95.81	95.36	6.69	100.47	72.73	110.07	89.53 to 103.24	131,470	125,370
ALL	357	96.76	96.24	93.04	11.70	103.44	35.07	216.71	94.64 to 98.18	75,970	70,679

**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	14	100.00	118.29	122.86	29.71	96.28	53.53	216.71	93.33 to 154.50	2,513	3,088
5000 TO 9999	9	100.00	94.36	92.36	22.13	102.16	42.88	148.00	66.00 to 111.88	6,764	6,247
Total \$											
1 TO 9999	23	100.00	108.93	103.54	26.75	105.21	42.88	216.71	96.40 to 111.88	4,176	4,324
10000 TO 29999	52	99.86	103.84	104.06	13.40	99.79	47.80	204.55	97.78 to 103.50	19,546	20,340
30000 TO 59999	68	99.34	97.02	96.29	10.58	100.75	35.07	135.24	97.97 to 100.00	41,538	39,998
60000 TO 99999	125	94.69	94.61	94.32	8.95	100.31	70.56	134.50	93.69 to 97.88	78,522	74,064
100000 TO 149999	52	90.17	88.50	88.48	8.51	100.02	70.31	122.87	85.66 to 92.14	125,579	111,115
150000 TO 249999	32	95.15	93.12	93.16	8.73	99.96	72.73	112.02	87.01 to 99.15	171,409	159,691
250000 TO 499999	5	90.50	89.12	89.33	8.08	99.77	70.70	100.32	N/A	270,800	241,893
ALL	357	96.76	96.24	93.04	11.70	103.44	35.07	216.71	94.64 to 98.18	75,970	70,679

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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	14	98.32	96.95	87.07	21.75	111.34	42.88	154.50	66.00 to 123.00	2,958	2,576
5000 TO 9999	11	103.52	113.42	91.14	36.24	124.45	47.80	216.71	51.72 to 191.00	7,968	7,261
Total \$											
1 TO 9999	25	100.00	104.19	89.83	28.62	115.99	42.88	216.71	93.33 to 110.80	5,162	4,637
10000 TO 29999	50	99.44	98.41	94.46	11.70	104.18	35.07	149.00	96.76 to 102.09	20,952	19,791
30000 TO 59999	81	99.17	99.16	95.87	11.75	103.44	63.78	204.55	95.55 to 100.00	44,645	42,801
60000 TO 99999	126	94.50	93.78	92.48	9.04	101.40	70.56	134.50	92.35 to 97.69	84,142	77,815
100000 TO 149999	53	90.49	91.36	90.37	8.59	101.10	70.31	126.68	87.01 to 94.26	137,779	124,506
150000 TO 249999	19	99.15	97.73	96.62	5.98	101.16	70.70	112.02	96.05 to 100.90	188,436	182,061
250000 TO 499999	3	95.51	94.80	94.48	4.10	100.34	88.58	100.32	N/A	281,333	265,810
ALL											
	357	96.76	96.24	93.04	11.70	103.44	35.07	216.71	94.64 to 98.18	75,970	70,679

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	75	100.00	100.88	96.89	16.70	104.11	35.07	216.71	98.35 to 100.00	22,278	21,585
10	3	96.29	90.02	94.49	9.00	95.28	73.90	99.89	N/A	54,833	51,809
20	35	95.55	99.20	93.89	12.93	105.65	66.72	149.00	93.70 to 100.00	49,647	46,614
30	210	94.71	94.58	92.64	9.87	102.10	63.78	134.50	92.57 to 97.59	84,997	78,739
35	5	87.01	94.95	90.78	9.91	104.60	85.50	124.93	N/A	159,830	145,088
40	27	94.61	93.20	92.62	8.31	100.63	70.70	112.02	86.80 to 99.51	161,512	149,589
50	2	97.92	97.92	97.82	2.45	100.10	95.51	100.32	N/A	269,500	263,632
ALL											
	357	96.76	96.24	93.04	11.70	103.44	35.07	216.71	94.64 to 98.18	75,970	70,679

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	75	100.00	100.88	96.89	16.70	104.11	35.07	216.71	98.35 to 100.00	22,278	21,585
100	7	96.58	97.40	97.08	4.33	100.33	88.62	106.08	88.62 to 106.08	67,384	65,417
101	183	96.05	95.55	92.85	10.36	102.91	66.72	149.00	93.71 to 98.30	92,616	85,994
102	24	92.26	92.45	92.36	7.80	100.11	75.47	110.04	87.58 to 99.31	92,320	85,263
103	5	89.36	87.70	88.09	5.90	99.57	73.92	94.02	N/A	130,700	115,127
104	55	95.45	94.37	92.39	11.22	102.15	63.78	134.50	89.66 to 98.74	81,483	75,280
106	3	93.34	92.84	92.97	2.02	99.86	89.76	95.42	N/A	93,833	87,236
301	2	91.64	91.64	91.51	1.31	100.15	90.45	92.84	N/A	77,750	71,148
304	3	100.00	104.63	104.08	7.99	100.53	94.96	118.94	N/A	80,833	84,131
ALL											
	357	96.76	96.24	93.04	11.70	103.44	35.07	216.71	94.64 to 98.18	75,970	70,679

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	357	<b>MEDIAN:</b>	<b>97</b>	COV:	18.76	95% Median C.I.:	94.64 to 98.18
TOTAL Sales Price:	27,000,280	WGT. MEAN:	93	STD:	18.05	95% Wgt. Mean C.I.:	91.65 to 94.42
TOTAL Adj.Sales Price:	27,121,580	MEAN:	96	AVG.ABS.DEV:	11.32	95% Mean C.I.:	94.36 to 98.11
TOTAL Assessed Value:	25,232,713						
AVG. Adj. Sales Price:	75,970	COD:	11.70	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	70,679	PRD:	103.44	MIN Sales Ratio:	35.07		

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

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	76	100.00	100.60	96.17	16.75	104.61	35.07	216.71	97.78 to 100.00	22,944	22,065
10	2	93.79	93.79	92.08	4.41	101.86	89.66	97.93	N/A	24,750	22,790
15	2	97.16	97.16	96.02	2.92	101.18	94.32	100.00	N/A	12,500	12,003
20	11	99.72	100.28	95.56	13.72	104.94	63.78	133.04	80.00 to 128.24	40,200	38,417
25	9	124.20	111.30	104.98	14.93	106.02	78.38	134.50	88.01 to 131.68	47,000	49,341
30	222	94.96	94.59	93.13	9.43	101.56	66.72	149.00	93.71 to 97.59	89,937	83,762
35	6	95.04	91.10	93.29	8.81	97.65	70.56	99.88	70.56 to 99.88	107,491	100,274
40	27	90.45	91.82	88.49	9.18	103.76	70.70	135.24	87.63 to 95.51	130,815	115,762
50	2	100.24	100.24	100.68	9.80	99.57	90.42	110.07	N/A	147,500	148,500
ALL	357	96.76	96.24	93.04	11.70	103.44	35.07	216.71	94.64 to 98.18	75,970	70,679

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(! : Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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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	98.00	93.84	93.79	4.79	100.06	74.70	99.00	74.70 to 99.00	64,464	60,459
10/01/02 TO 12/31/02	7	95.05	89.13	91.86	16.56	97.02	35.01	114.84	35.01 to 114.84	55,857	51,312
01/01/03 TO 03/31/03	4	104.45	115.74	104.54	22.20	110.71	91.87	162.22	N/A	65,168	68,130
04/01/03 TO 06/30/03	3	98.00	91.64	81.44	7.20	112.52	77.87	99.03	N/A	72,333	58,909
07/01/03 TO 09/30/03	2	98.27	98.27	98.30	0.27	99.97	98.00	98.54	N/A	9,000	8,847
10/01/03 TO 12/31/03	3	97.83	97.20	97.71	1.19	99.48	95.14	98.64	N/A	19,333	18,891
01/01/04 TO 03/31/04	5	100.00	98.20	101.48	3.65	96.77	86.38	103.83	N/A	88,990	90,308
04/01/04 TO 06/30/04	6	96.11	93.97	91.34	5.68	102.88	83.55	100.07	83.55 to 100.07	130,416	119,121
07/01/04 TO 09/30/04	5	99.00	99.97	99.05	14.47	100.93	78.41	132.21	N/A	124,297	123,115
10/01/04 TO 12/31/04	5	98.43	97.32	85.33	22.10	114.04	58.33	131.57	N/A	62,800	53,590
01/01/05 TO 03/31/05	1	74.83	74.83	74.83			74.83	74.83	N/A	300,000	224,478
04/01/05 TO 06/30/05	8	92.56	88.81	96.06	23.13	92.45	30.16	126.31	30.16 to 126.31	68,562	65,863
<u>Study Years</u>											
07/01/02 TO 06/30/03	21	98.00	96.13	93.31	12.63	103.02	35.01	162.22	91.03 to 99.03	62,853	58,650
07/01/03 TO 06/30/04	16	98.38	96.44	95.18	3.86	101.32	83.55	103.83	94.00 to 100.00	81,465	77,540
07/01/04 TO 06/30/05	19	96.65	93.25	91.64	20.56	101.75	30.16	132.21	78.41 to 116.41	93,894	86,048
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	12	98.00	102.17	94.57	10.04	108.03	77.87	162.22	93.26 to 99.03	46,139	43,634
01/01/04 TO 12/31/04	21	99.00	97.20	94.77	11.38	102.57	58.33	132.21	86.38 to 100.79	102,997	97,609
<u>ALL</u>											
	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AURORA	39	97.27	96.46	93.68	14.90	102.96	35.01	162.22	88.46 to 99.00	83,619	78,334
GILTNER	3	98.64	75.95	79.29	23.27	95.78	30.16	99.03	N/A	25,166	19,955
HAMPTON	5	99.85	99.34	99.91	0.66	99.43	98.22	100.07	N/A	84,000	83,920
HORDVILLE	1	95.14	95.14	95.14			95.14	95.14	N/A	10,000	9,514
MARQUETTE	3	98.43	100.15	98.77	2.04	101.39	98.00	104.02	N/A	32,250	31,853
PHILLIPS	1	86.00	86.00	86.00			86.00	86.00	N/A	1,000	860
RURAL	3	83.55	88.50	85.89	7.83	103.04	81.16	100.79	N/A	180,000	154,595
STOCKHAM	1	100.00	100.00	100.00			100.00	100.00	N/A	2,950	2,950
<u>ALL</u>											
	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(!: Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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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	52	98.00	95.55	93.50	13.05	102.20	30.16	162.22	94.00 to 99.00	64,756	60,546
2	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
3	3	83.55	88.50	85.89	7.83	103.04	81.16	100.79	N/A	180,000	154,595
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**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	44	98.23	95.45	93.60	11.29	101.98	30.16	162.22	93.26 to 99.85	93,105	87,143
2	12	98.00	94.47	87.81	18.03	107.58	35.01	132.21	78.41 to 114.84	25,894	22,739
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	1	83.55	83.55	83.55			83.55	83.55	N/A	370,000	309,125
41-0002	4	98.84	85.87	91.88	21.72	93.46	30.16	115.64	N/A	28,875	26,530
41-0091	5	99.85	99.34	99.91	0.66	99.43	98.22	100.07	N/A	84,000	83,920
41-0504	45	97.83	95.88	93.44	13.37	102.61	35.01	162.22	91.03 to 99.00	77,596	72,507
61-0004											
72-0075	1	95.14	95.14	95.14			95.14	95.14	N/A	10,000	9,514
93-0096											
NonValid School											
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(! : Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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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	16	98.00	94.84	85.65	16.55	110.73	35.01	132.21	78.41 to 114.84	51,793	44,359
Prior TO 1860											
1860 TO 1899	1	162.22	162.22	162.22			162.22	162.22	N/A	30,000	48,665
1900 TO 1919	17	98.64	95.42	99.86	12.20	95.55	30.16	126.31	88.00 to 104.02	37,411	37,357
1920 TO 1939	1	104.81	104.81	104.81			104.81	104.81	N/A	65,000	68,126
1940 TO 1949	2	94.95	94.95	96.59	3.25	98.31	91.87	98.04	N/A	33,337	32,200
1950 TO 1959	6	98.64	93.43	93.86	6.54	99.55	81.16	100.79	81.16 to 100.79	94,583	88,772
1960 TO 1969	3	88.46	81.36	81.55	14.67	99.76	58.33	97.27	N/A	84,000	68,500
1970 TO 1979	4	84.88	84.66	83.02	4.66	101.98	77.87	91.03	N/A	164,750	136,778
1980 TO 1989	2	95.85	95.85	95.52	0.84	100.35	95.05	96.65	N/A	117,000	111,757
1990 TO 1994											
1995 TO 1999	3	100.07	100.98	101.57	1.60	99.42	99.03	103.83	N/A	189,500	192,471
2000 TO Present	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**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	98.00	94.67	96.70	4.76	97.90	86.00	100.00	N/A	1,566	1,515
5000 TO 9999	3	98.00	100.01	99.64	2.05	100.37	98.00	104.02	N/A	7,333	7,307
Total \$											
1 TO 9999	6	98.00	97.34	99.12	3.40	98.20	86.00	104.02	86.00 to 104.02	4,450	4,411
10000 TO 29999	14	98.38	96.09	94.78	12.61	101.39	30.16	131.57	86.38 to 114.84	19,619	18,595
30000 TO 59999	11	94.00	98.12	96.78	22.14	101.39	35.01	162.22	78.41 to 132.21	40,362	39,062
60000 TO 99999	13	96.65	92.28	92.40	15.14	99.87	58.33	126.31	74.70 to 104.81	77,307	71,428
100000 TO 149999	4	99.43	99.41	99.34	1.35	100.07	97.27	101.51	N/A	106,875	106,165
150000 TO 249999	4	94.15	92.50	93.26	7.37	99.18	77.87	103.83	N/A	188,625	175,919
250000 TO 499999	3	83.55	86.15	86.03	10.07	100.13	74.83	100.07	N/A	325,000	279,604
500000 +	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(!: Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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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	3	98.00	94.67	96.70	4.76	97.90	86.00	100.00	N/A	1,566	1,515
5000 TO 9999	6	98.00	87.31	75.23	13.14	116.05	30.16	104.02	30.16 to 104.02	10,583	7,962
Total \$ _____											
1 TO 9999	9	98.00	89.76	76.71	10.35	117.01	30.16	104.02	86.00 to 100.00	7,577	5,813
10000 TO 29999	11	98.22	94.51	88.99	13.59	106.21	35.01	131.57	86.21 to 114.84	21,743	19,348
30000 TO 59999	14	91.23	97.43	91.10	21.30	106.95	58.33	162.22	74.70 to 116.90	46,356	42,230
60000 TO 99999	9	98.43	96.72	96.10	8.09	100.65	81.16	116.41	81.37 to 104.81	78,777	75,702
100000 TO 149999	6	99.43	100.30	97.07	9.02	103.33	77.87	126.31	77.87 to 126.31	115,416	112,031
150000 TO 249999	4	94.15	91.74	90.11	8.18	101.81	74.83	103.83	N/A	218,625	196,997
250000 TO 499999	3	99.00	94.21	94.41	5.56	99.78	83.55	100.07	N/A	391,666	369,778
ALL _____											
	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	17	98.00	95.37	89.66	15.93	106.37	35.01	132.21	78.41 to 114.84	62,540	56,072
10	21	98.43	93.39	90.90	14.13	102.74	30.16	162.22	86.00 to 100.00	57,865	52,600
15	1	98.04	98.04	98.04			98.04	98.04	N/A	51,000	50,000
20	17	97.83	97.22	96.22	8.54	101.05	69.79	126.31	88.46 to 104.02	122,235	117,609
ALL _____											
	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

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

Type: Qualified

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

NUMBER of Sales:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(! : Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	98.00	96.38	91.06	16.88	105.84	35.01	132.21	78.41 to 115.64	25,263	23,005
304	1	95.05	95.05	95.05			95.05	95.05	N/A	165,000	156,825
326	1	91.03	91.03	91.03			91.03	91.03	N/A	80,000	72,823
341	1	103.83	103.83	103.83			103.83	103.83	N/A	234,500	243,485
344	4	92.87	88.63	89.12	10.24	99.45	69.79	99.00	N/A	63,750	56,812
350	3	116.90	125.65	128.13	18.36	98.06	97.83	162.22	N/A	27,333	35,021
352	1	104.81	104.81	104.81			104.81	104.81	N/A	65,000	68,126
353	7	98.04	98.70	106.11	8.28	93.02	86.00	126.31	86.00 to 126.31	33,500	35,546
362	1	98.43	98.43	98.43			98.43	98.43	N/A	90,000	88,585
386	3	96.65	93.96	94.81	4.42	99.11	86.21	99.03	N/A	42,333	40,136
387	1	100.00	100.00	100.00			100.00	100.00	N/A	100,000	100,000
406	4	90.72	90.20	91.87	11.67	98.19	77.87	101.51	N/A	168,750	155,028
442	5	98.64	85.56	88.15	15.93	97.07	30.16	104.02	N/A	26,500	23,359
446	1	98.86	98.86	98.86			98.86	98.86	N/A	117,500	116,155
470	1	91.87	91.87	91.87			91.87	91.87	N/A	15,675	14,400
471	1	81.16	81.16	81.16			81.16	81.16	N/A	85,000	68,990
494	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
531	1	58.33	58.33	58.33			58.33	58.33	N/A	90,000	52,500
597	1	116.41	116.41	116.41			116.41	116.41	N/A	75,000	87,310
825	1	100.79	100.79	100.79			100.79	100.79	N/A	85,000	85,672
851	3	83.55	83.88	82.46	7.35	101.72	74.83	93.26	N/A	281,666	232,267
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	110.22	110.22	108.93	4.91	101.18	104.81	115.64	N/A	52,500	57,190
03	54	98.00	94.68	92.81	12.77	102.02	30.16	162.22	93.26 to 98.86	79,673	73,941
04											
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342



**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:	111	<b>MEDIAN:</b>	<b>77</b>	COV:	21.79	95% Median C.I.:	74.77 to 80.36	(!: Derived)
(AgLand) TOTAL Sales Price:	23,670,732	WGT. MEAN:	76	STD:	16.74	95% Wgt. Mean C.I.:	72.31 to 78.79	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,390,261	MEAN:	77	AVG.ABS.DEV:	11.21	95% Mean C.I.:	73.69 to 79.92	
(AgLand) TOTAL Assessed Value:	17,671,215							
AVG. Adj. Sales Price:	210,723	COD:	14.49	MAX Sales Ratio:	147.24			
AVG. Assessed Value:	159,200	PRD:	101.66	MIN Sales Ratio:	17.04			

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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	5	79.11	77.82	80.00	12.74	97.28	54.17	90.99	N/A	165,193	132,155
10/01/02 TO 12/31/02	6	80.34	76.89	75.41	7.21	101.97	64.67	83.59	64.67 to 83.59	225,485	170,033
01/01/03 TO 03/31/03	19	81.14	83.72	82.94	12.84	100.94	49.73	147.24	79.02 to 85.14	220,180	182,623
04/01/03 TO 06/30/03	11	86.71	86.72	84.60	8.01	102.50	74.31	107.18	74.87 to 100.14	187,952	159,014
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	4	86.88	86.41	87.32	2.96	98.96	81.24	90.65	N/A	90,176	78,743
01/01/04 TO 03/31/04	20	73.84	73.89	71.39	14.30	103.51	22.02	99.97	71.91 to 80.83	221,213	157,920
04/01/04 TO 06/30/04	5	70.48	64.95	67.49	14.28	96.24	42.17	78.04	N/A	187,935	126,846
07/01/04 TO 09/30/04	3	87.59	101.15	98.82	25.23	102.35	74.77	141.08	N/A	260,063	257,006
10/01/04 TO 12/31/04	11	79.80	78.35	78.96	10.40	99.23	60.79	96.17	64.73 to 89.28	162,086	127,975
01/01/05 TO 03/31/05	12	69.40	70.26	67.98	10.94	103.36	59.54	87.41	62.12 to 77.35	223,035	151,616
04/01/05 TO 06/30/05	15	68.06	64.88	66.70	15.23	97.27	17.04	85.33	59.73 to 74.10	266,416	177,698
<u>Study Years</u>											
07/01/02 TO 06/30/03	41	81.60	82.81	81.85	11.39	101.17	49.73	147.24	79.11 to 85.14	205,604	168,292
07/01/03 TO 06/30/04	29	74.88	74.08	71.75	14.43	103.24	22.02	99.97	71.91 to 81.24	197,401	141,641
07/01/04 TO 06/30/05	41	72.67	72.72	72.15	15.63	100.79	17.04	141.08	65.42 to 77.35	225,263	162,527
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	34	82.31	85.01	83.70	11.14	101.56	49.73	147.24	79.73 to 86.76	194,459	162,764
01/01/04 TO 12/31/04	39	74.88	76.10	75.33	15.48	101.03	22.02	141.08	72.17 to 80.83	203,258	153,112
<u>ALL</u>											
	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200

