

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Harlan County
42

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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Residential Real Property - Current

Number of Sales	123	COD	12.13
Total Sales Price	5953039	PRD	103.72
Total Adj. Sales Price	5953039	COV	18.57
Total Assessed Value	5611395	STD	18.15
Avg. Adj. Sales Price	48398.69	Avg. Abs. Dev.	11.72
Avg. Assessed Value	45621.10	Min	54.94
Median	96.60	Max	173.14
Wgt. Mean	94.26	95% Median C.I.	94.39 to 97.57
Mean	97.77	95% Wgt. Mean C.I.	90.98 to 97.54
		95% Mean C.I.	94.56 to 100.98
% of Value of the Class of all Real Property Value in the County			27.16
% of Records Sold in the Study Period			5.26
% of Value Sold in the Study Period			6.93
Average Assessed Value of the Base			34,621

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	123	96.60	12.13	103.72
2005	148	96.49	16.37	109.06
2004	160	96.82	12.95	103.29
2003	167	98	13.82	103.5
2002	206	95	13.58	102.91
2001	235	97	15.29	105.06

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Commercial Real Property - Current

Number of Sales	22	COD	17.04
Total Sales Price	1946906	PRD	103.70
Total Adj. Sales Price	1945416	COV	31.88
Total Assessed Value	1842270	STD	31.31
Avg. Adj. Sales Price	88428.00	Avg. Abs. Dev.	16.99
Avg. Assessed Value	83739.55	Min	47.50
Median	99.71	Max	209.80
Wgt. Mean	94.70	95% Median C.I.	86.63 to 103.75
Mean	98.20	95% Wgt. Mean C.I.	87.77 to 101.63
		95% Mean C.I.	84.32 to 112.08
% of Value of the Class of all Real Property Value in the County			6.11
% of Records Sold in the Study Period			7.46
% of Value Sold in the Study Period			10.11
Average Assessed Value of the Base			61,791

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	22	99.71	17.04	103.70
2005	23	98.56	16.43	100.24
2004	30	96.78	22.53	109.78
2003	39	97	20.24	109.01
2002	41	95	11.97	103.03
2001	40	97	44.99	115.58

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Agricultural Land - Current

Number of Sales	40	COD	15.49
Total Sales Price	5926147	PRD	99.85
Total Adj. Sales Price	5825353	COV	21.83
Total Assessed Value	4481085	STD	16.77
Avg. Adj. Sales Price	145633.83	Avg. Abs. Dev.	12.13
Avg. Assessed Value	112027.13	Min	32.49
Median	78.32	Max	115.22
Wgt. Mean	76.92	95% Median C.I.	70.82 to 82.11
Mean	76.81	95% Wgt. Mean C.I.	72.21 to 81.64
		95% Mean C.I.	71.61 to 82.01
% of Value of the Class of all Real Property Value in the County			66.52
% of Records Sold in the Study Period			1.79
% of Value Sold in the Study Period			0.06
Average Assessed Value of the Base			88,882

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	40	78.32	15.49	99.85
2005	54	77.03	12.97	99.92
2004	54	76.52	13.49	100.49
2003	51	77	13.62	99.76
2002	61	77	14.06	100.56
2001	61	76	13.11	101.68

2006 Opinions of the Property Tax Administrator for Harlan County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Harlan County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Harlan 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 Harlan County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Harlan 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 Harlan County is 78% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Harlan County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Harlan County

Recommendations

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

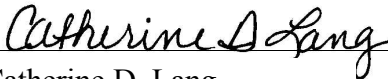
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Harlan County**

Residential Real Property

I. Correlation

Harlan: RESIDENTIAL: All three measures of central tendency are within the acceptable parameters for the residential class of property. The coefficient of dispersion is also within the acceptable range with the price-related differential falling slightly above the parameters. New valuations were implemented for residential improvements for 2006 using new depreciation tables that were developed using current market information by the Assessment Administrative Manager and Appraisal staff. New land values around Harlan Lake were established to equalize and bring the statistical measures within compliance with completed pickup and review work. Based on the known assessment practices in Harlan County and the information contained in this report, it is believed that the county has attained the level of value and has uniform and proportionate assessment practices in Harlan County.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	291	235	80.76
2002	264	206	78.03
2003	218	167	76.61
2004	210	160	76.19
2005	201	148	73.63
2006	209	123	58.85

Harlan: RESIDENTIAL: Harlan County has historically utilized a high portion of the total sales for the development of the residential statistics. A decreased percent of sales used reflects the elimination of substantially changed properties for 2006. The county continues to complete an ongoing sales review verification process and the information indicates the county has not excessively trimmed the sample.