**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:	111	<b>MEDIAN:</b>	<b>77</b>	COV:	21.79	95% Median C.I.:	74.77 to 80.36	(!: Derived)
(AgLand) TOTAL Sales Price:	23,670,732	WGT. MEAN:	76	STD:	16.74	95% Wgt. Mean C.I.:	72.31 to 78.79	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,390,261	MEAN:	77	AVG.ABS.DEV:	11.21	95% Mean C.I.:	73.69 to 79.92	
(AgLand) TOTAL Assessed Value:	17,671,215							
AVG. Adj. Sales Price:	210,723	COD:	14.49	MAX Sales Ratio:	147.24			
AVG. Assessed Value:	159,200	PRD:	101.66	MIN Sales Ratio:	17.04			

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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	
3005	15	75.63	75.71	75.39	12.87	100.42	54.17	100.14	64.73 to 83.04	164,619	124,110	
3219	6	81.20	62.14	68.65	27.18	90.51	17.04	89.28	17.04 to 89.28	216,500	148,630	
3221	7	79.11	81.20	78.96	6.71	102.84	72.78	89.21	72.78 to 89.21	290,194	229,134	
3223	9	72.67	75.54	71.65	12.67	105.43	59.80	107.18	60.64 to 82.93	237,918	170,471	
3300	1	85.56	85.56	85.56			85.56	85.56	N/A	226,125	193,470	
3301	10	78.56	79.65	77.75	9.44	102.45	63.28	97.51	70.48 to 91.11	193,640	150,551	
3303	10	72.62	73.40	69.46	11.94	105.67	54.42	90.65	61.52 to 89.57	366,499	254,569	
3305	10	82.90	80.35	76.88	8.95	104.50	59.54	90.99	66.13 to 90.46	235,097	180,753	
3307	6	78.67	78.98	77.01	5.63	102.56	72.80	86.44	72.80 to 86.44	137,461	105,860	
3441	4	86.31	85.14	81.58	5.91	104.36	74.73	93.19	N/A	226,085	184,431	
3443	4	79.35	74.11	78.31	11.72	94.63	53.77	83.96	N/A	221,237	173,251	
3445	5	71.91	87.45	87.66	36.13	99.76	49.73	141.08	N/A	206,600	181,111	
3447	5	74.31	88.30	93.29	26.26	94.65	60.54	147.24	N/A	170,908	159,447	
3525	7	59.73	60.56	61.19	11.09	98.98	42.17	76.31	42.17 to 76.31	137,462	84,110	
3527	8	80.80	80.74	77.77	8.30	103.82	62.47	99.97	62.47 to 99.97	153,125	119,083	
3529	3	64.32	70.01	67.97	11.13	103.01	62.12	83.59	N/A	130,000	88,355	
3531	1	79.28	79.28	79.28			79.28	79.28	N/A	192,000	152,210	
ALL												
	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	78	77.03	77.01	74.92	14.44	102.79	17.04	141.08	74.73 to 81.60	227,511	170,457	
2	18	76.92	79.27	80.56	15.87	98.40	57.90	147.24	68.06 to 85.14	169,582	136,620	
3	7	76.47	68.30	67.55	14.97	101.11	42.17	80.89	42.17 to 80.89	142,541	96,284	
4	8	79.41	76.62	77.94	11.47	98.31	60.79	89.21	60.79 to 89.21	199,258	155,296	
ALL												
	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200	

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	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200	
ALL												
	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200	

**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 Sales Price:	23,670,732	WGT. MEAN:	76	STD:	16.74	95% Wgt. Mean C.I.:	72.31 to 78.79	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,390,261	MEAN:	77	AVG.ABS.DEV:	11.21	95% Mean C.I.:	73.69 to 79.92	
(AgLand) TOTAL Assessed Value:	17,671,215							
AVG. Adj. Sales Price:	210,723	COD:	14.49	MAX Sales Ratio:	147.24			
AVG. Assessed Value:	159,200	PRD:	101.66	MIN Sales Ratio:	17.04			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	1	79.28	79.28	79.28			79.28	79.28	N/A	192,000	152,210
41-0002	6	70.08	71.16	71.52	15.82	99.49	53.77	87.29	53.77 to 87.29	139,825	100,007
41-0091	19	78.04	78.53	76.17	11.39	103.10	59.80	107.18	71.83 to 85.14	199,254	151,764
41-0504	62	80.04	77.44	75.79	13.57	102.18	17.04	141.08	74.87 to 82.07	235,225	178,273
61-0004											
72-0075	16	75.25	74.77	73.41	13.37	101.85	54.17	100.14	64.67 to 83.04	178,297	130,887
93-0096	7	60.93	75.57	78.14	26.99	96.71	57.90	147.24	57.90 to 147.24	162,391	126,894
NonValid School											
ALL	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	5	72.36	76.09	68.75	18.42	110.68	59.80	99.97	N/A	156,700	107,729
0.01 TO 10.00	1	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045
10.01 TO 30.00	4	67.53	69.49	61.35	25.98	113.27	49.73	93.19	N/A	34,555	21,199
30.01 TO 50.00	19	81.24	77.93	76.62	14.72	101.71	42.17	107.18	68.06 to 87.32	76,619	58,707
50.01 TO 100.00	41	75.84	78.01	77.80	11.40	100.28	59.73	147.24	72.80 to 79.80	162,011	126,045
100.01 TO 180.00	32	79.48	79.12	76.67	13.34	103.19	54.42	141.08	72.17 to 83.96	323,583	248,097
180.01 TO 330.00	9	79.11	70.94	70.52	13.83	100.60	22.02	87.59	61.52 to 81.26	444,845	313,702
ALL	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200

**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
! zeroes!	5	72.36	76.09	68.75	18.42	110.68	59.80	99.97	N/A	156,700	107,729
DRY	13	79.28	74.89	72.40	11.08	103.43	60.79	90.99	64.32 to 82.55	120,314	87,110
DRY-N/A	2	77.98	77.98	80.59	10.80	96.76	69.56	86.41	N/A	63,750	51,377
GRASS	3	79.80	74.81	78.00	15.16	95.91	54.17	90.46	N/A	28,687	22,376
GRASS-N/A	4	32.10	40.24	38.92	64.50	103.39	17.04	79.71	N/A	123,522	48,071
IRRGTD	50	75.97	79.00	76.35	14.97	103.46	49.73	147.24	72.78 to 82.85	246,045	187,861
IRRGTD-N/A	34	79.09	78.82	77.74	9.86	101.38	53.77	100.14	74.87 to 81.60	236,256	183,673
ALL	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200

**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:	111	<b>MEDIAN:</b>	<b>77</b>	COV:	21.79	95% Median C.I.:	74.77 to 80.36	(!: Derived)
(AgLand) TOTAL Sales Price:	23,670,732	WGT. MEAN:	76	STD:	16.74	95% Wgt. Mean C.I.:	72.31 to 78.79	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,390,261	MEAN:	77	AVG.ABS.DEV:	11.21	95% Mean C.I.:	73.69 to 79.92	
(AgLand) TOTAL Assessed Value:	17,671,215							
AVG. Adj. Sales Price:	210,723	COD:	14.49	MAX Sales Ratio:	147.24			
AVG. Assessed Value:	159,200	PRD:	101.66	MIN Sales Ratio:	17.04			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	5	72.36	76.09	68.75	18.42	110.68	59.80	99.97	N/A	156,700	107,729
DRY	14	80.09	75.71	73.11	10.82	103.55	60.79	90.99	64.32 to 86.41	117,685	86,042
DRY-N/A	1	69.56	69.56	69.56			69.56	69.56	N/A	44,000	30,605
GRASS	4	79.75	76.03	79.03	11.41	96.21	54.17	90.46	N/A	54,413	43,003
GRASS-N/A	3	22.02	27.08	24.11	38.04	112.32	17.04	42.17	N/A	120,833	29,133
IRRGTD	76	77.03	78.74	76.63	12.91	102.76	49.73	147.24	74.86 to 80.83	241,625	185,160
IRRGTD-N/A	8	82.81	80.65	79.42	13.73	101.54	58.85	100.14	58.85 to 100.14	246,431	195,719
ALL	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200

**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
! zeroes!	5	72.36	76.09	68.75	18.42	110.68	59.80	99.97	N/A	156,700	107,729
DRY	15	79.28	75.30	73.02	11.02	103.12	60.79	90.99	64.73 to 82.55	112,772	82,346
GRASS	6	66.94	61.39	45.30	32.77	135.52	22.02	90.46	22.02 to 90.46	94,692	42,895
GRASS-N/A	1	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045
IRRGTD	83	77.35	78.82	76.70	13.05	102.76	49.73	147.24	74.87 to 80.70	240,449	184,423
IRRGTD-N/A	1	87.59	87.59	87.59			87.59	87.59	N/A	377,690	330,818
ALL	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	80.89	67.15	73.83	27.80	90.95	17.04	93.19	N/A	19,795	14,615
30000 TO 59999	4	74.68	69.49	70.87	18.25	98.06	42.17	86.44	N/A	44,893	31,815
60000 TO 99999	15	86.41	85.02	84.25	9.67	100.91	49.73	107.18	81.14 to 90.99	76,664	64,592
100000 TO 149999	15	68.06	72.41	72.89	17.29	99.34	53.77	106.56	60.79 to 82.07	117,280	85,481
150000 TO 249999	38	75.74	80.26	80.48	13.26	99.73	59.73	147.24	72.80 to 79.28	187,687	151,054
250000 TO 499999	31	77.35	74.55	74.29	11.77	100.35	22.02	91.11	72.17 to 81.26	353,323	262,498
500000 +	3	61.52	62.91	63.39	9.95	99.24	54.42	72.78	N/A	705,797	447,411
ALL	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200

**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:	111	<b>MEDIAN:</b>	<b>77</b>	COV:	21.79	95% Median C.I.:	74.77 to 80.36	(!: Derived)
(AgLand) TOTAL Sales Price:	23,670,732	WGT. MEAN:	76	STD:	16.74	95% Wgt. Mean C.I.:	72.31 to 78.79	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,390,261	MEAN:	77	AVG.ABS.DEV:	11.21	95% Mean C.I.:	73.69 to 79.92	
(AgLand) TOTAL Assessed Value:	17,671,215							
AVG. Adj. Sales Price:	210,723	COD:	14.49	MAX Sales Ratio:	147.24			
AVG. Assessed Value:	159,200	PRD:	101.66	MIN Sales Ratio:	17.04			

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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	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045
5000 TO 9999	1	54.17	54.17	54.17			54.17	54.17	N/A	18,000	9,750
Total \$											
1 TO 9999	2	35.60	35.60	39.32	52.14	90.56	17.04	54.17	N/A	15,000	5,897
10000 TO 29999	4	85.68	76.68	71.58	17.68	107.13	42.17	93.19	N/A	27,369	19,590
30000 TO 59999	8	78.25	75.87	72.99	17.16	103.94	49.73	99.97	49.73 to 99.97	66,018	48,188
60000 TO 99999	22	81.19	75.79	69.14	15.51	109.62	22.02	107.18	62.12 to 86.76	104,931	72,550
100000 TO 149999	32	74.83	76.14	75.28	8.34	101.13	59.73	106.56	72.36 to 79.02	173,508	130,619
150000 TO 249999	18	77.88	76.74	74.28	14.10	103.31	58.85	100.14	63.28 to 85.56	263,635	195,835
250000 TO 499999	23	80.36	83.51	80.15	13.70	104.19	54.42	147.24	74.86 to 83.96	371,691	297,895
500000 +	2	67.15	67.15	66.54	8.38	100.93	61.52	72.78	N/A	783,765	521,495
ALL	111	77.35	76.80	75.55	14.49	101.66	17.04	147.24	74.77 to 80.36	210,723	159,200

**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:	357	<b>MEDIAN:</b>	<b>95</b>	COV:	19.55	95% Median C.I.:	93.70 to 97.39
TOTAL Sales Price:	27,000,280	WGT. MEAN:	92	STD:	18.51	95% Wgt. Mean C.I.:	90.09 to 93.21
TOTAL Adj.Sales Price:	27,121,580	MEAN:	95	AVG.ABS.DEV:	11.82	95% Mean C.I.:	92.77 to 96.61
TOTAL Assessed Value:	24,857,142						
AVG. Adj. Sales Price:	75,970	COD:	12.45	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	69,627	PRD:	103.31	MIN Sales Ratio:	35.07		

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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	32	94.94	98.80	92.12	16.59	107.25	46.33	204.55	86.56 to 99.68	84,707	78,034
10/01/03 TO 12/31/03	44	99.04	95.19	93.84	10.17	101.44	35.07	143.33	92.54 to 99.99	62,386	58,540
01/01/04 TO 03/31/04	29	97.78	97.06	94.84	10.68	102.35	73.45	149.00	90.49 to 99.89	76,726	72,764
04/01/04 TO 06/30/04	78	97.86	95.02	92.38	8.88	102.85	47.80	126.68	94.37 to 99.70	68,528	63,307
07/01/04 TO 09/30/04	44	89.80	91.15	90.45	11.79	100.77	53.53	133.04	86.39 to 97.59	73,363	66,354
10/01/04 TO 12/31/04	43	93.68	94.85	91.75	13.52	103.37	44.92	191.00	87.63 to 97.33	83,348	76,475
01/01/05 TO 03/31/05	28	94.50	94.31	91.93	16.37	102.59	51.72	148.00	84.82 to 99.70	87,736	80,658
04/01/05 TO 06/30/05	59	92.57	93.18	88.45	13.29	105.34	42.88	216.71	87.47 to 95.51	81,814	72,365
<u>Study Years</u>											
07/01/03 TO 06/30/04	183	98.14	96.04	93.05	10.82	103.21	35.07	204.55	95.49 to 99.17	71,180	66,235
07/01/04 TO 06/30/05	174	93.04	93.26	90.35	13.49	103.21	42.88	216.71	90.24 to 94.54	81,009	73,195
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	194	95.52	94.41	92.17	11.09	102.43	44.92	191.00	93.33 to 97.78	74,135	68,331
<u>ALL</u>											
	357	94.96	94.69	91.65	12.45	103.31	35.07	216.71	93.70 to 97.39	75,970	69,627

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	50	94.79	91.74	91.17	14.64	100.62	44.65	128.26	84.81 to 99.62	94,360	86,033
AURORA	207	93.70	93.58	91.75	10.35	102.00	47.80	149.00	90.92 to 94.96	80,180	73,561
GILTNER	15	99.72	122.00	101.53	24.63	120.16	92.50	216.71	98.39 to 148.00	39,448	40,053
HAMPTON	17	98.79	93.49	97.26	6.79	96.13	35.07	105.41	97.79 to 99.59	66,060	64,250
HORDVILLE	5	103.52	104.65	94.59	12.53	110.63	77.74	123.00	N/A	23,100	21,851
KRONBORG	2	101.40	101.40	100.31	2.62	101.08	98.74	104.06	N/A	59,250	59,435
LAC DENADO	5	61.54	65.12	51.16	26.51	127.28	44.92	100.00	N/A	69,560	35,589
MARQUETTE	12	98.61	97.74	96.98	3.02	100.79	87.04	107.57	96.40 to 99.31	38,445	37,283
PARADISE LAKE	4	97.56	99.30	106.55	13.26	93.20	75.40	126.68	N/A	60,708	64,682
PHILLIPS	9	94.73	92.24	82.16	19.01	112.27	42.88	143.33	75.03 to 107.50	21,544	17,700
RATHJES	1	204.55	204.55	204.55			204.55	204.55	N/A	20,000	40,910
STOCKHAM	2	87.13	87.13	81.07	7.12	107.47	80.93	93.33	N/A	37,950	30,767
SUNSET TERRACE	5	99.18	99.62	94.10	10.69	105.87	73.92	126.57	N/A	100,900	94,944
TURTLE BEACH	9	88.00	88.99	88.20	7.04	100.90	76.84	101.54	77.65 to 98.68	104,854	92,477
WILLOW BEND	14	96.22	92.59	89.39	10.40	103.58	73.45	120.00	79.51 to 100.00	76,253	68,161
<u>ALL</u>											
	357	94.96	94.69	91.65	12.45	103.31	35.07	216.71	93.70 to 97.39	75,970	69,627

**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:	357	<b>MEDIAN:</b>	<b>95</b>	COV:	19.55	95% Median C.I.:	93.70 to 97.39
TOTAL Sales Price:	27,000,280	WGT. MEAN:	92	STD:	18.51	95% Wgt. Mean C.I.:	90.09 to 93.21
TOTAL Adj.Sales Price:	27,121,580	MEAN:	95	AVG.ABS.DEV:	11.82	95% Mean C.I.:	92.77 to 96.61
TOTAL Assessed Value:	24,857,142						
AVG. Adj. Sales Price:	75,970	COD:	12.45	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	69,627	PRD:	103.31	MIN Sales Ratio:	35.07		

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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	276	95.53	95.58	92.49	11.37	103.34	35.07	216.71	93.78 to 97.69	71,198	65,851
3	80	92.10	91.52	89.13	16.29	102.69	44.65	204.55	87.47 to 98.18	90,886	81,004
5	1	100.90	100.90	100.90			100.90	100.90	N/A	200,000	201,795
<u>ALL</u>	<u>357</u>	<u>94.96</u>	<u>94.69</u>	<u>91.65</u>	<u>12.45</u>	<u>103.31</u>	<u>35.07</u>	<u>216.71</u>	<u>93.70 to 97.39</u>	<u>75,970</u>	<u>69,627</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	281	94.32	93.93	91.64	10.48	102.49	44.92	149.00	92.84 to 96.76	90,376	82,822
2	69	97.48	96.13	89.10	18.04	107.89	35.07	216.71	93.02 to 100.00	18,576	16,552
3	7	100.90	111.01	99.53	27.50	111.54	73.90	204.55	73.90 to 204.55	63,429	63,130
<u>ALL</u>	<u>357</u>	<u>94.96</u>	<u>94.69</u>	<u>91.65</u>	<u>12.45</u>	<u>103.31</u>	<u>35.07</u>	<u>216.71</u>	<u>93.70 to 97.39</u>	<u>75,970</u>	<u>69,627</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	348	95.19	94.89	92.08	12.20	103.04	35.07	216.71	93.70 to 97.39	76,625	70,558
06	3	104.07	101.52	101.06	16.87	100.45	73.90	126.58	N/A	22,016	22,250
07	6	91.68	79.77	60.51	21.61	131.82	44.92	106.08	44.92 to 106.08	65,000	39,333
<u>ALL</u>	<u>357</u>	<u>94.96</u>	<u>94.69</u>	<u>91.65</u>	<u>12.45</u>	<u>103.31</u>	<u>35.07</u>	<u>216.71</u>	<u>93.70 to 97.39</u>	<u>75,970</u>	<u>69,627</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)											
18-0002											
18-0011	1	111.40	111.40	111.40			111.40	111.40	N/A	54,500	60,715
40-0126											
41-0002	19	99.17	114.36	94.72	23.26	120.75	75.44	216.71	94.23 to 133.04	60,722	57,513
41-0091	24	98.63	91.69	94.09	10.43	97.45	35.07	124.93	92.14 to 99.51	79,455	74,757
41-0504	271	94.32	94.09	92.02	11.14	102.25	42.88	204.55	92.72 to 96.64	76,993	70,847
61-0004	31	87.64	85.49	83.04	14.97	102.96	44.65	120.00	79.51 to 98.68	82,436	68,453
72-0075	9	104.07	108.48	103.52	13.03	104.79	77.74	128.26	94.14 to 126.58	29,505	30,542
93-0096	2	96.72	96.72	97.76	4.32	98.93	92.54	100.90	N/A	160,000	156,423
NonValid School											
<u>ALL</u>	<u>357</u>	<u>94.96</u>	<u>94.69</u>	<u>91.65</u>	<u>12.45</u>	<u>103.31</u>	<u>35.07</u>	<u>216.71</u>	<u>93.70 to 97.39</u>	<u>75,970</u>	<u>69,627</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:	357	<b>MEDIAN:</b>	<b>95</b>	COV:	19.55	95% Median C.I.:	93.70 to 97.39
TOTAL Sales Price:	27,000,280	WGT. MEAN:	92	STD:	18.51	95% Wgt. Mean C.I.:	90.09 to 93.21
TOTAL Adj.Sales Price:	27,121,580	MEAN:	95	AVG.ABS.DEV:	11.82	95% Mean C.I.:	92.77 to 96.61
TOTAL Assessed Value:	24,857,142						
AVG. Adj. Sales Price:	75,970	COD:	12.45	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	69,627	PRD:	103.31	MIN Sales Ratio:	35.07		