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for Harlan County**

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	90	4.03	93.63	97
2002	95	1.64	96.56	95
2003	93	3.5	96.26	98
2004	95.43	3.48	98.75	96.82
2005	95.43	1	96.38	96.49
2006	94.83	2.36	97.06	96.60

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for Harlan County**

Harlan: RESIDENTIAL: The Trended Preliminary Ratio and the R&O Ratio are similar and supportive of each other with an approximate .46 point spread.

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)
1.03	2001	4.03
5.56	2002	1.64
7.95	2003	3.5
4.23	2004	3.48
1.77	2005	1
6.52	2006	2.36

Harlan: RESIDENTIAL: An examination of the percentage change to the sales file to the percent change in assessed value (excluding growth) will reveal an approximate 4.16 point difference. The

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probable difference is likely attributable to the assessment actions for 2006 to implement new residential valuations through new depreciation tables and revalue land values around Harlan Lake.

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

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

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.60	94.26	97.77

Harlan: RESIDENTIAL: All three measures of central tendency are within the acceptable range. For direct equalization purposes the median will be used to describe the level of value for the residential class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	12.13	103.72
Difference	0	0.72

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Harlan: RESIDENTIAL: The coefficient of dispersion indicates that uniformity has been achieved although the price-related differential falls slightly above the acceptable parameters.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	121	123	2
Median	94.83	96.60	1.77
Wgt. Mean	90.35	94.26	3.91
Mean	96.61	97.77	1.16
COD	15.56	12.13	-3.43
PRD	106.93	103.72	-3.21
Min Sales Ratio	48.92	54.94	6.02
Max Sales Ratio	202.80	173.14	-29.66

Harlan: RESIDENTIAL: Two additional sales were added to the R&O Statistics after the Preliminary Statistics were calculated due to changes of current property classification codes on the assessed values update. Two sales that were previously exempt properties are qualified and non-exempt for the 2006 assessment year. The other statistical changes shown between the preliminary statistics and the R&O statistics reflects the assessment actions taken by the Assessment Administrative Manager and Appraisal staff to equalize residential values for the current assessment year. New depreciation tables for all residential neighborhoods using current market information were developed and applied to improvement values. New land values around Harlan Lake were also established and implemented to equalize the statistical measures.

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Commerical Real Property

I. Correlation

Harlan: COMMERCIAL: An overview of the statistical information indicates that all three measures of central tendency and the coefficient of dispersion are within the acceptable ranges for the commercial class of property. The price-related differential falls slightly above the acceptable range. Based on the known assessment practices of the Assessment Administrative Manager and Appraisal staff and the information contained in this report, it is believed that the county has attained the level of value and uniform and proportionate assessment practices in Harlan County.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	55	40	72.73
2002	51	41	80.39
2003	47	39	82.98
2004	37	30	81.08
2005	33	23	69.7
2006	42	22	52.38

Harlan: COMMERCIAL: Although the above utilization grid indicates a declining percent of sales used in determining the statistical information, the county continues to conduct a sales review and verification process in the commercial class of property in Harlan County. An adequate proportion of the available sales has been utilized and indications show the measurements were done as fairly as possible.

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

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for Harlan County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	94	0.34	94.32	97
2002	95	8.21	102.8	95
2003	95	6.2	100.89	97
2004	97.18	-3.33	93.95	96.78
2005	97.09	4.31	101.27	98.56
2006	99.66	-0.73	98.93	99.71

**2006 Correlation Section
for Harlan County**

Harlan: COMMERCIAL: Little statistical difference is shown between the Trended Preliminary Ratio and the R&O Ratio and supports the Preliminary Median for commercial property in Harlan County for 2006.

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)
-1.96	2001	0.34
-2.88	2002	8.21
0.98	2003	6.2
-1.37	2004	-3.33
0.68	2005	4.31
0.36	2006	-0.73

Harlan: COMMERCIAL: No overall actions were taken to address the commercial property class for 2006 as a whole. The minor percent change in assessed value in the sales file compared to the percent

2006 Correlation Section for Harlan County

change in assessed value (excluding growth) supports the annual pickup and review work in Harlan County.

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

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

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

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

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

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

**2006 Correlation Section
for Harlan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.71	94.70	98.20

Harlan: COMMERCIAL: All three measures of central tendency are within the acceptable range. For direct equalization purposes the median will be used to describe the level of value for the commercial class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	17.04	103.70
Difference	0	0.7

**2006 Correlation Section
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Harlan: COMMERCIAL: The coefficient of dispersion indicates that uniformity has been achieved but the price-related differential falls slightly above the acceptable parameters. Based on the known assessment practices in Harlan County, it is believed the county has met the standards for uniform and proportionate assessments.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	22	22	0
Median	99.66	99.71	0.05
Wgt. Mean	95.63	94.70	-0.93
Mean	98.27	98.20	-0.07
COD	16.33	17.04	0.71
PRD	102.76	103.70	0.94
Min Sales Ratio	47.50	47.50	0
Max Sales Ratio	209.80	209.80	0

Harlan: COMMERCIAL: Minor changes between the preliminary statistics and the R&O statistics reflect the 2006 pickup and review work done in the commercial class of property in Harlan County. No overall changes were made for the current assessment year.

**2006 Correlation Section
for Harlan County**

Agricultural Land

I. Correlation

Harlan: AGRICULTURAL UNIMPROVED: All three measures of central tendency and both qualitative measures are within the parameters designated for each. The median best represents the level of value for the class of property for direct equalization purposes. The actions of the county implementing new land values in Market Areas 1 and 2 are shown through the qualitative measures. Based on the qualified statistics and known assessment practices in Harlan County it is believed that the county has attained the level of value and has uniform and proportionate assessment practices.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	98	61	62.24
2002	98	61	62.24
2003	91	51	56.04
2004	100	54	54
2005	100	54	54
2006	119	40	33.61

Harlan: AGRICULTURAL UNIMPROVED: The declining percent of sales used for the determination of statistical measures in 2006 reflects the 32 sales or 27% of the total sales file being eliminated due to substantially changed sales over the three year study period. A large portion of the eliminated sales represent sold dry land use sales which are now irrigated. Based on the known assessment practices for Harlan County it is believed that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Harlan County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	77	-0.35	76.73	76
2002	78	0.05	78.04	77
2003	70	7.1	74.97	77
2004	76.21	5.4	80.32	76.52
2005	75.36	1.29	76.33	77.03
2006	77.50	1.96	79.02	78.32

**2006 Correlation Section
for Harlan County**

Harlan: AGRICULTURAL UNIMPROVED: New agricultural land values were implemented in Market Areas 1 and 2 in Harlan County which are reflective and supportive of the statistical measures on the above utilization grid. The measures are consistent with the assessment actions for 2006.

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)
-3.37	2001	-0.35
-1.46	2002	0.05
5.63	2003	7.1
9.71	2004	5.4
1.74	2005	1.29
0.83	2006	1.96

Harlan: AGRICULTURAL UNIMPROVED: The 1.13 point increase in the percent change in assessed value (excluding growth) compared to the percent change in the sales file is consistent and supportive of

2006 Correlation Section for Harlan County

the new agricultural land values which were implemented for the current assessment year in market areas 1 and 2.