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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	74	98.52	97.92	92.75	18.34	105.58	35.07	216.71	95.49 to 100.00	21,430	19,876
Prior TO 1860											
1860 TO 1899	5	90.42	89.95	87.32	11.40	103.01	70.56	105.45	N/A	75,100	65,578
1900 TO 1919	78	94.48	94.37	91.89	10.72	102.71	63.78	135.24	90.50 to 98.49	69,521	63,881
1920 TO 1939	38	98.05	95.85	93.25	9.07	102.78	73.09	130.56	90.49 to 99.48	67,714	63,146
1940 TO 1949	7	91.18	86.63	85.60	10.19	101.21	66.72	101.58	66.72 to 101.58	52,428	44,877
1950 TO 1959	12	96.62	96.07	95.88	8.70	100.20	76.07	114.32	86.68 to 103.16	58,091	55,700
1960 TO 1969	34	96.15	97.40	94.30	13.35	103.29	71.48	149.00	88.25 to 101.24	92,981	87,679
1970 TO 1979	42	93.72	93.04	92.11	10.11	101.02	44.92	126.58	87.48 to 98.30	100,802	92,846
1980 TO 1989	13	89.11	87.45	84.16	14.23	103.91	46.33	119.27	73.45 to 99.51	127,073	106,945
1990 TO 1994	15	87.58	89.86	90.08	8.33	99.76	73.90	108.83	81.93 to 96.29	118,473	106,715
1995 TO 1999	29	94.96	92.53	90.10	9.10	102.70	70.31	110.07	86.83 to 99.04	136,603	123,074
2000 TO Present	10	98.94	95.76	95.29	6.74	100.49	72.17	110.07	89.53 to 103.24	131,470	125,272
ALL	357	94.96	94.69	91.65	12.45	103.31	35.07	216.71	93.70 to 97.39	75,970	69,627

**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	14	100.00	118.29	122.86	29.71	96.28	53.53	216.71	93.33 to 154.50	2,513	3,088
5000 TO 9999	9	97.48	92.21	89.82	21.91	102.66	42.88	148.00	66.00 to 110.80	6,764	6,075
Total \$											
1 TO 9999	23	100.00	108.09	101.92	26.56	106.05	42.88	216.71	93.33 to 110.80	4,176	4,257
10000 TO 29999	52	99.44	100.91	100.73	13.45	100.18	47.80	204.55	96.76 to 102.20	19,546	19,688
30000 TO 59999	68	98.43	94.83	94.40	11.78	100.46	35.07	135.24	94.12 to 99.99	41,538	39,210
60000 TO 99999	125	94.54	94.27	94.03	9.00	100.25	70.56	134.50	93.53 to 97.69	78,522	73,835
100000 TO 149999	52	86.09	84.90	84.66	10.52	100.28	44.92	122.87	82.53 to 90.42	125,579	106,311
150000 TO 249999	32	95.15	93.21	93.25	9.00	99.95	72.17	112.02	87.01 to 99.15	171,409	159,846
250000 TO 499999	5	88.00	88.19	88.37	8.79	99.81	70.70	100.32	N/A	270,800	239,293
ALL	357	94.96	94.69	91.65	12.45	103.31	35.07	216.71	93.70 to 97.39	75,970	69,627



**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:	357	<b>MEDIAN:</b>	<b>95</b>	COV:	19.55	95% Median C.I.:	93.70 to 97.39
TOTAL Sales Price:	27,000,280	WGT. MEAN:	92	STD:	18.51	95% Wgt. Mean C.I.:	90.09 to 93.21
TOTAL Adj.Sales Price:	27,121,580	MEAN:	95	AVG.ABS.DEV:	11.82	95% Mean C.I.:	92.77 to 96.61
TOTAL Assessed Value:	24,857,142						
AVG. Adj. Sales Price:	75,970	COD:	12.45	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	69,627	PRD:	103.31	MIN Sales Ratio:	35.07		

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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	14	98.32	96.95	87.07	21.75	111.34	42.88	154.50	66.00 to 123.00	2,958	2,576
5000 TO 9999	11	100.00	111.66	89.37	37.44	124.94	47.80	216.71	51.72 to 191.00	7,968	7,121
Total \$											
1 TO 9999	25	100.00	103.42	88.63	28.45	116.68	42.88	216.71	92.50 to 107.50	5,162	4,575
10000 TO 29999	53	97.39	94.70	90.52	12.50	104.62	35.07	149.00	93.07 to 100.00	21,521	19,480
30000 TO 59999	79	98.14	97.59	94.40	12.37	103.38	63.78	204.55	92.57 to 99.83	45,376	42,837
60000 TO 99999	129	93.78	92.44	90.63	9.98	102.00	44.92	134.50	90.92 to 97.02	85,810	77,767
100000 TO 149999	49	89.11	90.23	89.19	8.91	101.17	70.31	126.68	86.70 to 92.03	138,230	123,284
150000 TO 249999	19	99.15	97.89	96.70	6.40	101.22	70.70	112.02	96.05 to 100.90	188,436	182,226
250000 TO 499999	3	95.51	94.09	93.71	4.84	100.41	86.45	100.32	N/A	281,333	263,643
ALL											
	357	94.96	94.69	91.65	12.45	103.31	35.07	216.71	93.70 to 97.39	75,970	69,627

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	75	98.68	97.93	93.07	18.07	105.23	35.07	216.71	95.49 to 100.00	22,278	20,733
10	3	96.29	90.02	94.49	9.00	95.28	73.90	99.89	N/A	54,833	51,809
20	35	94.32	96.20	92.19	12.11	104.35	66.72	149.00	88.01 to 99.70	49,647	45,772
30	210	94.24	93.75	91.49	10.43	102.48	44.92	134.50	92.14 to 97.23	84,997	77,760
35	5	87.01	94.45	89.96	9.33	104.99	85.50	124.93	N/A	159,830	143,788
40	27	93.34	91.28	91.01	10.78	100.30	46.33	112.02	86.45 to 99.51	161,512	146,990
50	2	97.92	97.92	97.82	2.45	100.10	95.51	100.32	N/A	269,500	263,632
ALL											
	357	94.96	94.69	91.65	12.45	103.31	35.07	216.71	93.70 to 97.39	75,970	69,627

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	75	98.68	97.93	93.07	18.07	105.23	35.07	216.71	95.49 to 100.00	22,278	20,733
100	7	94.73	83.12	67.91	19.21	122.39	44.92	106.08	44.92 to 106.08	67,384	45,762
101	183	94.45	94.77	92.11	10.65	102.89	66.72	149.00	92.72 to 98.14	92,616	85,309
102	24	92.26	91.27	91.00	9.57	100.29	75.03	110.29	81.00 to 99.31	92,320	84,015
103	5	89.36	87.70	88.09	5.90	99.57	73.92	94.02	N/A	130,700	115,127
104	55	94.14	93.25	91.97	11.05	101.39	63.78	134.50	89.21 to 97.79	81,483	74,939
106	3	93.34	92.84	92.97	2.02	99.86	89.76	95.42	N/A	93,833	87,236
301	2	91.64	91.64	91.51	1.31	100.15	90.45	92.84	N/A	77,750	71,148
304	3	100.00	104.63	104.08	7.99	100.53	94.96	118.94	N/A	80,833	84,131
ALL											
	357	94.96	94.69	91.65	12.45	103.31	35.07	216.71	93.70 to 97.39	75,970	69,627

**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)

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TOTAL Adj.Sales Price:	27,121,580	MEAN:	95	AVG.ABS.DEV:	11.82	95% Mean C.I.:	92.77 to 96.61
TOTAL Assessed Value:	24,857,142						
AVG. Adj. Sales Price:	75,970	COD:	12.45	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	69,627	PRD:	103.31	MIN Sales Ratio:	35.07		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	76	98.52	97.69	92.50	18.12	105.61	35.07	216.71	93.33 to 100.00	22,944	21,224
10	2	93.79	93.79	92.08	4.41	101.86	89.66	97.93	N/A	24,750	22,790
15	2	97.16	97.16	96.02	2.92	101.18	94.32	100.00	N/A	12,500	12,003
20	11	99.72	100.29	95.57	13.72	104.94	63.78	133.04	80.00 to 128.26	40,200	38,417
25	9	89.76	100.19	99.07	20.72	101.13	76.07	134.50	78.38 to 130.56	47,000	46,564
30	222	94.41	93.58	91.77	10.24	101.98	44.92	149.00	92.57 to 97.33	89,937	82,533
35	6	95.04	90.20	92.76	9.76	97.24	70.56	99.88	70.56 to 99.88	107,491	99,712
40	27	90.45	91.65	88.20	9.35	103.91	70.70	135.24	87.01 to 95.51	130,815	115,377
50	2	100.24	100.24	100.68	9.80	99.57	90.42	110.07	N/A	147,500	148,500
<u>ALL</u>	<u>357</u>	<u>94.96</u>	<u>94.69</u>	<u>91.65</u>	<u>12.45</u>	<u>103.31</u>	<u>35.07</u>	<u>216.71</u>	<u>93.70 to 97.39</u>	<u>75,970</u>	<u>69,627</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:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(! : Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	7	98.00	93.84	93.79	4.79	100.06	74.70	99.00	74.70 to 99.00	64,464	60,459
10/01/02 TO 12/31/02	7	95.05	89.13	91.86	16.56	97.02	35.01	114.84	35.01 to 114.84	55,857	51,312
01/01/03 TO 03/31/03	4	104.45	115.74	104.54	22.20	110.71	91.87	162.22	N/A	65,168	68,130
04/01/03 TO 06/30/03	3	98.00	91.64	81.44	7.20	112.52	77.87	99.03	N/A	72,333	58,909
07/01/03 TO 09/30/03	2	98.27	98.27	98.30	0.27	99.97	98.00	98.54	N/A	9,000	8,847
10/01/03 TO 12/31/03	3	97.83	97.20	97.71	1.19	99.48	95.14	98.64	N/A	19,333	18,891
01/01/04 TO 03/31/04	5	100.00	98.20	101.48	3.65	96.77	86.38	103.83	N/A	88,990	90,308
04/01/04 TO 06/30/04	6	96.11	93.97	91.34	5.68	102.88	83.55	100.07	83.55 to 100.07	130,416	119,121
07/01/04 TO 09/30/04	5	99.00	99.97	99.05	14.47	100.93	78.41	132.21	N/A	124,297	123,115
10/01/04 TO 12/31/04	5	98.43	97.32	85.33	22.10	114.04	58.33	131.57	N/A	62,800	53,590
01/01/05 TO 03/31/05	1	74.83	74.83	74.83			74.83	74.83	N/A	300,000	224,478
04/01/05 TO 06/30/05	8	92.56	88.81	96.06	23.13	92.45	30.16	126.31	30.16 to 126.31	68,562	65,863
<u>Study Years</u>											
07/01/02 TO 06/30/03	21	98.00	96.13	93.31	12.63	103.02	35.01	162.22	91.03 to 99.03	62,853	58,650
07/01/03 TO 06/30/04	16	98.38	96.44	95.18	3.86	101.32	83.55	103.83	94.00 to 100.00	81,465	77,540
07/01/04 TO 06/30/05	19	96.65	93.25	91.64	20.56	101.75	30.16	132.21	78.41 to 116.41	93,894	86,048
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	12	98.00	102.17	94.57	10.04	108.03	77.87	162.22	93.26 to 99.03	46,139	43,634
01/01/04 TO 12/31/04	21	99.00	97.20	94.77	11.38	102.57	58.33	132.21	86.38 to 100.79	102,997	97,609
<u>ALL</u>											
	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AURORA	39	97.27	96.46	93.68	14.90	102.96	35.01	162.22	88.46 to 99.00	83,619	78,334
GILTNER	3	98.64	75.95	79.29	23.27	95.78	30.16	99.03	N/A	25,166	19,955
HAMPTON	5	99.85	99.34	99.91	0.66	99.43	98.22	100.07	N/A	84,000	83,920
HORDVILLE	1	95.14	95.14	95.14			95.14	95.14	N/A	10,000	9,514
MARQUETTE	3	98.43	100.15	98.77	2.04	101.39	98.00	104.02	N/A	32,250	31,853
PHILLIPS	1	86.00	86.00	86.00			86.00	86.00	N/A	1,000	860
RURAL	3	83.55	88.50	85.89	7.83	103.04	81.16	100.79	N/A	180,000	154,595
STOCKHAM	1	100.00	100.00	100.00			100.00	100.00	N/A	2,950	2,950
<u>ALL</u>											
	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**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:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(!: Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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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	52	98.00	95.55	93.50	13.05	102.20	30.16	162.22	94.00 to 99.00	64,756	60,546
2	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
3	3	83.55	88.50	85.89	7.83	103.04	81.16	100.79	N/A	180,000	154,595
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**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	44	98.23	95.45	93.60	11.29	101.98	30.16	162.22	93.26 to 99.85	93,105	87,143
2	12	98.00	94.47	87.81	18.03	107.58	35.01	132.21	78.41 to 114.84	25,894	22,739
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	1	83.55	83.55	83.55			83.55	83.55	N/A	370,000	309,125
41-0002	4	98.84	85.87	91.88	21.72	93.46	30.16	115.64	N/A	28,875	26,530
41-0091	5	99.85	99.34	99.91	0.66	99.43	98.22	100.07	N/A	84,000	83,920
41-0504	45	97.83	95.88	93.44	13.37	102.61	35.01	162.22	91.03 to 99.00	77,596	72,507
61-0004											
72-0075	1	95.14	95.14	95.14			95.14	95.14	N/A	10,000	9,514
93-0096											
NonValid School											
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**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:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(! : Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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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	16	98.00	94.84	85.65	16.55	110.73	35.01	132.21	78.41 to 114.84	51,793	44,359
Prior TO 1860											
1860 TO 1899	1	162.22	162.22	162.22			162.22	162.22	N/A	30,000	48,665
1900 TO 1919	17	98.64	95.42	99.86	12.20	95.55	30.16	126.31	88.00 to 104.02	37,411	37,357
1920 TO 1939	1	104.81	104.81	104.81			104.81	104.81	N/A	65,000	68,126
1940 TO 1949	2	94.95	94.95	96.59	3.25	98.31	91.87	98.04	N/A	33,337	32,200
1950 TO 1959	6	98.64	93.43	93.86	6.54	99.55	81.16	100.79	81.16 to 100.79	94,583	88,772
1960 TO 1969	3	88.46	81.36	81.55	14.67	99.76	58.33	97.27	N/A	84,000	68,500
1970 TO 1979	4	84.88	84.66	83.02	4.66	101.98	77.87	91.03	N/A	164,750	136,778
1980 TO 1989	2	95.85	95.85	95.52	0.84	100.35	95.05	96.65	N/A	117,000	111,757
1990 TO 1994											
1995 TO 1999	3	100.07	100.98	101.57	1.60	99.42	99.03	103.83	N/A	189,500	192,471
2000 TO Present	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**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	98.00	94.67	96.70	4.76	97.90	86.00	100.00	N/A	1,566	1,515
5000 TO 9999	3	98.00	100.01	99.64	2.05	100.37	98.00	104.02	N/A	7,333	7,307
Total \$											
1 TO 9999	6	98.00	97.34	99.12	3.40	98.20	86.00	104.02	86.00 to 104.02	4,450	4,411
10000 TO 29999	14	98.38	96.09	94.78	12.61	101.39	30.16	131.57	86.38 to 114.84	19,619	18,595
30000 TO 59999	11	94.00	98.12	96.78	22.14	101.39	35.01	162.22	78.41 to 132.21	40,362	39,062
60000 TO 99999	13	96.65	92.28	92.40	15.14	99.87	58.33	126.31	74.70 to 104.81	77,307	71,428
100000 TO 149999	4	99.43	99.41	99.34	1.35	100.07	97.27	101.51	N/A	106,875	106,165
150000 TO 249999	4	94.15	92.50	93.26	7.37	99.18	77.87	103.83	N/A	188,625	175,919
250000 TO 499999	3	83.55	86.15	86.03	10.07	100.13	74.83	100.07	N/A	325,000	279,604
500000 +	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**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:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(!: Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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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	3	98.00	94.67	96.70	4.76	97.90	86.00	100.00	N/A	1,566	1,515
5000 TO 9999	6	98.00	87.31	75.23	13.14	116.05	30.16	104.02	30.16 to 104.02	10,583	7,962
Total \$ _____											
1 TO 9999	9	98.00	89.76	76.71	10.35	117.01	30.16	104.02	86.00 to 100.00	7,577	5,813
10000 TO 29999	11	98.22	94.51	88.99	13.59	106.21	35.01	131.57	86.21 to 114.84	21,743	19,348
30000 TO 59999	14	91.23	97.43	91.10	21.30	106.95	58.33	162.22	74.70 to 116.90	46,356	42,230
60000 TO 99999	9	98.43	96.72	96.10	8.09	100.65	81.16	116.41	81.37 to 104.81	78,777	75,702
100000 TO 149999	6	99.43	100.30	97.07	9.02	103.33	77.87	126.31	77.87 to 126.31	115,416	112,031
150000 TO 249999	4	94.15	91.74	90.11	8.18	101.81	74.83	103.83	N/A	218,625	196,997
250000 TO 499999	3	99.00	94.21	94.41	5.56	99.78	83.55	100.07	N/A	391,666	369,778
ALL _____											
	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	17	98.00	95.37	89.66	15.93	106.37	35.01	132.21	78.41 to 114.84	62,540	56,072
10	21	98.43	93.39	90.90	14.13	102.74	30.16	162.22	86.00 to 100.00	57,865	52,600
15	1	98.04	98.04	98.04			98.04	98.04	N/A	51,000	50,000
20	17	97.83	97.22	96.22	8.54	101.05	69.79	126.31	88.46 to 104.02	122,235	117,609
ALL _____											
	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**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:	56	<b>MEDIAN:</b>	<b>98</b>	COV:	21.32	95% Median C.I.:	94.00 to 99.00	(!: Derived)
TOTAL Sales Price:	4,447,363	WGT. MEAN:	93	STD:	20.30	95% Wgt. Mean C.I.:	88.38 to 97.99	
TOTAL Adj.Sales Price:	4,407,363	MEAN:	95	AVG.ABS.DEV:	12.50	95% Mean C.I.:	89.92 to 100.56	
TOTAL Assessed Value:	4,107,204							
AVG. Adj. Sales Price:	78,702	COD:	12.76	MAX Sales Ratio:	162.22			
AVG. Assessed Value:	73,342	PRD:	102.20	MIN Sales Ratio:	30.16			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	98.00	96.38	91.06	16.88	105.84	35.01	132.21	78.41 to 115.64	25,263	23,005
304	1	95.05	95.05	95.05			95.05	95.05	N/A	165,000	156,825
326	1	91.03	91.03	91.03			91.03	91.03	N/A	80,000	72,823
341	1	103.83	103.83	103.83			103.83	103.83	N/A	234,500	243,485
344	4	92.87	88.63	89.12	10.24	99.45	69.79	99.00	N/A	63,750	56,812
350	3	116.90	125.65	128.13	18.36	98.06	97.83	162.22	N/A	27,333	35,021
352	1	104.81	104.81	104.81			104.81	104.81	N/A	65,000	68,126
353	7	98.04	98.70	106.11	8.28	93.02	86.00	126.31	86.00 to 126.31	33,500	35,546
362	1	98.43	98.43	98.43			98.43	98.43	N/A	90,000	88,585
386	3	96.65	93.96	94.81	4.42	99.11	86.21	99.03	N/A	42,333	40,136
387	1	100.00	100.00	100.00			100.00	100.00	N/A	100,000	100,000
406	4	90.72	90.20	91.87	11.67	98.19	77.87	101.51	N/A	168,750	155,028
442	5	98.64	85.56	88.15	15.93	97.07	30.16	104.02	N/A	26,500	23,359
446	1	98.86	98.86	98.86			98.86	98.86	N/A	117,500	116,155
470	1	91.87	91.87	91.87			91.87	91.87	N/A	15,675	14,400
471	1	81.16	81.16	81.16			81.16	81.16	N/A	85,000	68,990
494	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
531	1	58.33	58.33	58.33			58.33	58.33	N/A	90,000	52,500
597	1	116.41	116.41	116.41			116.41	116.41	N/A	75,000	87,310
825	1	100.79	100.79	100.79			100.79	100.79	N/A	85,000	85,672
851	3	83.55	83.88	82.46	7.35	101.72	74.83	93.26	N/A	281,666	232,267
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	110.22	110.22	108.93	4.91	101.18	104.81	115.64	N/A	52,500	57,190
03	54	98.00	94.68	92.81	12.77	102.02	30.16	162.22	93.26 to 98.86	79,673	73,941
04											
ALL	56	98.00	95.24	93.19	12.76	102.20	30.16	162.22	94.00 to 99.00	78,702	73,342

**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:	111	<b>MEDIAN:</b>	<b>74</b>	COV:	20.46	95% Median C.I.:	71.11 to 76.92	(!: Derived)
(AgLand) TOTAL Sales Price:	23,664,732	WGT. MEAN:	72	STD:	14.95	95% Wgt. Mean C.I.:	69.19 to 74.90	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,384,261	MEAN:	73	AVG.ABS.DEV:	10.63	95% Mean C.I.:	70.30 to 75.87	
(AgLand) TOTAL Assessed Value:	16,846,829							
AVG. Adj. Sales Price:	210,669	COD:	14.44	MAX Sales Ratio:	136.76			
AVG. Assessed Value:	151,773	PRD:	101.45	MIN Sales Ratio:	17.04			