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

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

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

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

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

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

**2006 Correlation Section
for Harlan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	78.32	76.92	76.81

Harlan: AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range and show support of each other. For direct equalization purposes the median will be used to describe the level of value for the agricultural unimproved class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.49	99.85
Difference	0	0

**2006 Correlation Section
for Harlan County**

Harlan: AGRICULTURAL UNIMPROVED: Both qualitative measures are well within the ranges for the agricultural unimproved property class in 2006. It is believed that Harlan County has attained uniform and proportionate assessments for 2006 by these measures.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	40	40	0
Median	77.50	78.32	0.82
Wgt. Mean	76.39	76.92	0.53
Mean	75.25	76.81	1.56
COD	15.55	15.49	-0.06
PRD	98.51	99.85	1.34
Min Sales Ratio	31.32	32.49	1.17
Max Sales Ratio	115.91	115.22	-0.69

Harlan: AGRICULTURAL UNIMPROVED: Changes shown between the preliminary and R&O statistics reflect the assessment actions to the agricultural land in Harlan County. New land values were implemented in Market Areas 1 and 2 according to land classification groups needing addressed. Market Area 3 had no changes for the current year. Irrigated grassland acres were identified and classified accordingly.

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

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	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	72,566,245	75,522,130	2,955,885	4.07	1,437,790	2.09
2. Recreational	5,138,720	5,457,365	318,645	6.2	6,575	6.07
3. Ag-Homesite Land, Ag-Res Dwellings	12,236,945	12,882,055	645,110	5.27	*-----	5.27
4. Total Residential (sum lines 1-3)	89,941,910	93,861,550	3,919,640	4.36	1,444,365	2.75
5. Commercial	18,267,905	18,228,390	-39,515	-0.22	94,095	-0.73
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	7,937,685	7,755,055	-182,630	-2.3	238,820	-5.31
8. Minerals	419,110	602,170	183,060	43.68	0	43.68
9. Total Commercial (sum lines 5-8)	26,624,700	26,585,615	-39,085	-0.15	94,095	-0.5
10. Total Non-Agland Real Property	116,566,610	120,447,165	3,880,555	3.33	1,777,280	1.8
11. Irrigated	87,385,380	86,611,750	-773,630	-0.89		
12. Dryland	55,032,330	57,594,960	2,562,630	4.66		
13. Grassland	31,561,270	33,189,410	1,628,140	5.16		
14. Wasteland	263,600	262,350	-1,250	-0.47		
15. Other Agland	0	0	0			
16. Total Agricultural Land	174,242,580	177,658,470	3,415,890	1.96		
17. Total Value of All Real Property (Locally Assessed)	290,809,190	298,105,635	7,296,445	2.51	1,777,280	1.9

*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:	123	MEDIAN:	97	COV:	18.57	95% Median C.I.:	94.39 to 97.57
TOTAL Sales Price:	5,953,039	WGT. MEAN:	94	STD:	18.15	95% Wgt. Mean C.I.:	90.98 to 97.54
TOTAL Adj.Sales Price:	5,953,039	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.56 to 100.98
TOTAL Assessed Value:	5,611,395						
AVG. Adj. Sales Price:	48,398	COD:	12.13	MAX Sales Ratio:	173.14		
AVG. Assessed Value:	45,621	PRD:	103.72	MIN Sales Ratio:	54.94		