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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	5	79.71	78.51	80.15	14.59	97.96	54.17	96.00	N/A	165,193	132,395
10/01/02 TO 12/31/02	6	77.10	73.88	72.92	8.58	101.31	62.50	81.53	62.50 to 81.53	225,485	164,431
01/01/03 TO 03/31/03	19	76.57	75.53	75.23	9.52	100.40	48.31	98.74	71.38 to 79.76	220,180	165,640
04/01/03 TO 06/30/03	11	81.72	82.62	80.59	8.27	102.51	68.91	100.42	71.11 to 96.01	187,952	151,476
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	4	80.63	79.46	81.29	8.21	97.75	69.83	86.74	N/A	90,176	73,301
01/01/04 TO 03/31/04	20	71.01	71.84	69.40	15.06	103.52	22.02	96.26	69.71 to 80.86	221,213	153,517
04/01/04 TO 06/30/04	5	68.78	62.54	65.35	13.24	95.69	40.00	73.94	N/A	187,935	122,821
07/01/04 TO 09/30/04	3	87.59	98.70	96.91	24.75	101.84	71.74	136.76	N/A	260,063	252,036
10/01/04 TO 12/31/04	11	79.80	75.73	75.99	10.75	99.65	56.43	92.28	61.07 to 86.93	162,086	123,169
01/01/05 TO 03/31/05	12	63.82	66.51	64.64	11.99	102.91	56.36	83.42	57.75 to 75.37	222,535	143,840
04/01/05 TO 06/30/05	15	65.34	62.56	64.31	14.77	97.27	17.04	81.33	56.29 to 72.54	266,416	171,342
<u>Study Years</u>											
07/01/02 TO 06/30/03	41	78.36	77.55	76.66	10.33	101.17	48.31	100.42	75.37 to 81.14	205,604	157,609
07/01/03 TO 06/30/04	29	70.78	71.28	69.48	14.52	102.59	22.02	96.26	69.71 to 79.49	197,401	137,160
07/01/04 TO 06/30/05	41	68.37	69.89	69.42	17.08	100.68	17.04	136.76	61.44 to 75.37	225,117	156,272
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	34	78.15	78.28	77.24	9.75	101.35	48.31	100.42	75.79 to 81.72	194,459	150,194
01/01/04 TO 12/31/04	39	72.25	73.81	73.11	16.38	100.96	22.02	136.76	70.28 to 80.42	203,258	148,600
<u>ALL</u>											
	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773



**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:	111	<b>MEDIAN:</b>	<b>74</b>	COV:	20.46	95% Median C.I.:	71.11 to 76.92	(!: Derived)
(AgLand) TOTAL Sales Price:	23,664,732	WGT. MEAN:	72	STD:	14.95	95% Wgt. Mean C.I.:	69.19 to 74.90	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,384,261	MEAN:	73	AVG.ABS.DEV:	10.63	95% Mean C.I.:	70.30 to 75.87	
(AgLand) TOTAL Assessed Value:	16,846,829							
AVG. Adj. Sales Price:	210,669	COD:	14.44	MAX Sales Ratio:	136.76			
AVG. Assessed Value:	151,773	PRD:	101.45	MIN Sales Ratio:	17.04			

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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	
3005	15	73.18	72.96	72.49	13.13	100.64	54.17	96.01	61.44 to 79.80	164,619	119,335	
3219	6	77.25	59.91	66.54	27.66	90.04	17.04	86.93	17.04 to 86.93	216,500	144,067	
3221	7	79.71	79.41	77.54	7.40	102.40	70.28	89.51	70.28 to 89.51	290,194	225,026	
3223	9	71.44	71.70	68.80	12.94	104.21	58.44	100.42	59.19 to 79.49	237,918	163,686	
3300	1	81.72	81.72	81.72			81.72	81.72	N/A	226,125	184,780	
3301	10	75.63	75.84	73.82	8.80	102.73	60.28	92.10	67.54 to 85.80	193,040	142,498	
3303	10	68.64	69.78	66.21	10.62	105.39	52.98	86.74	59.50 to 80.93	366,499	242,657	
3305	10	79.39	78.11	74.21	9.92	105.26	56.60	96.00	63.87 to 88.42	235,097	174,471	
3307	6	71.33	72.05	71.84	2.36	100.30	69.83	75.85	69.83 to 75.85	137,461	98,753	
3441	4	81.07	82.02	78.05	6.47	105.09	72.73	93.19	N/A	226,085	176,451	
3443	4	76.79	71.92	76.23	12.93	94.35	51.94	82.17	N/A	221,237	168,652	
3445	5	69.71	83.71	84.27	35.04	99.34	48.31	136.76	N/A	206,600	174,094	
3447	5	70.78	69.72	70.14	9.53	99.41	61.02	84.68	N/A	170,908	119,875	
3525	7	56.71	57.92	58.77	11.17	98.55	40.00	73.36	40.00 to 73.36	137,462	80,786	
3527	8	81.70	80.37	78.14	9.47	102.84	60.37	96.26	60.37 to 96.26	153,125	119,657	
3529	3	57.75	65.08	62.64	14.31	103.90	56.36	81.14	N/A	130,000	81,430	
3531	1	79.76	79.76	79.76			79.76	79.76	N/A	192,000	153,130	
ALL												
	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	78	73.88	73.88	72.11	14.67	102.45	17.04	136.76	71.38 to 78.36	227,511	164,058	
2	18	72.07	71.51	71.34	11.75	100.24	55.90	92.10	61.05 to 76.92	169,249	120,745	
3	7	70.46	66.82	65.80	18.05	101.55	40.00	82.53	40.00 to 82.53	142,541	93,787	
4	8	78.73	74.39	76.55	12.98	97.17	56.43	89.51	56.43 to 89.51	199,258	152,539	
ALL												
	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773	

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	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773	
ALL												
	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	23,384,261	MEAN:	73	AVG.ABS.DEV:	10.63	95% Mean C.I.:	70.30 to 75.87	
(AgLand) TOTAL Assessed Value:	16,846,829							
AVG. Adj. Sales Price:	210,669	COD:	14.44	MAX Sales Ratio:	136.76			
AVG. Assessed Value:	151,773	PRD:	101.45	MIN Sales Ratio:	17.04			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	1	79.76	79.76	79.76			79.76	79.76	N/A	192,000	153,130
41-0002	6	64.90	66.67	66.76	17.45	99.88	51.94	81.14	51.94 to 81.14	139,825	93,343
41-0091	19	75.37	75.01	72.78	10.92	103.07	59.19	100.42	67.54 to 81.75	198,939	144,784
41-0504	62	76.17	74.65	73.29	14.47	101.86	17.04	136.76	71.38 to 80.42	235,225	172,388
61-0004											
72-0075	16	72.77	72.05	70.60	13.64	102.05	54.17	96.01	61.07 to 79.80	178,297	125,883
93-0096	7	57.82	60.92	59.86	7.62	101.76	55.90	73.36	55.90 to 73.36	162,391	97,212
NonValid School											
ALL	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	5	70.58	73.23	66.79	18.07	109.64	56.71	96.26	N/A	156,700	104,665
0.01 TO 10.00	1	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045
10.01 TO 30.00	4	68.35	69.55	60.74	26.79	114.49	48.31	93.19	N/A	34,555	20,990
30.01 TO 50.00	19	75.85	74.39	73.30	15.72	101.48	40.00	100.42	63.92 to 85.41	76,619	56,163
50.01 TO 100.00	41	71.74	72.38	71.58	10.21	101.12	56.29	98.74	68.78 to 75.79	161,865	115,868
100.01 TO 180.00	32	76.52	76.41	74.00	13.45	103.25	52.98	136.76	69.71 to 81.53	323,583	239,456
180.01 TO 330.00	9	76.50	69.43	68.87	14.48	100.82	22.02	87.59	59.50 to 79.71	444,845	306,353
ALL	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773

**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
! zeroes!	5	70.58	73.23	66.79	18.07	109.64	56.71	96.26	N/A	156,700	104,665
DRY	13	69.83	69.87	67.23	13.75	103.93	56.36	96.00	57.75 to 79.76	120,314	80,883
DRY-N/A	2	72.77	72.77	75.51	12.16	96.37	63.92	81.61	N/A	63,750	48,135
GRASS	3	79.80	74.13	77.32	14.31	95.87	54.17	88.42	N/A	28,687	22,181
GRASS-N/A	4	31.01	39.20	38.22	63.43	102.58	17.04	77.75	N/A	123,522	47,207
IRRGTD	50	72.96	74.52	72.18	13.29	103.23	48.31	136.76	70.28 to 78.36	246,045	177,603
IRRGTD-N/A	34	76.95	76.10	75.25	10.29	101.13	51.94	96.01	71.74 to 80.86	236,080	177,652
ALL	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773

**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:	111	<b>MEDIAN:</b>	<b>74</b>	COV:	20.46	95% Median C.I.:	71.11 to 76.92	(!: Derived)
(AgLand) TOTAL Sales Price:	23,664,732	WGT. MEAN:	72	STD:	14.95	95% Wgt. Mean C.I.:	69.19 to 74.90	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	23,384,261	MEAN:	73	AVG.ABS.DEV:	10.63	95% Mean C.I.:	70.30 to 75.87	
(AgLand) TOTAL Assessed Value:	16,846,829							
AVG. Adj. Sales Price:	210,669	COD:	14.44	MAX Sales Ratio:	136.76			
AVG. Assessed Value:	151,773	PRD:	101.45	MIN Sales Ratio:	17.04			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	5	70.58	73.23	66.79	18.07	109.64	56.71	96.26	N/A	156,700	104,665
DRY	14	70.38	70.71	67.96	13.86	104.05	56.36	96.00	57.75 to 81.61	117,685	79,973
DRY-N/A	1	63.92	63.92	63.92			63.92	63.92	N/A	44,000	28,125
GRASS	4	78.77	75.03	77.58	11.52	96.72	54.17	88.42	N/A	54,413	42,213
GRASS-N/A	3	22.02	26.36	23.87	34.75	110.42	17.04	40.00	N/A	120,833	28,840
IRRGTD	76	74.75	74.87	73.03	12.09	102.52	48.31	136.76	71.44 to 78.36	241,546	176,400
IRRGTD-N/A	8	77.85	77.88	76.79	13.92	101.41	57.82	96.01	57.82 to 96.01	246,431	189,241
ALL	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773

**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
! zeroes!	5	70.58	73.23	66.79	18.07	109.64	56.71	96.26	N/A	156,700	104,665
DRY	15	69.83	70.25	67.85	13.61	103.54	56.36	96.00	61.07 to 79.76	112,772	76,517
GRASS	6	65.96	60.36	44.59	32.79	135.37	22.02	88.42	22.02 to 88.42	94,692	42,221
GRASS-N/A	1	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045
IRRGTD	83	74.14	75.01	73.13	12.36	102.58	48.31	136.76	72.05 to 77.94	240,377	175,777
IRRGTD-N/A	1	87.59	87.59	87.59			87.59	87.59	N/A	377,690	330,818
ALL	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	82.53	67.07	73.54	26.76	91.21	17.04	93.19	N/A	19,795	14,557
30000 TO 59999	4	69.88	64.89	65.71	18.50	98.76	40.00	79.80	N/A	44,893	29,497
60000 TO 99999	15	81.41	81.37	80.60	10.75	100.95	48.31	100.42	74.14 to 92.10	76,664	61,794
100000 TO 149999	15	65.34	68.64	69.01	16.87	99.47	51.94	98.74	56.43 to 77.75	117,280	80,931
150000 TO 249999	38	72.15	74.88	74.83	11.98	100.07	56.29	136.76	70.36 to 76.92	187,529	140,323
250000 TO 499999	31	75.89	72.23	71.98	11.59	100.35	22.02	88.20	69.71 to 78.99	353,323	254,313
500000 +	3	59.50	60.92	61.36	9.69	99.28	52.98	70.28	N/A	705,797	433,063
ALL	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773

**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

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(AgLand) TOTAL Adj.Sales Price:	23,384,261	MEAN:	73	AVG.ABS.DEV:	10.63	95% Mean C.I.:	70.30 to 75.87	
(AgLand) TOTAL Assessed Value:	16,846,829							
AVG. Adj. Sales Price:	210,669	COD:	14.44	MAX Sales Ratio:	136.76			
AVG. Assessed Value:	151,773	PRD:	101.45	MIN Sales Ratio:	17.04			

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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	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045
5000 TO 9999	1	54.17	54.17	54.17			54.17	54.17	N/A	18,000	9,750
Total \$											
1 TO 9999	2	35.60	35.60	39.32	52.14	90.56	17.04	54.17	N/A	15,000	5,897
10000 TO 29999	5	82.53	73.61	68.62	18.83	107.28	40.00	93.19	N/A	30,695	21,063
30000 TO 59999	7	74.14	70.88	67.78	15.77	104.57	48.31	96.26	48.31 to 96.26	70,450	47,749
60000 TO 99999	25	76.57	72.52	66.63	16.81	108.84	22.02	100.42	61.07 to 81.41	108,899	72,563
100000 TO 149999	32	71.56	72.24	71.30	8.63	101.31	56.29	98.74	68.37 to 75.37	180,700	128,841
150000 TO 249999	18	77.82	75.08	72.60	13.01	103.41	56.60	96.01	60.28 to 81.75	276,709	200,898
250000 TO 499999	21	76.98	78.18	75.73	11.38	103.24	52.98	136.76	70.28 to 81.33	397,733	301,187
500000 +	1	59.50	59.50	59.50			59.50	59.50	N/A	869,531	517,345
ALL	111	73.62	73.09	72.04	14.44	101.45	17.04	136.76	71.11 to 76.92	210,669	151,773

# 2006 Assessment Practices Survey for Hamilton County

March 20, 2006

## I. General Office

### A. Staffing and Funding Information

The Hamilton County Assessor is a duly elected county official who holds a current assessor certificate issued by the Department of Property Assessment and Taxation and has obtained adequate continuing education to hold said certificate. The assessor also holds a registered appraisers license. All the staff in the assessor's office holds current assessor certificates.

1. Deputy on staff: **One**
2. Appraiser(s) on staff: **None, one member of the assessors' staff is working on obtaining an appraisal license.**
3. Other full-time employees: **Two**
4. Other part-time employees: **None**
5. Number of shared employees: **None**
6. Assessor's requested budget for current fiscal year: **\$142,708**
  - a. Does this amount include employee benefits? **No**
7. Part of the budget that is dedicated to the computer system: **\$ N/A**
8. Adopted budget, or granted budget if different from above: **\$141,550**
  - a. Does this amount include employee benefits? **No, benefits are paid from the county general budget.**
9. Amount of total budget set aside for appraisal work: **No set amount the county office staff handles all the appraisal processes.**
10. Amount of the total budget set aside for education/workshops: **\$5,750, this is for travel, education, workshops, dues and training.**
11. Appraisal/Reappraisal budget, if not part of the total budget: **\$37,960**
12. Other miscellaneous funds: **None**
13. Total budget **\$179,510**
  - a. Was any of last year's budgets not used? **No**

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by: **Assessment Staff**

2. Valuation done by: **Assessor & Assessment Staff**

3. Date of last appraisal: <sup>1</sup>

Urban: <b>2005</b>	Suburban: <b>2005</b>	Rural: <b>2005</b>
<b>2004</b>	<b>2004</b>	<b>2004</b>
<b>2003</b>	<b>2003</b>	<b>2003</b>
<b>2002</b>	<b>2002</b>	<b>2002</b>

**The above years are the most current appraisal on as many parts of the county. The county appraises part of the county each year striving for a four year turn around so some or parts of the above subclasses may not have been reappraised since 2002. But analyses are continually being completed on all subclasses to cover the changes in the market that may have affected one area over another.**

4. Date of last “update”: <sup>2</sup> **The update process generally follows the same pattern as the appraisal process and only varies when market trends indicate any area that is moving faster or slower than the grouping of properties that are being reappraised on a 4 year cycle.**

5. Pickup work done by: <sup>3</sup> **Assessor and assessment staff**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	<b>101</b>	<b>0</b>	<b>554</b>	<b>655</b>

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

Urban: **2005** Rural: **2005** Agricultural: **200**

**This is the most current on the areas just appraised but every area of the county has the date of the RCN that was current at the time of the appraisal on that area.**

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

Urban: **2004** Rural: **2004** Agricultural: **2004**

**Market studies are completed on each market area, neighborhood, subdivision or area that is being appraised. The above years indicate the latest area that has been re-appraised. Rural acreages and improvement on farms are treated the same and appraised at the same time.**

8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup> **The cost approach to value is predominantly used with the depreciation schedules all come from market studies.**

9. Number of market areas/neighborhoods for this property class:  
Urban: **6** Rural: **6**

10. How are these defined? **Urban market areas are defined by town and the rural improvements (acres and farm improvements) are one area also the rural residential subdivisions are treated as a separate market area.**

### **C. Commercial/Industrial Appraisal Information**

1. Data collection done by:  
Commercial: **Assessor**  
Industrial: **Contractor**

2. Valuation done by:  
Commercial: **Assessor**  
Industrial: **Contractor**

3. Date of last appraisal: <sup>1</sup>  
Urban: **2002** Rural: **2002**

4. Date of last "update": <sup>2</sup> **The dates are the same as the last appraisal. The commercial / industrial properties are on schedule to be reviewed and re-appraised next year.**

5. Pickup work done by whom: <sup>3</sup> **Assessor and assessment staff**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	<b>12</b>	<b>0</b>	<b>0</b>	<b>12</b>
Industrial	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?  
Urban: **2005** Rural: **2005**

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?  
Urban: **2004** Rural: **2004**

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

Urban: **2003**

Rural: **2003**

**The plan is to update the income information next year.**

9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?<sup>4</sup> **The cost approach to value is predominantly used with the depreciation schedules all come from market studies.**

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

Commercial: **6**

Industrial: **1**

Rural: **1**

**These market areas consist of the six communities, the industrial market area is concentrated close to Aurora and the rural consists of all the rural area.**

11. How are these defined? **Mainly by town.**

**D. Agricultural Appraisal Information**

1. Data collection done by: **Assessor and assessment staff**

2. Valuation done by: **Assessor and assessment staff**

3. Date of last appraisal:<sup>1</sup>

Suburban: **2005**

Rural: **2005**

Agricultural: **2005**

**The market for agricultural land is studied every year.**

4. Date of last "update":<sup>2</sup> **Same as question three the market for agricultural land is studied every year and generally re-appraised every year.**

5. Pickup work done by whom:<sup>3</sup> **Assessment Staff**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	<b>22</b>	<b>0</b>	<b>144</b>	<b>166</b>

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?<sup>5</sup> **N/A**

7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?<sup>4</sup> **2005**

8. What is the date of the soil survey currently used? **1984**



9. What date was the last countywide land use study completed? **2003 was the last year of a total physical inspection.**

a. By what method? **Physical inspection and yearly maintenance is conducted using FSA maps.**

b. By whom? **Assessment Staff**

c. What proportion is complete / implemented at this time? **The land use is constantly maintained and updated.**

10. Number of market areas/neighborhoods for this property class: **4**

11. How are these defined? **Two of the market areas follow an NRD water available mapping, one location in the county is defined by the actions in the market and one market area is used to feather the values with the values in York County.**

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

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

1. Administrative software: **MIPS Inc.**

2. CAMA software: **MIPS Inc. and CAMA 2000**

3. Cadastral maps and or GIS software: **Arc View GIS**

a. Who maintains the Cadastral Maps? **The assessment staff maintains the cadastral maps which are now all on GIS. 1999 DOQQ's with 2003 FSA aerial imagery are used with the GIS.**

b. Who maintains the GIS software and maps? **GIS WorkShop maintains the software and Assessor and staff maintains the maps**

4. Personal Property software: **MIPS Inc.**

#### **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?

Aurora \* (city)

Marquette (village)

Giltner (village)

Phillips (village)

Hampton (village)

Stockham (village)

Hordville (village)

\* County Seat

c. When was zoning implemented? **1970; The comprehensive zoning plan has been updated since the date of development.**

#### **G. Contracted Services**

1. Appraisal Services: **Great Plains appraisal does some of the commercial and industrial appraising. \$1,800 budgeted this past year.**

2. Other Services: **MIPS Inc. is the contracted services for the administrative and appraisal software and program maintenance. GIS programming, programming support and instruction provided by GIS Workshop.**

#### **Assessment Actions**

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

1. Residential:

Residential actions this year were lot values updated in Turtle Beach subdivision. Lot values were established for the new Platte View Sub. LaDenado Sub was reappraised. All the pickup work was completed by March 1, 2006. Review has begun for the revaluation of Aurora City to be completed for 2007 assessment.

2. Commercial:

Commercial and Industrial pickup work was completed by March 10, 2005.

3. Agricultural:

Agricultural pickup work was completed by March 1, 2006. The GIS land use was rolled over into County Solutions. All the acre counts changed, so new land values were established using the GIS acre counts. The only land not rolled was that including Accretion acres. That will be completed as the surveyor completes the surveys he is doing on the river. The goal is 2007, but it will all be on his time.

Endnotes:

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

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

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

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

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

**County 41 - Hamilton**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 7,585	<b>Value</b> 924,904,065	<b>Total Growth</b> 8,346,714 (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	342	2,175,364	3	24,980	141	2,440,113	486	4,640,457	
2. Res Improv Land	2,229	18,218,770	40	589,865	757	14,115,485	3,026	32,924,120	
3. Res Improvements	2,343	142,337,278	41	3,632,003	789	79,077,709	3,173	225,046,990	
4. Res Total	2,685	162,731,412	44	4,246,848	930	95,633,307	3,659	262,611,567	4,664,010
% of Total	73.38	61.96	1.20	1.61	25.41	36.41	48.23	28.39	55.87
5. Rec UnImp Land	0	0	0	0	1	880	1	880	
6. Rec Improv Land	0	0	0	0	15	0	15	0	
7. Rec Improvements	0	0	0	0	15	115,390	15	115,390	
8. Rec Total	0	0	0	0	16	116,270	16	116,270	36,675
% of Total	0.00	0.00	0.00	0.00	***	***	0.21	0.01	0.43
Res+Rec Total	2,685	162,731,412	44	4,246,848	946	95,749,577	3,675	262,727,837	4,700,685
% of Total	73.06	61.93	1.19	1.61	25.74	36.44	48.45	28.40	56.31

**County 41 - Hamilton**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 7,585	<b>Value</b> 924,904,065	<b>Total Growth</b> 8,346,714 (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	93	894,634	9	117,277	9	75,833	111	1,087,744	
10. Comm Improv Land	312	4,254,756	20	283,805	30	622,812	362	5,161,373	
11. Comm Improvements	312	30,311,354	20	2,577,765	30	8,648,008	362	41,537,127	
12. Comm Total	405	35,460,744	29	2,978,847	39	9,346,653	473	47,786,244	1,106,689
% of Total	85.62	74.20	6.13	6.23	8.24	19.55	6.23	5.16	13.25
13. Ind UnImp Land	0	0	3	36,074	1	7,245	4	43,319	
14. Ind Improv Land	1	57,210	14	374,808	2	186,425	17	618,443	
15. Ind Improvements	1	339,110	14	20,491,531	2	10,966,546	17	31,797,187	
16. Ind Total	1	396,320	17	20,902,413	3	11,160,216	21	32,458,949	2,143,200
% of Total	4.76	1.22	80.95	64.39	14.28	34.38	0.27	3.50	25.67
Comm+Ind Total	406	35,857,064	46	23,881,260	42	20,506,869	21	32,458,949	2,143,200
% of Total	82.18	44.68	9.31	29.76	8.50	25.55	6.51	8.67	38.93
17. Taxable Total	3,091	198,588,476	90	28,128,108	988	116,256,446	4,169	342,973,030	7,950,574
% of Total	74.14	57.90	2.15	1.23	23.69	27.91	54.96	37.08	95

**County 41 - Hamilton**

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**Schedule II: Tax Increment Financing (TIF)**

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	100,811	1,467,689	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	4	100,811	1,467,689
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>4</b>	<b>100,811</b>	<b>1,467,689</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
26. Exempt	239	7	102				<b>348</b>	

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	12,455	13	634,785	2,398	347,532,905	2,412	348,180,145
28. Ag-Improved Land	2	50,025	6	191,295	996	171,268,190	1,004	171,509,510
29. Ag-Improvements	2	400	6	98,800	996	62,142,180	1,004	62,241,380
<b>30. Ag-Total Taxable</b>							<b>3,416</b>	<b>581,931,035</b>

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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	1	1.000	10,000	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	2	6.107	12,215	2	0.822	1,645	
37. FarmSite Improv	2		400	6		98,800	
38. FarmSite Total							
39. Road & Ditches		0.481			12.517		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	20	16.187	179,030	21	17.187	189,030	
32. HomeSite Improv Land	512	520.325	5,210,180	512	520.325	5,210,180	
33. HomeSite Improvements	529		40,758,188	529		40,758,188	96,550
34. HomeSite Total				550	537.512	46,157,398	
35. FarmSite UnImp Land	68	151.067	295,535	68	151.067	295,535	
36. FarmSite Impr Land	833	2,622.232	5,221,580	837	2,629.161	5,235,440	
37. FarmSite Improv	976		21,383,992	984		21,483,192	299,590
38. FarmSite Total				1,052	2,780.228	27,014,167	
39. Road & Ditches		7,549.117			7,562.115		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				<b>1,602</b>	<b>10,879.855</b>	<b>73,171,565</b>	<b>396,140</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	9	808.300	637,575	9	808.300	637,575

**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	5.440	10,555	246.103	477,445	92,510.056	179,469,475	92,761.599	179,957,475
46. 1A	1.000	1,900	39.636	75,310	41,370.065	78,603,195	41,410.701	78,680,405
47. 2A1	11.763	17,055	9.300	13,485	11,648.055	16,889,705	11,669.118	16,920,245
48. 2A	0.000	0	0.000	0	3,962.543	5,606,980	3,962.543	5,606,980
49. 3A1	0.603	695	1.844	2,130	12,392.331	14,313,125	12,394.778	14,315,950
50. 3A	0.000	0	0.000	0	1,338.286	1,539,030	1,338.286	1,539,030
51. 4A1	0.000	0	18.956	21,800	6,337.944	7,288,665	6,356.900	7,310,465
52. 4A	0.383	335	0.278	245	1,271.269	1,112,385	1,271.930	1,112,965
53. Total	19.189	30,540	316.117	590,415	170,830.549	304,822,560	171,165.855	305,443,515
<b>Dryland:</b>								
54. 1D1	0.000	0	36.080	54,485	7,264.595	10,969,530	7,300.675	11,024,015
55. 1D	0.000	0	0.000	0	3,298.307	4,452,715	3,298.307	4,452,715
56. 2D1	0.000	0	0.000	0	1,121.841	1,346,230	1,121.841	1,346,230
57. 2D	0.000	0	0.000	0	865.088	951,630	865.088	951,630
58. 3D1	0.000	0	0.000	0	1,884.819	1,884,805	1,884.819	1,884,805
59. 3D	0.000	0	0.000	0	303.467	227,615	303.467	227,615
60. 4D1	0.000	0	0.000	0	1,042.580	781,930	1,042.580	781,930
61. 4D	0.000	0	0.000	0	150.747	82,945	150.747	82,945
62. Total	0.000	0	36.080	54,485	15,931.444	20,697,400	15,967.524	20,751,885
<b>Grass:</b>								
63. 1G1	0.000	0	17.271	12,085	1,118.693	783,085	1,135.964	795,170
64. 1G	0.000	0	2.382	1,605	1,045.216	705,490	1,047.598	707,095
65. 2G1	4.438	2,465	4.769	2,645	1,481.128	822,005	1,490.335	827,115
66. 2G	0.000	0	3.639	2,020	1,203.837	668,125	1,207.476	670,145
67. 3G1	0.415	230	2.382	1,325	1,092.694	606,455	1,095.491	608,010
68. 3G	0.000	0	0.000	0	2,098.315	1,049,165	2,098.315	1,049,165
69. 4G1	0.000	0	9.213	4,605	2,289.477	1,144,780	2,298.690	1,149,385
70. 4G	16.536	7,030	3.580	1,525	5,862.892	2,491,765	5,883.008	2,500,320
71. Total	21.389	9,725	43.236	25,810	16,192.252	8,270,870	16,256.877	8,306,405
72. Waste	0.000	0	0.558	100	867.476	151,840	868.034	151,940
73. Other	0.000	0	0.000	0	2,000.097	350,015	2,000.097	350,015
74. Exempt	0.000		5.500		641.000		646.500	
75. Total	40.578	40,265	395.991	670,810	205,821.818	334,292,685	206,258.387	335,003,760



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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	38.198	78,305	27,686.572	56,757,450	27,724.770	56,835,755
46. 1A	0.000	0	0.000	0	9,588.415	19,320,660	9,588.415	19,320,660
47. 2A1	0.000	0	0.000	0	3,550.171	5,147,815	3,550.171	5,147,815
48. 2A	0.000	0	0.000	0	213.097	301,530	213.097	301,530
49. 3A1	0.000	0	12.051	13,920	3,976.016	4,592,310	3,988.067	4,606,230
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	1.813	2,085	2,701.932	3,107,225	2,703.745	3,109,310
52. 4A	0.000	0	0.000	0	494.855	445,360	494.855	445,360
53. Total	0.000	0	52.062	94,310	48,211.058	89,672,350	48,263.120	89,766,660
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	867.200	1,309,495	867.200	1,309,495
55. 1D	0.000	0	0.000	0	177.353	239,445	177.353	239,445
56. 2D1	0.000	0	0.000	0	55.678	66,815	55.678	66,815
57. 2D	0.000	0	0.000	0	16.977	18,675	16.977	18,675
58. 3D1	0.000	0	0.000	0	180.550	180,550	180.550	180,550
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	255.156	191,385	255.156	191,385
61. 4D	0.000	0	0.000	0	61.521	33,835	61.521	33,835
62. Total	0.000	0	0.000	0	1,614.435	2,040,200	1,614.435	2,040,200
<b>Grass:</b>								
63. 1G1	0.000	0	1.936	1,355	673.107	471,190	675.043	472,545
64. 1G	0.000	0	0.000	0	143.414	96,820	143.414	96,820
65. 2G1	0.000	0	0.000	0	241.722	134,145	241.722	134,145
66. 2G	0.000	0	0.000	0	45.818	25,435	45.818	25,435
67. 3G1	0.000	0	2.721	1,510	317.516	176,240	320.237	177,750
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	5.958	2,980	687.477	343,740	693.435	346,720
70. 4G	0.000	0	0.000	0	1,331.415	565,855	1,331.415	565,855
71. Total	0.000	0	10.615	5,845	3,440.469	1,813,425	3,451.084	1,819,270
72. Waste	0.000	0	0.838	145	365.310	63,945	366.148	64,090
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		480.000		480.000	
75. Total	0.000	0	63.515	100,300	53,631.272	93,589,920	53,694.787	93,690,220

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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	8.555	15,485	16,465.500	29,802,560	16,474.055	29,818,045
46. 1A	0.000	0	1.053	1,845	4,308.777	7,540,350	4,309.830	7,542,195
47. 2A1	0.000	0	0.000	0	1,434.571	1,793,270	1,434.571	1,793,270
48. 2A	0.000	0	0.000	0	2,555.854	3,003,115	2,555.854	3,003,115
49. 3A1	0.000	0	0.000	0	2,805.394	3,226,180	2,805.394	3,226,180
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	3,166.158	3,641,125	3,166.158	3,641,125
52. 4A	0.000	0	0.000	0	2,094.960	1,885,465	2,094.960	1,885,465
53. Total	0.000	0	9.608	17,330	32,831.214	50,892,065	32,840.822	50,909,395
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	3,977.626	4,236,145	3,977.626	4,236,145
55. 1D	0.000	0	0.000	0	1,306.315	1,241,010	1,306.315	1,241,010
56. 2D1	0.000	0	0.000	0	578.778	376,195	578.778	376,195
57. 2D	0.000	0	0.000	0	743.268	464,595	743.268	464,595
58. 3D1	0.000	0	0.000	0	1,237.988	773,775	1,237.988	773,775
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	1,263.026	789,485	1,263.026	789,485
61. 4D	0.000	0	0.000	0	684.052	273,645	684.052	273,645
62. Total	0.000	0	0.000	0	9,791.053	8,154,850	9,791.053	8,154,850
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	525.586	367,925	525.586	367,925
64. 1G	0.000	0	0.000	0	201.030	135,700	201.030	135,700
65. 2G1	0.000	0	0.000	0	254.617	141,290	254.617	141,290
66. 2G	0.000	0	0.000	0	564.989	313,590	564.989	313,590
67. 3G1	0.000	0	0.000	0	355.085	197,065	355.085	197,065
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	642.110	321,080	642.110	321,080
70. 4G	0.000	0	0.000	0	3,218.577	1,367,910	3,218.577	1,367,910
71. Total	0.000	0	0.000	0	5,761.994	2,844,560	5,761.994	2,844,560
72. Waste	0.000	0	0.000	0	423.019	74,035	423.019	74,035
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	9.608	17,330	48,807.280	61,965,510	48,816.888	61,982,840

County 41 - Hamilton

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	21.750	35,995	4,566.835	7,558,110	4,588.585	7,594,105
46. 1A	0.000	0	0.000	0	3,023.184	4,912,685	3,023.184	4,912,685
47. 2A1	0.000	0	0.000	0	548.692	685,880	548.692	685,880
48. 2A	0.000	0	0.000	0	60.234	63,245	60.234	63,245
49. 3A1	0.000	0	0.000	0	642.827	514,255	642.827	514,255
50. 3A	0.000	0	0.000	0	1.000	800	1.000	800
51. 4A1	0.000	0	0.000	0	400.086	320,070	400.086	320,070
52. 4A	0.000	0	0.000	0	56.149	44,915	56.149	44,915
53. Total	0.000	0	21.750	35,995	9,299.007	14,099,960	9,320.757	14,135,955
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	1,094.372	1,340,625	1,094.372	1,340,625
55. 1D	0.000	0	0.000	0	780.070	858,070	780.070	858,070
56. 2D1	0.000	0	0.000	0	234.952	234,950	234.952	234,950
57. 2D	0.000	0	0.000	0	62.342	43,640	62.342	43,640
58. 3D1	0.000	0	0.000	0	193.500	135,450	193.500	135,450
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	176.725	92,780	176.725	92,780
61. 4D	0.000	0	0.000	0	54.434	21,770	54.434	21,770
62. Total	0.000	0	0.000	0	2,596.395	2,727,285	2,596.395	2,727,285
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	244.170	170,925	244.170	170,925
64. 1G	0.000	0	0.000	0	171.133	115,520	171.133	115,520
65. 2G1	0.000	0	0.000	0	49.959	27,730	49.959	27,730
66. 2G	0.000	0	0.000	0	161.694	89,740	161.694	89,740
67. 3G1	0.000	0	0.000	0	82.097	45,565	82.097	45,565
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	181.088	90,550	181.088	90,550
70. 4G	0.000	0	0.000	0	1,481.044	629,455	1,481.044	629,455
71. Total	0.000	0	0.000	0	2,371.185	1,169,485	2,371.185	1,169,485
72. Waste	0.000	0	0.000	0	70.029	12,255	70.029	12,255
73. Other	0.000	0	0.000	0	215.260	37,670	215.260	37,670
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	21.750	35,995	14,551.876	18,046,655	14,573.626	18,082,650

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	19.189	30,540	399.537	738,050	261,171.828	459,486,935	261,590.554	460,255,525
<b>77.Dry Land</b>	0.000	0	36.080	54,485	29,933.327	33,619,735	29,969.407	33,674,220
<b>78.Grass</b>	21.389	9,725	53.851	31,655	27,765.900	14,098,340	27,841.140	14,139,720
<b>79.Waste</b>	0.000	0	1.396	245	1,725.834	302,075	1,727.230	302,320
<b>80.Other</b>	0.000	0	0.000	0	2,215.357	387,685	2,215.357	387,685
<b>81.Exempt</b>	0.000	0	5.500	0	1,121.000	0	1,126.500	0
<b>82.Total</b>	40.578	40,265	490.864	824,435	322,812.246	507,894,770	<b>323,343.688</b>	<b>508,759,470</b>

## 2006 Agricultural Land Detail

### County 41 - Hamilton

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	92,761.599	54.19%	179,957,475	58.92%	1,939.999
1A	41,410.701	24.19%	78,680,405	25.76%	1,900.001
2A1	11,669.118	6.82%	16,920,245	5.54%	1,450.002
2A	3,962.543	2.32%	5,606,980	1.84%	1,414.995
3A1	12,394.778	7.24%	14,315,950	4.69%	1,154.998
3A	1,338.286	0.78%	1,539,030	0.50%	1,150.000
4A1	6,356.900	3.71%	7,310,465	2.39%	1,150.004
4A	1,271.930	0.74%	1,112,965	0.36%	875.020
<b>Irrigated Total</b>	<b>171,165.855</b>	<b>100.00%</b>	<b>305,443,515</b>	<b>100.00%</b>	<b>1,784.488</b>

#### Dry:

1D1	7,300.675	45.72%	11,024,015	53.12%	1,509.999
1D	3,298.307	20.66%	4,452,715	21.46%	1,350.000
2D1	1,121.841	7.03%	1,346,230	6.49%	1,200.018
2D	865.088	5.42%	951,630	4.59%	1,100.038
3D1	1,884.819	11.80%	1,884,805	9.08%	999.992
3D	303.467	1.90%	227,615	1.10%	750.048
4D1	1,042.580	6.53%	781,930	3.77%	749.995
4D	150.747	0.94%	82,945	0.40%	550.226
<b>Dry Total</b>	<b>15,967.524</b>	<b>100.00%</b>	<b>20,751,885</b>	<b>100.00%</b>	<b>1,299.630</b>

#### Grass:

1G1	1,135.964	6.99%	795,170	9.57%	699.995
1G	1,047.598	6.44%	707,095	8.51%	674.967
2G1	1,490.335	9.17%	827,115	9.96%	554.985
2G	1,207.476	7.43%	670,145	8.07%	554.996
3G1	1,095.491	6.74%	608,010	7.32%	555.011
3G	2,098.315	12.91%	1,049,165	12.63%	500.003
4G1	2,298.690	14.14%	1,149,385	13.84%	500.017
4G	5,883.008	36.19%	2,500,320	30.10%	425.007
<b>Grass Total</b>	<b>16,256.877</b>	<b>100.00%</b>	<b>8,306,405</b>	<b>100.00%</b>	<b>510.947</b>

<b>Irrigated Total</b>	<b>171,165.855</b>	<b>82.99%</b>	<b>305,443,515</b>	<b>91.18%</b>	<b>1,784.488</b>
<b>Dry Total</b>	<b>15,967.524</b>	<b>7.74%</b>	<b>20,751,885</b>	<b>6.19%</b>	<b>1,299.630</b>
<b>Grass Total</b>	<b>16,256.877</b>	<b>7.88%</b>	<b>8,306,405</b>	<b>2.48%</b>	<b>510.947</b>
Waste	868.034	0.42%	151,940	0.05%	175.039
Other	2,000.097	0.97%	350,015	0.10%	174.999
Exempt	646.500	0.31%			
<b>Market Area Total</b>	<b>206,258.387</b>	<b>100.00%</b>	<b>335,003,760</b>	<b>100.00%</b>	<b>1,624.194</b>

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

<b>Irrigated Total</b>	<b>171,165.855</b>	<b>65.43%</b>	<b>305,443,515</b>	<b>66.36%</b>	
<b>Dry Total</b>	<b>15,967.524</b>	<b>53.28%</b>	<b>20,751,885</b>	<b>61.63%</b>	
<b>Grass Total</b>	<b>16,256.877</b>	<b>58.39%</b>	<b>8,306,405</b>	<b>58.75%</b>	
Waste	868.034	50.26%	151,940	50.26%	
Other	2,000.097	90.28%	350,015	90.28%	
Exempt	646.500	57.39%			
<b>Market Area Total</b>	<b>206,258.387</b>	<b>63.79%</b>	<b>335,003,760</b>	<b>65.85%</b>	

## 2006 Agricultural Land Detail

### County 41 - Hamilton

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	27,724.770	57.45%	56,835,755	63.31%	2,049.999
1A	9,588.415	19.87%	19,320,660	21.52%	2,015.000
2A1	3,550.171	7.36%	5,147,815	5.73%	1,450.018
2A	213.097	0.44%	301,530	0.34%	1,414.989
3A1	3,988.067	8.26%	4,606,230	5.13%	1,155.003
3A	0.000	0.00%	0	0.00%	0.000
4A1	2,703.745	5.60%	3,109,310	3.46%	1,150.001
4A	494.855	1.03%	445,360	0.50%	899.980
<b>Irrigated Total</b>	<b>48,263.120</b>	<b>100.00%</b>	<b>89,766,660</b>	<b>100.00%</b>	<b>1,859.943</b>

**Dry:**

1D1	867.200	53.72%	1,309,495	64.18%	1,510.026
1D	177.353	10.99%	239,445	11.74%	1,350.104
2D1	55.678	3.45%	66,815	3.27%	1,200.025
2D	16.977	1.05%	18,675	0.92%	1,100.017
3D1	180.550	11.18%	180,550	8.85%	1,000.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	255.156	15.80%	191,385	9.38%	750.070
4D	61.521	3.81%	33,835	1.66%	549.974
<b>Dry Total</b>	<b>1,614.435</b>	<b>100.00%</b>	<b>2,040,200</b>	<b>100.00%</b>	<b>1,263.723</b>