Printed: 03/29/2006 20:47:30

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	16	97.61	102.29	97.97	10.92	104.41	82.94	167.98	90.91 to 107.00	50,786	49,757
10/01/03 TO 12/31/03	18	94.57	98.24	93.43	9.33	105.15	83.72	173.14	87.76 to 99.23	46,684	43,616
01/01/04 TO 03/31/04	8	93.48	95.06	92.04	16.42	103.28	66.01	124.05	66.01 to 124.05	73,625	67,766
04/01/04 TO 06/30/04	13	97.38	104.20	99.54	11.42	104.68	87.41	142.33	90.71 to 113.36	40,176	39,991
07/01/04 TO 09/30/04	20	96.71	94.29	96.69	8.95	97.52	54.94	110.94	91.93 to 101.56	42,877	41,459
10/01/04 TO 12/31/04	13	95.42	99.73	98.14	19.49	101.62	59.40	158.72	76.64 to 129.00	48,000	47,105
01/01/05 TO 03/31/05	12	89.59	97.63	97.17	14.45	100.47	81.53	134.22	83.50 to 105.51	50,891	49,452
04/01/05 TO 06/30/05	23	94.70	93.57	85.10	11.41	109.95	64.84	125.05	84.93 to 100.63	47,677	40,572
____Study Years____											
07/01/03 TO 06/30/04	55	96.86	100.36	95.62	11.32	104.96	66.01	173.14	93.91 to 99.23	50,258	48,058
07/01/04 TO 06/30/05	68	95.67	95.67	93.08	12.83	102.79	54.94	158.72	90.07 to 98.50	46,894	43,649
____Calendar Yrs____											
01/01/04 TO 12/31/04	54	96.76	98.10	96.56	13.14	101.60	54.94	158.72	94.51 to 99.92	48,015	46,362
____ALL____											
	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGES	12	94.55	96.70	89.73	14.34	107.77	66.01	167.98	83.54 to 101.50	64,225	57,626
ALMA	35	97.13	97.42	98.37	9.38	99.04	73.08	134.22	93.51 to 101.35	57,479	56,540
HANCHETTS	2	97.84	97.84	97.84	11.16	100.00	86.92	108.75	N/A	140,000	136,970
HUNTERS HILL	1	64.84	64.84	64.84			64.84	64.84	N/A	155,000	100,495
HUNTLEY/RAGAN	5	96.81	92.09	87.10	7.16	105.73	76.91	100.63	N/A	26,900	23,429
N SHORE CABIN	3	89.82	87.76	81.97	7.32	107.07	76.87	96.60	N/A	102,000	83,606
ORLEANS	16	99.54	104.13	102.06	13.86	102.03	78.60	173.14	90.71 to 105.58	23,334	23,814
OXFORD	9	95.76	98.16	96.25	11.45	101.98	76.64	129.00	86.28 to 110.94	51,388	49,462
REPUBLICAN CITY	19	96.50	95.48	94.87	12.94	100.65	54.94	158.72	83.50 to 98.60	35,835	33,997
STAMFORD	7	97.29	101.65	95.64	10.41	106.28	88.42	133.60	88.42 to 133.60	23,142	22,134
TAYLOR MANOR	14	97.67	99.72	92.72	14.69	107.56	59.40	137.09	84.93 to 125.05	44,025	40,818
____ALL____											
	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

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:	123	MEDIAN:	97	COV:	18.57	95% Median C.I.:	94.39 to 97.57
TOTAL Sales Price:	5,953,039	WGT. MEAN:	94	STD:	18.15	95% Wgt. Mean C.I.:	90.98 to 97.54
TOTAL Adj.Sales Price:	5,953,039	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.56 to 100.98
TOTAL Assessed Value:	5,611,395						
AVG. Adj. Sales Price:	48,398	COD:	12.13	MAX Sales Ratio:	173.14		
AVG. Assessed Value:	45,621	PRD:	103.72	MIN Sales Ratio:	54.94		

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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	91	96.71	98.30	97.34	11.24	100.99	54.94	173.14	94.17 to 98.50	42,032	40,913
2	21	96.60	95.60	88.12	14.39	108.49	59.40	137.09	86.92 to 99.23	72,969	64,299
3	11	94.70	97.51	90.30	14.95	107.98	66.01	167.98	80.46 to 104.92	54,154	48,903
ALL	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

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	117	96.55	97.09	94.18	11.67	103.08	54.94	173.14	94.17 to 97.57	50,467	47,532
2	6	99.11	111.05	103.59	20.65	107.20	83.72	167.98	83.72 to 167.98	8,058	8,347
ALL	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	114	96.57	97.45	94.15	12.04	103.50	54.94	173.14	94.17 to 97.45	50,138	47,205
06											
07	9	97.57	101.89	96.95	13.08	105.09	78.90	137.09	84.93 to 124.05	26,355	25,552
ALL	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506	1	81.53	81.53	81.53			81.53	81.53	N/A	80,000	65,220
33-0540	35	96.25	99.87	95.45	13.12	104.63	66.01	173.14	93.14 to 100.45	38,995	37,220
42-0002	82	96.67	97.58	94.55	11.81	103.21	54.94	167.98	94.17 to 97.97	52,459	49,600
50-0001	5	87.58	89.43	85.34	8.83	104.79	76.91	100.63	N/A	41,300	35,247
69-0044											
69-0055											
69-0507											
NonValid School											
ALL	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