**Grass:**

1G1	675.043	19.56%	472,545	25.97%	700.022
1G	143.414	4.16%	96,820	5.32%	675.108
2G1	241.722	7.00%	134,145	7.37%	554.955
2G	45.818	1.33%	25,435	1.40%	555.131
3G1	320.237	9.28%	177,750	9.77%	555.057
3G	0.000	0.00%	0	0.00%	0.000
4G1	693.435	20.09%	346,720	19.06%	500.003
4G	1,331.415	38.58%	565,855	31.10%	425.002
<b>Grass Total</b>	<b>3,451.084</b>	<b>100.00%</b>	<b>1,819,270</b>	<b>100.00%</b>	<b>527.159</b>

<b>Irrigated Total</b>	<b>48,263.120</b>	<b>89.88%</b>	<b>89,766,660</b>	<b>95.81%</b>	<b>1,859.943</b>
<b>Dry Total</b>	<b>1,614.435</b>	<b>3.01%</b>	<b>2,040,200</b>	<b>2.18%</b>	<b>1,263.723</b>
<b>Grass Total</b>	<b>3,451.084</b>	<b>6.43%</b>	<b>1,819,270</b>	<b>1.94%</b>	<b>527.159</b>
Waste	366.148	0.68%	64,090	0.07%	175.038
Other	0.000	0.00%	0	0.00%	0.000
Exempt	480.000	0.89%			
<b>Market Area Total</b>	<b>53,694.787</b>	<b>100.00%</b>	<b>93,690,220</b>	<b>100.00%</b>	<b>1,744.866</b>

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

<b>Irrigated Total</b>	<b>48,263.120</b>	<b>18.45%</b>	<b>89,766,660</b>	<b>19.50%</b>	
<b>Dry Total</b>	<b>1,614.435</b>	<b>5.39%</b>	<b>2,040,200</b>	<b>6.06%</b>	
<b>Grass Total</b>	<b>3,451.084</b>	<b>12.40%</b>	<b>1,819,270</b>	<b>12.87%</b>	
Waste	366.148	21.20%	64,090	21.20%	
Other	0.000	0.00%	0	0.00%	
Exempt	480.000	42.61%			
<b>Market Area Total</b>	<b>53,694.787</b>	<b>16.61%</b>	<b>93,690,220</b>	<b>18.42%</b>	

## 2006 Agricultural Land Detail

### County 41 - Hamilton

Market Area: **3**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	16,474.055	50.16%	29,818,045	58.57%	1,810.000
1A	4,309.830	13.12%	7,542,195	14.81%	1,749.998
2A1	1,434.571	4.37%	1,793,270	3.52%	1,250.039
2A	2,555.854	7.78%	3,003,115	5.90%	1,174.994
3A1	2,805.394	8.54%	3,226,180	6.34%	1,149.991
3A	0.000	0.00%	0	0.00%	0.000
4A1	3,166.158	9.64%	3,641,125	7.15%	1,150.013
4A	2,094.960	6.38%	1,885,465	3.70%	900.000
<b>Irrigated Total</b>	<b>32,840.822</b>	<b>100.00%</b>	<b>50,909,395</b>	<b>100.00%</b>	<b>1,550.186</b>

**Dry:**

1D1	3,977.626	40.63%	4,236,145	51.95%	1,064.993
1D	1,306.315	13.34%	1,241,010	15.22%	950.008
2D1	578.778	5.91%	376,195	4.61%	649.981
2D	743.268	7.59%	464,595	5.70%	625.070
3D1	1,237.988	12.64%	773,775	9.49%	625.026
3D	0.000	0.00%	0	0.00%	0.000
4D1	1,263.026	12.90%	789,485	9.68%	625.074
4D	684.052	6.99%	273,645	3.36%	400.035
<b>Dry Total</b>	<b>9,791.053</b>	<b>100.00%</b>	<b>8,154,850</b>	<b>100.00%</b>	<b>832.887</b>

**Grass:**

1G1	525.586	9.12%	367,925	12.93%	700.028
1G	201.030	3.49%	135,700	4.77%	675.023
2G1	254.617	4.42%	141,290	4.97%	554.911
2G	564.989	9.81%	313,590	11.02%	555.037
3G1	355.085	6.16%	197,065	6.93%	554.979
3G	0.000	0.00%	0	0.00%	0.000
4G1	642.110	11.14%	321,080	11.29%	500.038
4G	3,218.577	55.86%	1,367,910	48.09%	425.004
<b>Grass Total</b>	<b>5,761.994</b>	<b>100.00%</b>	<b>2,844,560</b>	<b>100.00%</b>	<b>493.676</b>

<b>Irrigated Total</b>	<b>32,840.822</b>	<b>67.27%</b>	<b>50,909,395</b>	<b>82.13%</b>	<b>1,550.186</b>
<b>Dry Total</b>	<b>9,791.053</b>	<b>20.06%</b>	<b>8,154,850</b>	<b>13.16%</b>	<b>832.887</b>
<b>Grass Total</b>	<b>5,761.994</b>	<b>11.80%</b>	<b>2,844,560</b>	<b>4.59%</b>	<b>493.676</b>
Waste	423.019	0.87%	74,035	0.12%	175.015
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>48,816.888</b>	<b>100.00%</b>	<b>61,982,840</b>	<b>100.00%</b>	<b>1,269.700</b>

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

<b>Irrigated Total</b>	<b>32,840.822</b>	<b>12.55%</b>	<b>50,909,395</b>	<b>11.06%</b>	
<b>Dry Total</b>	<b>9,791.053</b>	<b>32.67%</b>	<b>8,154,850</b>	<b>24.22%</b>	
<b>Grass Total</b>	<b>5,761.994</b>	<b>20.70%</b>	<b>2,844,560</b>	<b>20.12%</b>	
Waste	423.019	24.49%	74,035	24.49%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>48,816.888</b>	<b>15.10%</b>	<b>61,982,840</b>	<b>12.18%</b>	

## 2006 Agricultural Land Detail

### County 41 - Hamilton

Market Area: **4**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	4,588.585	49.23%	7,594,105	53.72%	1,654.999
1A	3,023.184	32.43%	4,912,685	34.75%	1,625.003
2A1	548.692	5.89%	685,880	4.85%	1,250.027
2A	60.234	0.65%	63,245	0.45%	1,049.988
3A1	642.827	6.90%	514,255	3.64%	799.989
3A	1.000	0.01%	800	0.01%	800.000
4A1	400.086	4.29%	320,070	2.26%	800.003
4A	56.149	0.60%	44,915	0.32%	799.925
<b>Irrigated Total</b>	<b>9,320.757</b>	<b>100.00%</b>	<b>14,135,955</b>	<b>100.00%</b>	<b>1,516.610</b>

**Dry:**

1D1	1,094.372	42.15%	1,340,625	49.16%	1,225.017
1D	780.070	30.04%	858,070	31.46%	1,099.991
2D1	234.952	9.05%	234,950	8.61%	999.991
2D	62.342	2.40%	43,640	1.60%	700.009
3D1	193.500	7.45%	135,450	4.97%	700.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	176.725	6.81%	92,780	3.40%	524.996
4D	54.434	2.10%	21,770	0.80%	399.933
<b>Dry Total</b>	<b>2,596.395</b>	<b>100.00%</b>	<b>2,727,285</b>	<b>100.00%</b>	<b>1,050.412</b>

**Grass:**

1G1	244.170	10.30%	170,925	14.62%	700.024
1G	171.133	7.22%	115,520	9.88%	675.030
2G1	49.959	2.11%	27,730	2.37%	555.055
2G	161.694	6.82%	89,740	7.67%	554.998
3G1	82.097	3.46%	45,565	3.90%	555.014
3G	0.000	0.00%	0	0.00%	0.000
4G1	181.088	7.64%	90,550	7.74%	500.033
4G	1,481.044	62.46%	629,455	53.82%	425.007
<b>Grass Total</b>	<b>2,371.185</b>	<b>100.00%</b>	<b>1,169,485</b>	<b>100.00%</b>	<b>493.206</b>

<b>Irrigated Total</b>	<b>9,320.757</b>	<b>63.96%</b>	<b>14,135,955</b>	<b>78.17%</b>	<b>1,516.610</b>
<b>Dry Total</b>	<b>2,596.395</b>	<b>17.82%</b>	<b>2,727,285</b>	<b>15.08%</b>	<b>1,050.412</b>
<b>Grass Total</b>	<b>2,371.185</b>	<b>16.27%</b>	<b>1,169,485</b>	<b>6.47%</b>	<b>493.206</b>
Waste	70.029	0.48%	12,255	0.07%	174.998
Other	215.260	1.48%	37,670	0.21%	174.997
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>14,573.626</b>	<b>100.00%</b>	<b>18,082,650</b>	<b>100.00%</b>	<b>1,240.779</b>

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

<b>Irrigated Total</b>	<b>9,320.757</b>	<b>3.56%</b>	<b>14,135,955</b>	<b>3.07%</b>	
<b>Dry Total</b>	<b>2,596.395</b>	<b>8.66%</b>	<b>2,727,285</b>	<b>8.10%</b>	
<b>Grass Total</b>	<b>2,371.185</b>	<b>8.52%</b>	<b>1,169,485</b>	<b>8.27%</b>	
Waste	70.029	4.05%	12,255	4.05%	
Other	215.260	9.72%	37,670	9.72%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>14,573.626</b>	<b>4.51%</b>	<b>18,082,650</b>	<b>3.55%</b>	



## 2006 Agricultural Land Detail

### County 41 - Hamilton

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	19.189	30,540	399.537	738,050	261,171.828	459,486,935
Dry	0.000	0	36.080	54,485	29,933.327	33,619,735
Grass	21.389	9,725	53.851	31,655	27,765.900	14,098,340
Waste	0.000	0	1.396	245	1,725.834	302,075
Other	0.000	0	0.000	0	2,215.357	387,685
Exempt	0.000	0	5.500	0	1,121.000	0
<b>Total</b>	<b>40.578</b>	<b>40,265</b>	<b>490.864</b>	<b>824,435</b>	<b>322,812.246</b>	<b>507,894,770</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	261,590.554	460,255,525	261,590.554	80.90%	460,255,525	90.47%	1,759.450
Dry	29,969.407	33,674,220	29,969.407	9.27%	33,674,220	6.62%	1,123.619
Grass	27,841.140	14,139,720	27,841.140	8.61%	14,139,720	2.78%	507.871
Waste	1,727.230	302,320	1,727.230	0.53%	302,320	0.06%	175.031
Other	2,215.357	387,685	2,215.357	0.69%	387,685	0.08%	174.998
Exempt	1,126.500	0	1,126.500	0.35%	0	0.00%	0.000
<b>Total</b>	<b>323,343.688</b>	<b>508,759,470</b>	<b>323,343.688</b>	<b>100.00%</b>	<b>508,759,470</b>	<b>100.00%</b>	<b>1,573.432</b>

\* Department of Property Assessment & Taxation Calculates

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

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

General Description of Real Property in Hamilton County

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3680	49%	38%
Commercial	473	6%	5%
Industrial	16	1%	2%
Recreational	3		
Agricultural	3336	44%	55%

Agricultural land – taxable acres for 2005 assessment were 322,955.

Agricultural land is 55% of the real property valuation base in Hamilton County and of that 89% is assessed as irrigated.

For assessment year 2005, an estimated 216 building permits were filed for new property construction/additions in the county.

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

### Current Resources

There are currently four full time employees on staff including the assessor. The assessor, deputy and two office clerks are all certified by the Property Tax Administrator. The assessor also holds a registered appraiser’s license. The four certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made in them.

The cadastral maps are updated daily as the transfer statements are processed. They are in poor condition, but with the implementation of GIS, the information is available electronically. New maps will be printed in the near future.

Proposed Office Budget for July 1, 2005 – June 30, 2005 will be \$142,708. This figure is \$750 less for education as compared to July 2005 – June 2006. The proposed reappraisal budget for July 1, 2005 – June 30, 2006 will be \$37,960. The reappraisal budget includes all the Maintenance agreements for GIS, CAMA, County Solutions and the web site. Approved budgeted by the County Board for July 1, 2005 – June 30, 2006 was \$141,550. The reappraisal budget was not changed.

Aerial photos of the rural building sites were last update in 2003.

All property record cards have been updated for all the rural properties and villages. Aurora City sketches and photos are being updated for 2006.

County Solutions is the vendor the assessment administration and CAMA. ArcView is the GIS software currently being used by Hamilton County and is supported by GIS Workshop in Lincoln, Nebraska. GIS Workshop also is the host for the Hamilton County Website. Available on the website is the property record information, tax information, latest deed information, parcel lines and aerial photos on the rural sites. The Hamilton County Assessor's office is currently building a GIS mapping system. The parcel identification process will be complete in 2005. Parcel splits are entered into the GIS program when they become available in the assessor's office. The county surveyor is also working closely with assessor's office to achieve the most accurate mapping available. Several GPS points are available now and the work is to be complete in 2007. The County is also surveying the accretion land and putting in the CPS points along the Platte River which abuts Hamilton County. The last survey done on accretion in Hamilton County was in the late 1800's. This will be completed as funding is available and the surveyor has time to work on the project. Completion date is scheduled for 2006. For 2006 accretion land will be updated for each property owner along with all the land in the river. A study of the land use for accretion will also be completed for 2006 assessment purposes. A market study for this area has begun and the new values will be implemented for 2006 assessment purposes after the exact acre count has been completed. If this project isn't completed for 2006, we are hopeful that it will be complete for 2007 assessment purposes. That will also change the date for the new accretion acre count for 2007.

#### Current Assessment Procedures for Real Property

Real Estate transfer statements are handled daily. Depending on the number of transfers filed, there is a 2 -4 week turn around time. Ownership changes are made in the administrative package and updated on the website monthly. All agricultural and Commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Building permits are check yearly beginning in April. Pickup work is to be completed by March 1 of each year.

It is the goal of the office to try to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly. Income data is collected every 2 years or sooner on newer commercial properties or as it becomes available.

Ratio studies are done on all the sales beginning in September. The sales are entered on excel spreadsheets and ratios run on each property type and market area. These studies are used to determine the areas that out of compliance that need reviewing for the next assessment cycle.

The cost manual for commercial and residential properties is from 2003. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and some of the industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Hamilton is in compliance to state statutes to facilitate equalization within the classes and subclasses of Hamilton County.

Agricultural land values are established yearly. A complete land use study was made for 2005 by drive by reviews. A letter has also been mailed to each agricultural land owner to review his records in order to keep in compliance with the Upper Big Blue NRD. Assessment records are going to be used by them for the allocation of water. At the time the land owners are coming in, land use is being entered into the GIS System and these records will be forwarded to the Upper Big Blue NRD to assist them in this allocation process.

By approximately March 5 of each, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Change are mailed to the property owners on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	98%	11.14	103.39
Commercial	98%	11.22	100.47
Agricultural Land	78%	13.62	102.42

For more information regarding statistical measures see 2005 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2006:

**Residential:**

New digital photos of Aurora City homes are being taken with the project to be complete by 2007. A complete review of the residential properties in Aurora City is to begin in 2006. This will involve approximately 2500 parcels. Drive by inspections will be conducted. The appraisal card will be compared with what is actually at the property. Siding roofing, decks, patios, out buildings, heating & cooling, finished basements, additions, deletions and remodeling are being included as part of these inspections. If there is any change noted, a thorough interior inspection will be conducted. The review and depreciation study is scheduled to be completed for 2007 assessment purposes. All

residential pick-up work and building permits will be reviewed and completed by March 1, 2006.

**Commercial:**

A ratio study will be completed for 2006 to see if any commercial properties are out of compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2006. Two industries are expanding and these will be reviewed as they become complete and will be on the assessment rolls for 2006.

**Agricultural Land**

Land use is being sketched into the GIS system. The project is to be complete for 2006 assessment purposes. Letters are being mailed out to all agricultural land owners and asked to review their maps. This is in cooperation with the Upper Big Blue NRD that is requesting assessment records for water allocation. The County Surveyor is currently surveying the Platte River, and the GPS points will be integrated into the GIS system. This project will also hopefully be complete for 2006. A market analysis will be conducted for 2006 and agricultural land values will be assessed at market value and market areas will be reviewed. A 5<sup>th</sup> market area is being planned for the Platte River area if it is necessary.

Assessment actions planned for assessment year 2007:

**Residential:**

For 2007 the review and depreciation study is to be complete for Aurora City. A review of Giltner and Phillips along with the rural subdivisions will be conducted. Drive by inspections will be conducted. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling are being included as part of these inspections. If there is any change noted, a thorough interior inspection will be conducted. A depreciation study will be completed and used for the assessment year of 2008.

**Commercial:**

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be checked and placed on the assessment roll by March 1, 2007.

**Agricultural Land:**

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Market areas will be reviewed and land use will be updated as the information becomes available. Well permits will be reviewed and drive by inspections will be conducted as needed. If the survey of the River was not complete for 2006 assessment, it is the goal to have it complete for 2007.

### Assessment actions planned for assessment Year 2008

#### Residential:

Review of rural residential properties will begin. A market study will be conducted to bring rural residential properties to 100% of market value. Drive by inspections will be conducted. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, patios, heating & cooling, finished basements, additions, outbuildings, deletions or remodeling are being include as part of these inspections. New digital photos will be taken if any change since last review. If budgeting allows, new obliques of the rural building sites will be taken in 2008 to be used in conjunction with the rural review. They will replace the obliques currently on the GIS and Website.

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be checked and placed on the assessment roll by March 1, 2008.

#### Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be checked and placed on the assessment roll by March 1, 2008.

#### Agricultural Land

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's offices from the register of deeds and the green sheets are worked and forward to the property tax division. Splits and subdivision changes are made as they become available to the assessor's office from the

surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts ( Real and Personal Property)
  - b. Assessor Survey
  - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report
  - g. Certificate of Taxes Levied Report
  - h. Report of all exempt property and taxable government owned property
  - i. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of approximately 1400 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 270 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.



11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and appraiser license. The entire staff of the assessor’s office has an assessor certificate, and will meet their 60 hours of education in a 4 year period to maintain it. The Assessor is a registered appraiser and will obtain the necessary hours to maintain this certification also.

Conclusion:

For 2005/2006 a budget request of an increase of 6.9% will be submitted to the County Board for approval.

The Hamilton County Assessor’s Office will strive to maintain an efficient and professional office.

# **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
--	--------	---------------	------

R&O Statistics			
----------------	--	--	--

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

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

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max



## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

### **Agricultural: (Optional)**

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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

## Statistical Calculations

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

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

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

## Coding Information & Calculations

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

### Number of Sales

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

### Total Sales Price

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

### Total Adj. Sales Price

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

### Total Assessed Value

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

### Avg. Adj. Sales Price

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

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

**95% Wgt. Mean C.I.**

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

- The actual calculation:

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

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

### 95% Mean C.I.

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

### Ratio Formulas

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



## Map Source Documentation

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

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

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

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

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

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

## Valuation History Chart Specifications

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

*Source: County Abstract of Assessment Report for Real Property*

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

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

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

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

*City Class, Population, & Zoning Authority:*

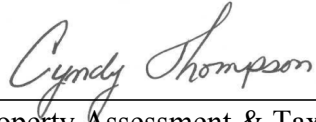
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

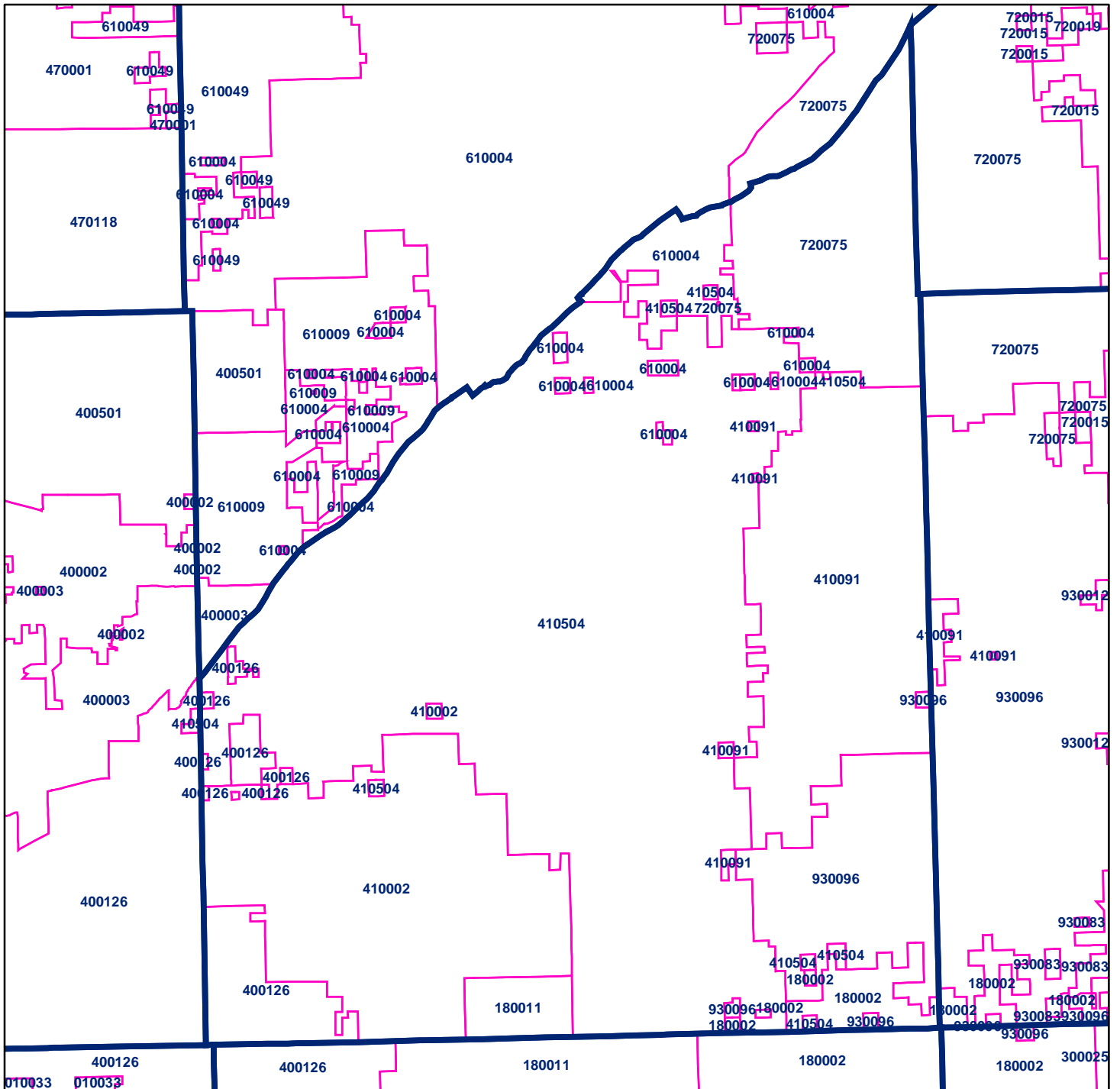
## Certification

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

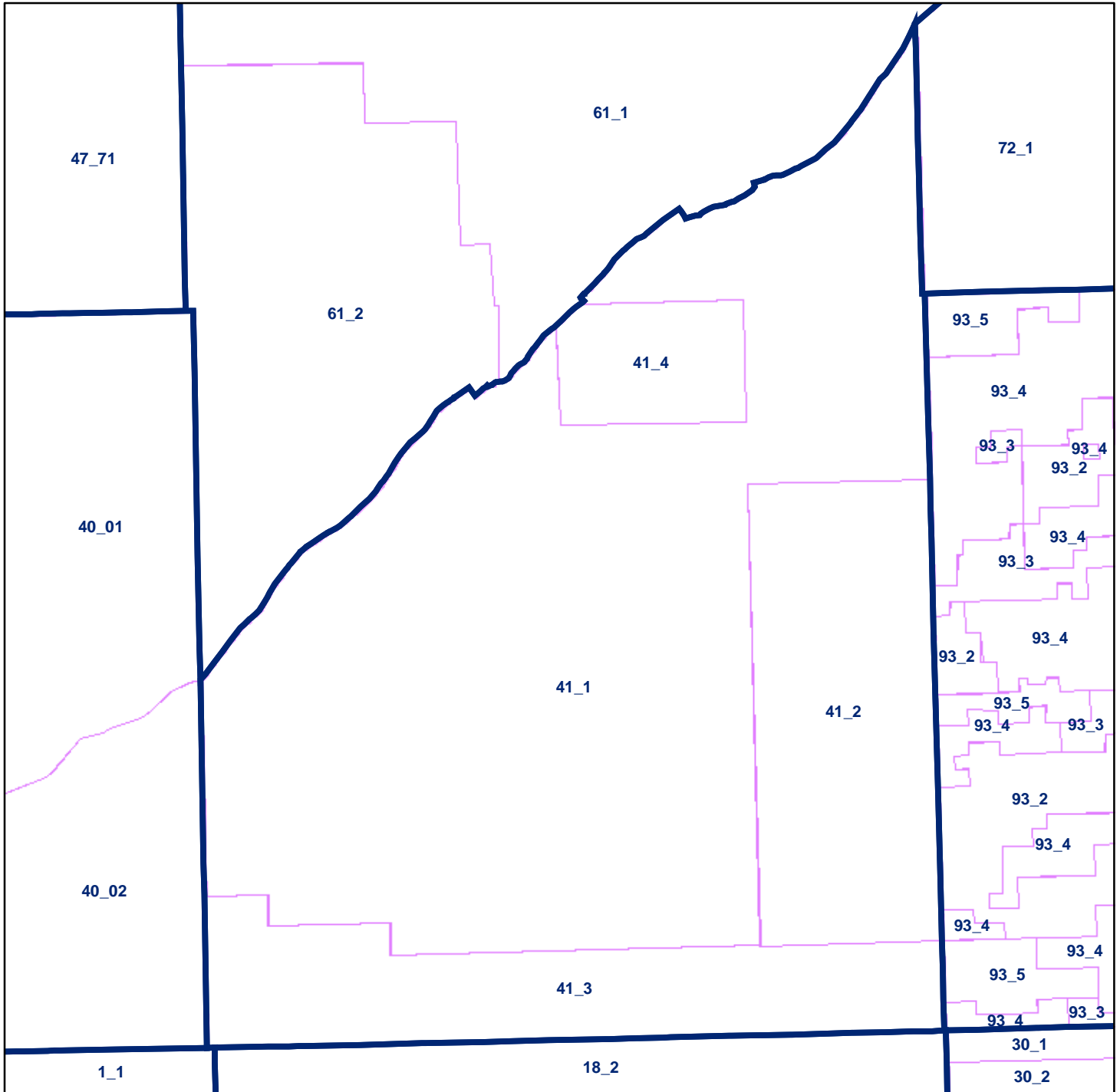
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Hamilton County County Assessor, by certified mail, return receipt requested, 7045 1160 0001 1212 8151.

Dated this 10th day of April, 2006.

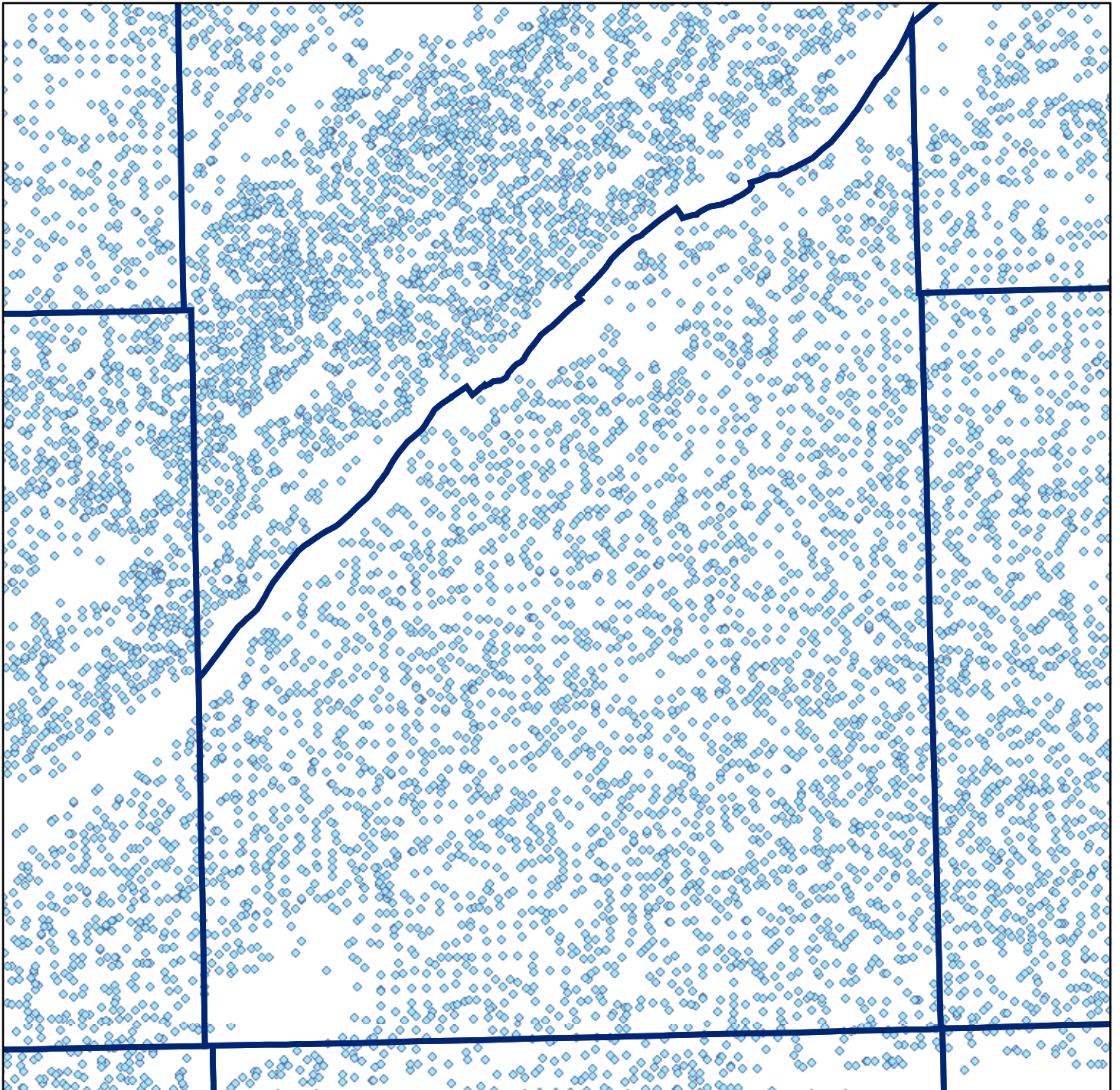
  
\_\_\_\_\_  
Property Assessment & Taxation



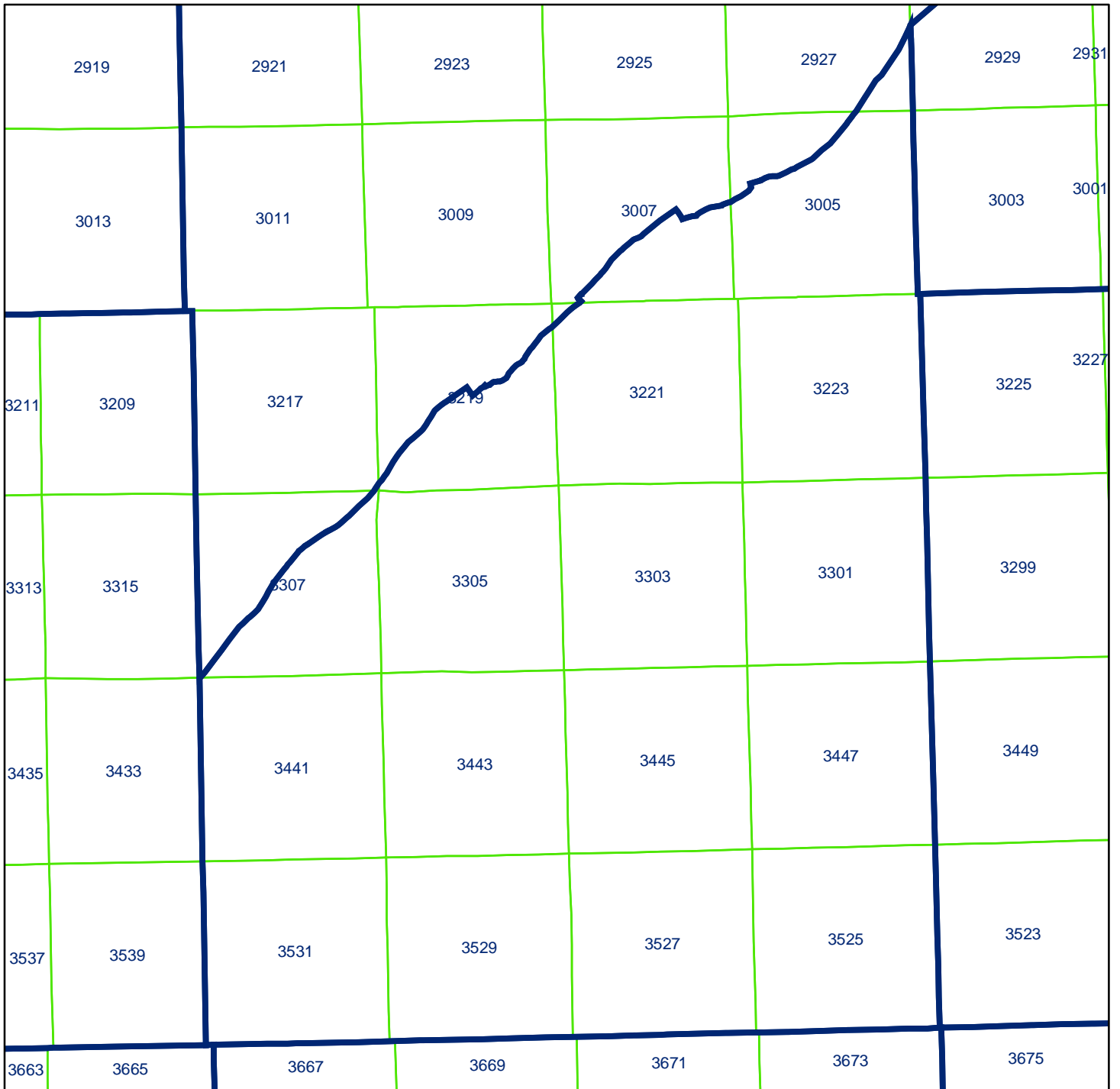
School Districts



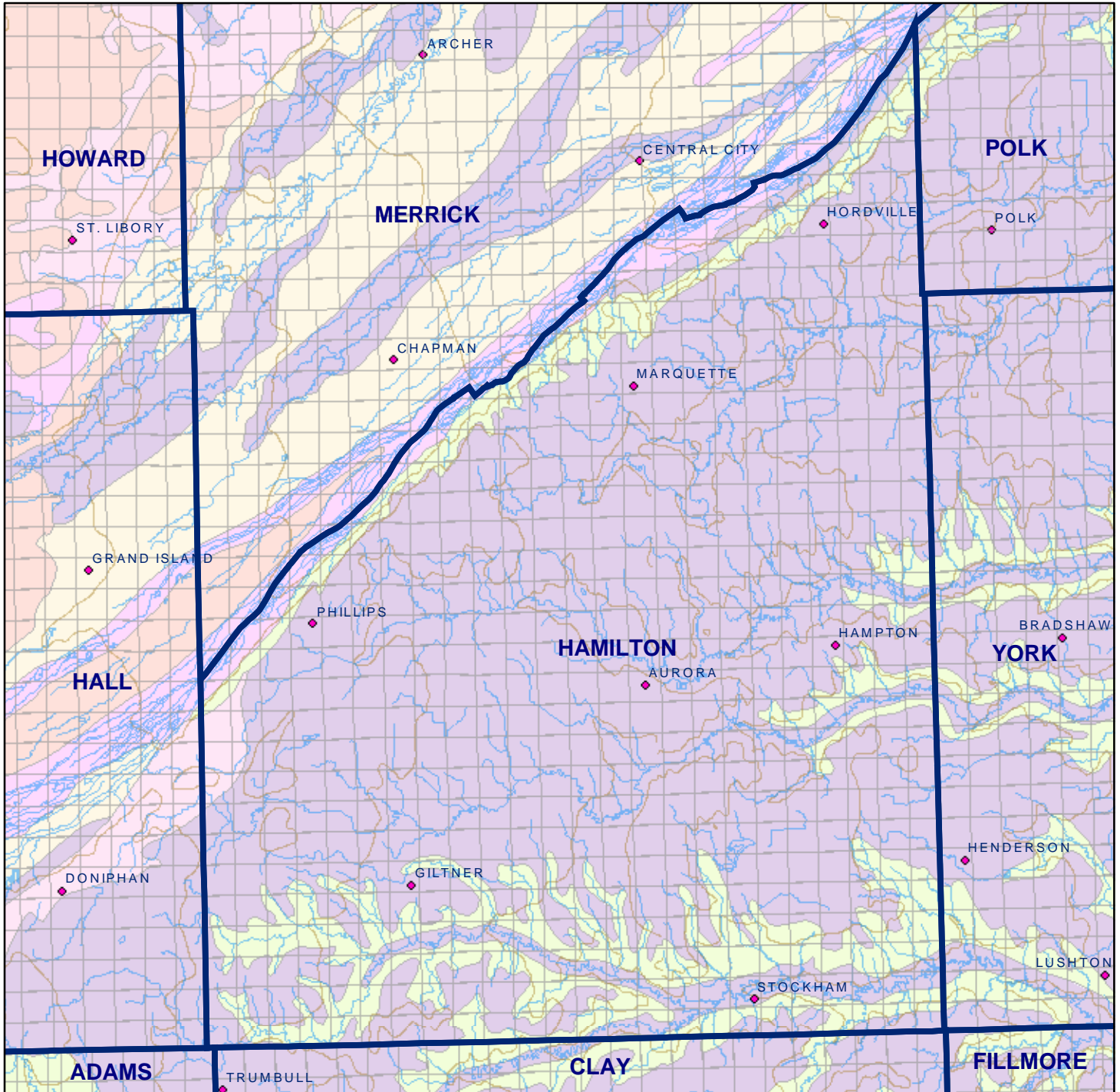
 Market Areas



● Registered Wells > 500 GPM



 Geo Codes



**Legend**

Sections

Towns

Rivers and Streams

Topography

**Soil Classes**

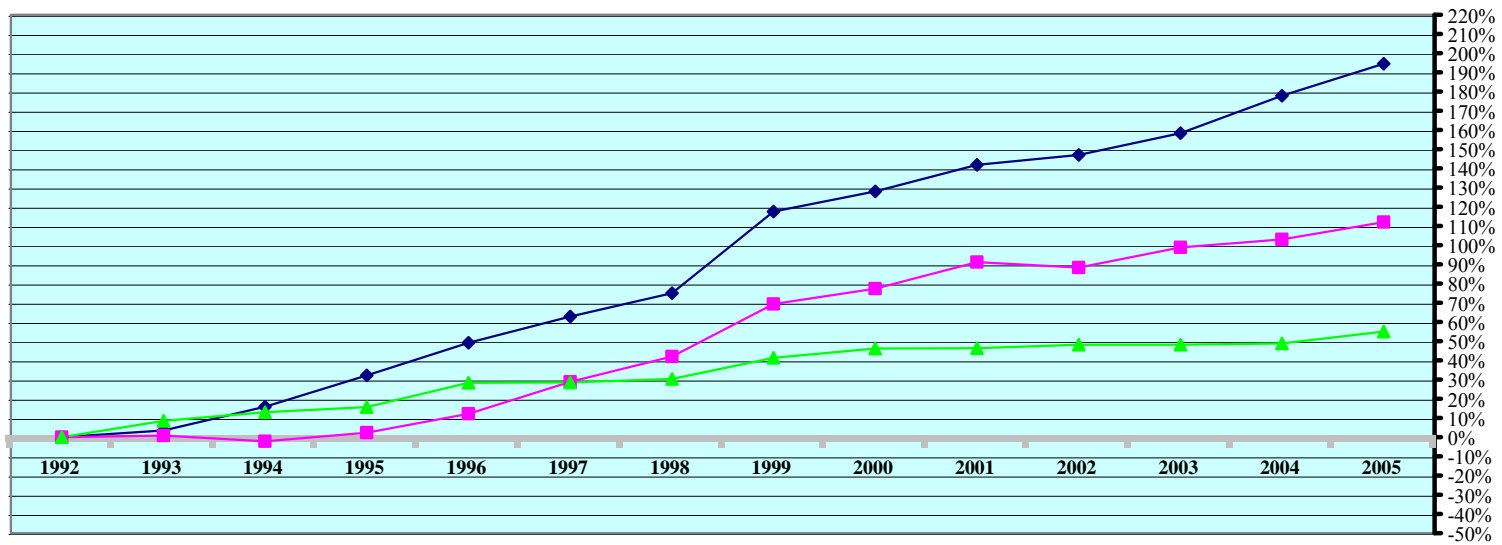
- 0 - Lakes and Ponds
- 1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- 3 - Moderately well drained silty soils on uplands and in depressions formed in loess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

**Hamilton County**





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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	86,785,756	--	--	--	31,818,263	--	--	--	314,840,387	--	--	--
1993	89,869,096	3,083,340	3.55%	3.55%	32,060,213	241,950	0.76%	0.76%	341,535,525	26,695,138	8.48%	8.48%
1994	100,545,169	10,676,073	11.88%	15.85%	31,143,684	-916,529	-2.86%	-2.12%	356,021,830	14,486,305	4.24%	13.08%
1995	114,701,729	14,156,560	14.08%	32.17%	32,567,557	1,423,873	4.57%	2.35%	363,906,284	7,884,454	2.21%	15.58%
1996	129,403,117	14,701,388	12.82%	49.11%	35,700,770	3,133,213	9.62%	12.20%	404,193,997	40,287,713	11.07%	28.38%
1997	141,246,906	11,843,789	9.15%	62.75%	41,009,510	5,308,740	14.87%	28.89%	404,425,405	231,408	0.06%	28.45%
1998	151,873,384	10,626,478	7.52%	75.00%	45,206,637	4,197,127	10.23%	42.08%	410,564,939	6,139,534	1.52%	30.40%
1999	188,723,673	36,850,289	24.26%	117.46%	53,896,553	8,689,916	19.22%	69.39%	444,934,050	34,369,111	8.37%	41.32%
2000	197,851,433	9,127,760	4.84%	127.98%	56,428,616	2,532,063	4.70%	77.35%	460,273,290	15,339,240	3.45%	46.19%
2001	209,890,876	12,039,443	6.09%	141.85%	60,822,221	4,393,605	7.79%	91.16%	460,949,405	676,115	0.15%	46.41%
2002	214,324,945	4,434,069	2.11%	146.96%	59,930,062	-892,159	-1.47%	88.35%	466,324,935	5,375,530	1.17%	48.11%
2003	224,227,954	9,903,009	4.62%	158.37%	63,267,132	3,337,070	5.57%	98.84%	466,256,975	-67,960	-0.01%	48.09%
2004	241,059,470	16,831,516	7.51%	177.76%	64,612,009	1,344,877	2.13%	103.07%	468,838,610	2,581,635	0.55%	48.91%
2005	255,546,656	14,487,186	6.01%	194.46%	67,473,127	2,861,118	4.43%	112.06%	487,757,810	18,919,200	4.04%	54.92%

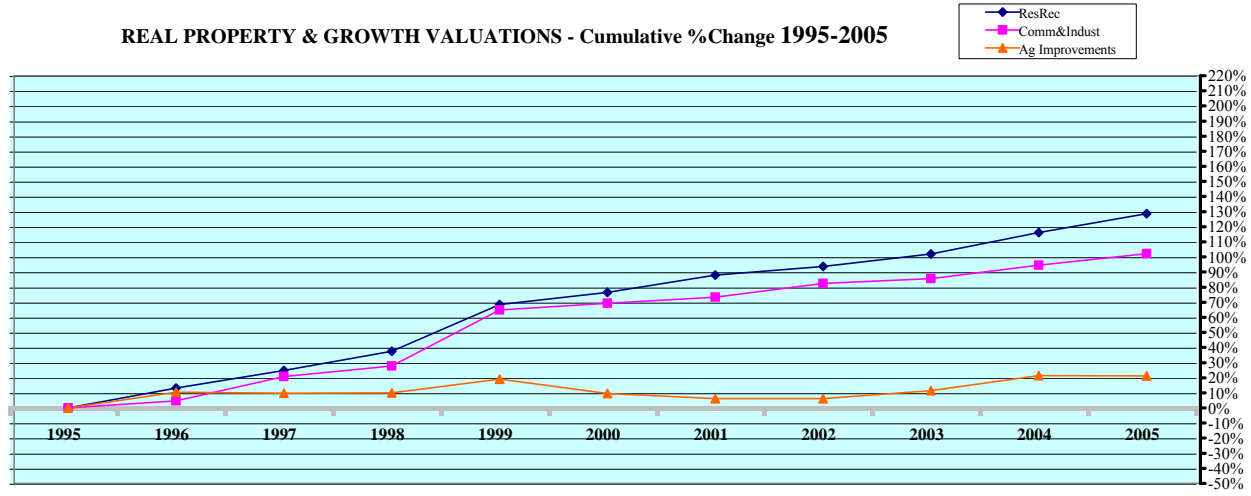
1992-2005 Rate Ann. %chg: Resid & Rec. **8.66%**      Comm & Indust **5.95%**      Agland **3.42%**

Cnty# **41**  
County **HAMILTON**

FL area **9**

(1) Resid. & Recreat. excludes agdwll & 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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	86,785,756	not avail.	--	--	--	--	31,818,263	not avail.	--	--	--	--
1993	89,869,096	not avail.	--	--	--	--	32,060,213	not avail.	--	--	--	--
1994	100,545,169	not avail.	--	--	--	--	31,143,684	not avail.	--	--	--	--
1995	114,701,729	5,308,773	4.63%	109,392,956	--	--	32,567,557	62,262	0.19%	32,505,295	--	--
1996	129,403,117	5,672,306	4.38%	123,730,811	7.87%	13.11%	35,700,770	1,690,903	4.74%	34,009,867	4.43%	4.63%
1997	141,246,906	4,725,599	3.35%	136,521,307	5.50%	24.80%	41,009,510	1,749,719	4.27%	39,259,791	9.97%	20.78%
1998	151,873,384	1,349,945	0.89%	150,523,439	6.57%	37.60%	45,206,637	3,697,243	8.18%	41,509,394	1.22%	27.70%
1999	188,723,673	4,370,505	2.32%	184,353,168	21.39%	68.52%	53,896,553	280,765	0.52%	53,615,788	18.60%	64.94%
2000	197,851,433	4,646,881	2.35%	193,204,552	2.37%	76.62%	56,428,616	1,401,096	2.48%	55,027,520	2.10%	69.29%
2001	209,890,876	4,314,938	2.06%	205,575,938	3.90%	87.92%	60,822,221	4,455,229	7.33%	56,366,992	-0.11%	73.41%
2002	214,324,945	2,500,043	1.17%	211,824,902	0.92%	93.64%	59,930,062	634,475	1.06%	59,295,587	-2.51%	82.42%
2003	224,227,954	3,221,740	1.44%	221,006,214	3.12%	102.03%	63,267,132	2,905,803	4.59%	60,361,329	0.72%	85.70%
2004	241,059,470	4,567,157	1.89%	236,492,313	5.47%	116.19%	64,612,009	1,354,666	2.10%	63,257,343	-0.02%	94.61%
2005	255,546,656	5,401,345	2.11%	250,145,311	3.77%	128.67%	67,473,127	1,748,385	2.59%	65,724,742	1.72%	102.20%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **8.62%**

Comm & Indust **7.29%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	58,055,648					
1993	not avail	not avail	58,153,636					
1994	not avail	not avail	56,804,637					
1995	30,409,929	30,035,949	60,445,878	1,622,732	2.68%	58,823,146	--	--
1996	33,330,610	33,122,609	66,453,219	1,477,400	2.22%	64,975,819	7.49%	10.48%
1997	32,725,041	32,699,404	65,424,445	860,384	1.32%	64,564,061	-2.84%	9.76%
1998	32,965,957	32,511,729	65,477,686	800,584	1.22%	64,677,102	-1.14%	9.95%
1999	42,195,338	27,811,443	70,006,781	0	0.00%	70,006,781	6.92%	19.01%
2000	37,427,505	27,770,403	65,197,908	694,310	1.06%	64,503,598	-7.86%	9.66%
2001	36,166,370	27,321,926	63,488,296	992,945	1.56%	62,495,351	-4.15%	6.24%
2002	35,703,916	27,271,628	62,975,544	576,908	0.92%	62,398,636	-1.72%	6.08%
2003	39,788,846	26,673,840	66,462,686	870,985	1.31%	65,591,701	4.15%	11.51%
2004	47,688,119	25,017,425	72,705,544	1,288,830	1.77%	71,416,714	7.45%	21.41%
2005	46,748,309	25,716,674	72,464,983	1,226,770	1.69%	71,238,213	-2.02%	21.11%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **1.93%**

(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.

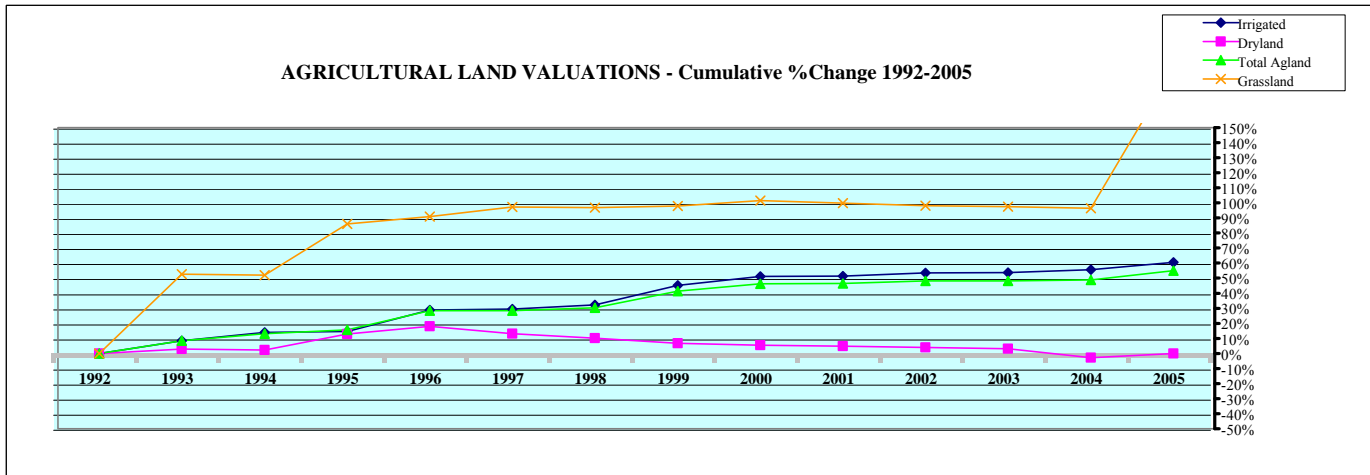
State of Nebraska  
Dept. of Property Assessment & Taxation  
Prepared as of 03/01/2006

Cnty# **41**  
County **HAMILTON**

FL area **9**

CHART 2

EXHIBIT **41B** Page 2



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	269,925,974	--	--	--	39,866,254	--	--	--	4,819,860	--	--	--
1993	292,968,239	23,042,265	8.54%	8.54%	41,005,538	1,139,284	2.86%	2.86%	7,356,365	2,536,505	52.63%	52.63%
1994	307,753,946	14,785,707	5.05%	14.01%	40,735,329	-270,209	-0.66%	2.18%	7,328,149	-28,216	-0.38%	52.04%
1995	309,614,501	1,860,555	0.60%	14.70%	45,016,182	4,280,853	10.51%	12.92%	8,966,348	1,638,199	22.35%	86.03%
1996	347,614,126	37,999,625	12.27%	28.78%	47,020,228	2,004,046	4.45%	17.94%	9,201,788	235,440	2.63%	90.91%
1997	349,434,235	1,820,109	0.52%	29.46%	45,126,890	-1,893,338	-4.03%	13.20%	9,508,987	307,199	3.34%	97.29%
1998	356,823,844	7,389,609	2.11%	32.19%	43,901,033	-1,225,857	-2.72%	10.12%	9,486,723	-22,264	-0.23%	96.83%
1999	392,126,505	35,302,661	9.89%	45.27%	42,569,795	-1,331,238	-3.03%	6.78%	9,543,920	57,197	0.60%	98.01%
2000	407,824,905	15,698,400	4.00%	51.09%	42,055,495	-514,300	-1.21%	5.49%	9,713,790	169,870	1.78%	101.54%
2001	408,854,895	1,029,990	0.25%	51.47%	41,785,885	-269,610	-0.64%	4.82%	9,630,385	-83,405	-0.86%	99.81%
2002	414,607,045	5,752,150	1.41%	53.60%	41,479,520	-306,365	-0.73%	4.05%	9,549,215	-81,170	-0.84%	98.12%
2003	414,965,030	357,985	0.09%	53.73%	41,087,890	-391,630	-0.94%	3.06%	9,519,450	-29,765	-0.31%	97.50%
2004	419,967,545	5,002,515	1.21%	55.59%	38,740,875	-2,347,015	-5.71%	-2.82%	9,463,785	-55,665	-0.58%	96.35%
2005	433,186,180	13,218,635	3.15%	60.48%	39,813,965	1,073,090	2.77%	-0.13%	13,920,135	4,456,350	47.09%	188.81%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992		--	--	--	228,299	--	--	--	314,840,387	--	--	--
1993		--	--	--	205,383	-22,916	-10.04%	-10.04%	341,535,525	26,695,138	8.48%	8.48%
1994		--	0.00%	--	204,406			-10.47%	356,021,830	14,486,305	4.24%	13.08%
1995		--	--	--	309,253	104,847	51.29%	35.46%	363,906,284	7,884,454	2.21%	15.58%
1996		--	--	--	357,855	48,602	15.72%	56.75%	404,193,997	40,287,713	11.07%	28.38%
1997		--	--	--	355,293	-2,562	-0.72%	55.63%	404,425,405	231,408	0.06%	28.45%
1998		--	--	--	353,339	-1,954	-0.55%	54.77%	410,564,939	6,139,534	1.52%	30.40%
1999		--	--	--	693,830	340,491	96.36%	203.91%	444,934,050	34,369,111	8.37%	41.32%
2000		--	--	--	679,100	-14,730	-2.12%	197.46%	460,273,290	15,339,240	3.45%	46.19%
2001		--	--	--	678,240	-860	-0.13%	197.08%	460,949,405	676,115	0.15%	46.41%
2002		--	--	--	689,155	10,915	1.61%	201.87%	466,324,935	5,375,530	1.17%	48.11%
2003	328,015	n/a	n/a	n/a	356,590	n/a	n/a	n/a	466,256,975	-67,960	-0.01%	48.09%
2004	316,815	-11,200	-3.41%	-3.41%	349,590	-7,000	-1.96%	-1.96%	468,838,610	2,581,635	0.55%	48.91%
2005	400,540	83,725	26.43%	22.11%	436,990	87,400	25.00%	22.55%	487,757,810	18,919,200	4.04%	54.92%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 41B 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)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	270,112,304	233,579	1,156	--	--	39,826,355	62,105	641	--	--	4,804,264	26,401	182	--	--
1993	292,910,804	234,273	1,250	8.13%	8.13%	41,054,635	61,280	670	4.52%	4.52%	7,352,984	26,514	277	52.20%	52.20%
1994	307,868,107	234,548	1,313	5.04%	13.58%	40,709,715	60,751	670	0.00%	4.52%	7,320,274	26,411	277	0.00%	52.20%
1995	309,847,624	234,885	1,319	0.46%	14.10%	45,098,663	59,313	760	13.43%	18.56%	8,956,776	27,354	327	18.05%	79.67%
1996	346,497,482	235,467	1,472	11.60%	27.34%	48,217,798	58,245	828	8.95%	29.17%	8,955,847	27,337	328	0.31%	80.22%
1997	349,408,339	237,747	1,470	-0.14%	27.16%	45,193,521	54,356	831	0.36%	29.64%	9,512,659	28,651	332	1.22%	82.42%
1998	356,945,108	239,360	1,491	1.43%	28.98%	43,896,537	52,816	831	0.00%	29.64%	9,475,095	28,457	333	0.30%	82.97%
1999	392,340,040	244,918	1,602	7.44%	38.58%	42,561,140	46,505	915	10.11%	42.75%	9,527,335	28,777	331	-0.60%	81.87%
2000	407,931,170	247,488	1,648	2.87%	42.56%	42,250,565	44,081	958	4.70%	49.45%	9,756,505	28,550	342	3.32%	87.91%
2001	408,617,535	248,077	1,647	-0.06%	42.47%	41,879,555	43,743	957	-0.10%	49.30%	9,598,405	28,124	341	-0.29%	87.36%
2002	414,594,575	248,540	1,668	1.28%	44.29%	41,432,185	43,195	959	0.21%	49.61%	9,598,375	28,171	341	0.00%	87.36%
2003	415,108,645	248,902	1,668	0.00%	44.29%	41,113,025	42,835	960	0.10%	49.77%	9,518,765	27,913	341	0.00%	87.36%
2004	419,948,400	251,448	1,670	0.13%	44.47%	38,733,105	40,378	959	-0.08%	49.65%	9,472,800	27,694	342	0.31%	87.94%
2005	433,143,825	253,024	1,712	2.50%	48.09%	39,937,540	38,883	1,027	7.07%	60.24%	13,877,640	27,531	504	47.37%	176.97%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.07%

3.69%

8.15%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	98,553	2,464	40	--	--	129,546	2,644	49	--	--	314,971,022	327,193	963	--	--
1993	98,653	2,466	40	0.00%	--	106,730	2,644	40	-18.37%	--	341,523,806	327,177	1,044	8.41%	8.41%
1994	97,716	2,443	40	0.00%	--	106,850	2,644	40	0.00%	--	356,102,662	326,796	1,090	4.41%	13.19%
1995	149,424	2,490	60	50.00%	--	159,829	2,649	60	50.00%	--	364,212,316	326,691	1,115	2.29%	15.78%
1996	175,985	2,514	70	16.67%	--	183,122	2,605	70	16.67%	--	404,030,234	326,168	1,239	11.12%	28.66%
1997						355,363	5,065	70	--	--	404,469,882	325,818	1,241	0.16%	28.87%
1998						354,097	5,047	70	0.00%	--	410,670,837	325,681	1,261	1.61%	30.94%
1999						646,070	4,615	140	100.00%	--	445,074,585	324,816	1,370	8.64%	42.26%
2000						686,540	4,904	140	0.00%	--	460,624,780	325,023	1,417	3.43%	47.14%
2001						682,880	4,878	140	0.00%	--	460,778,375	324,822	1,419	0.14%	47.35%
2002						676,470	4,832	140	0.00%	--	466,301,605	324,738	1,436	1.20%	49.12%
2003	330,885	2,363	140	n/a	n/a	356,730	2,548	140	n/a	n/a	466,428,050	324,562	1,437	0.07%	49.22%
2004	320,875	2,292	140	0.00%	n/a	349,590	2,497	140	0.00%	n/a	468,824,770	324,310	1,446	0.60%	50.12%
2005	394,460	2,254	175	25.01%	n/a	436,990	2,497	175	25.00%	n/a	487,790,455	324,190	1,505	4.08%	56.25%

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

3.49%

41  
**HAMILTON**

FL area 9

(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
9,403	<b>HAMILTON</b>	59,886,816	10,186,532	18,283,344	255,496,171	46,977,164	20,495,963	50,485	487,757,810	46,748,309	25,716,674	0	971,599,268
<i>cnty sectorvalue % of total value:</i>		6.16%	1.05%	1.88%	26.30%	4.84%	2.11%	0.01%	50.20%	4.81%	2.65%		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
4,225	AURORA	5,390,140	1,629,780	914,259	122,887,340	26,997,358	0	0	33,310	0	2,200	0	157,854,387
389	GILTNER	402,288	124,728	77,858	8,775,725	1,946,530	0	0	0	0	0	0	11,327,129
439	HAMPTON	265,053	169,420	201,660	12,792,228	2,685,010	0	0	0	0	0	0	16,113,371
150	HORDVILLE	54,310	74,013	148,501	1,941,430	903,754	0	0	0	0	0	0	3,122,008
282	MARQUETTE	81,833	178,649	108,983	4,124,562	1,195,995	0	0	12,050	0	0	0	5,702,072
336	PHILLIPS	9,608	244,191	549,419	5,990,699	89,209	0	0	0	0	0	0	6,883,126
<b>Total of All City Values:</b>		<b>6,203,232</b>	<b>2,420,781</b>	<b>2,000,680</b>	<b>156,511,984</b>	<b>33,817,856</b>	<b>0</b>	<b>0</b>	<b>45,360</b>	<b>0</b>	<b>2,200</b>	<b>0</b>	<b>201,002,093</b>
<i>% total citysect of cnty sector</i>		10.36%	23.76%	10.94%	61.26%	71.99%			0.01%		0.01%		20.69%

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

%citypop. to cnty pop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
44.93%	AURORA	9.00%	16.00%	5.00%	48.10%	57.47%			0.01%		0.01%		16.25%
4.14%	GILTNER	0.67%	1.22%	0.43%	3.43%	4.14%							1.17%
4.67%	HAMPTON	0.44%	1.66%	1.10%	5.01%	5.72%							1.66%
1.60%	HORDVILLE	0.09%	0.73%	0.81%	0.76%	1.92%							0.32%
3.00%	MARQUETTE	0.14%	1.75%	0.60%	1.61%	2.55%			0.00%				0.59%
3.57%	PHILLIPS	0.02%	2.40%	3.01%	2.34%	0.19%							0.71%

Cnty#   
 County

FL area