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:	123	MEDIAN:	97	COV:	18.57	95% Median C.I.:	94.39 to 97.57
TOTAL Sales Price:	5,953,039	WGT. MEAN:	94	STD:	18.15	95% Wgt. Mean C.I.:	90.98 to 97.54
TOTAL Adj.Sales Price:	5,953,039	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.56 to 100.98
TOTAL Assessed Value:	5,611,395						
AVG. Adj. Sales Price:	48,398	COD:	12.13	MAX Sales Ratio:	173.14		
AVG. Assessed Value:	45,621	PRD:	103.72	MIN Sales Ratio:	54.94		

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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	15	95.62	101.40	98.57	15.25	102.88	76.91	167.98	86.69 to 101.50	33,646	33,164
Prior TO 1860											
1860 TO 1899	3	93.91	95.08	98.13	3.52	96.89	90.71	100.63	N/A	19,000	18,645
1900 TO 1919	28	96.32	97.41	93.99	11.30	103.64	66.01	142.33	88.42 to 100.76	22,271	20,933
1920 TO 1939	11	101.35	105.68	98.11	12.74	107.72	80.46	173.14	88.52 to 116.40	41,608	40,820
1940 TO 1949	6	105.52	99.30	98.12	10.36	101.21	76.64	113.36	76.64 to 113.36	51,833	50,856
1950 TO 1959	3	96.86	98.38	99.06	1.81	99.31	96.50	101.77	N/A	35,333	35,000
1960 TO 1969	13	97.45	97.84	96.69	9.70	101.19	54.94	129.00	93.37 to 105.78	35,437	34,265
1970 TO 1979	30	92.62	94.32	92.29	12.45	102.20	59.40	137.09	86.92 to 96.72	65,361	60,322
1980 TO 1989	3	89.82	111.61	103.00	26.89	108.36	86.28	158.72	N/A	71,333	73,473
1990 TO 1994	4	91.25	86.23	82.37	10.20	104.69	64.84	97.57	N/A	107,500	88,543
1995 TO 1999	4	96.48	93.79	94.76	9.12	98.98	74.40	107.81	N/A	143,250	135,740
2000 TO Present	3	99.23	94.00	94.30	5.27	99.68	83.54	99.23	N/A	84,833	79,998
ALL	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

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	5	100.00	111.00	109.83	15.96	101.06	90.71	142.33	N/A	4,039	4,436
5000 TO 9999	14	96.76	106.69	105.75	20.38	100.89	75.29	173.14	82.90 to 133.60	6,721	7,107
Total \$											
1 TO 9999	19	96.88	107.83	106.47	19.51	101.27	75.29	173.14	90.71 to 125.05	6,015	6,404
10000 TO 29999	33	97.29	98.75	97.78	13.21	100.99	54.94	137.09	93.31 to 105.78	18,243	17,838
30000 TO 59999	33	96.55	95.37	94.91	9.91	100.48	66.01	158.72	88.52 to 99.92	40,815	38,738
60000 TO 99999	22	94.34	94.71	94.79	7.67	99.91	76.91	134.22	86.69 to 97.57	77,035	73,022
100000 TO 149999	12	96.48	95.87	95.10	8.98	100.81	74.40	110.94	86.92 to 106.34	123,250	117,214
150000 TO 249999	4	82.31	84.32	85.14	16.36	99.04	64.84	107.81	N/A	179,000	152,393
ALL	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

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:	123	MEDIAN:	97	COV:	18.57	95% Median C.I.:	94.39 to 97.57
TOTAL Sales Price:	5,953,039	WGT. MEAN:	94	STD:	18.15	95% Wgt. Mean C.I.:	90.98 to 97.54
TOTAL Adj.Sales Price:	5,953,039	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.56 to 100.98
TOTAL Assessed Value:	5,611,395						
AVG. Adj. Sales Price:	48,398	COD:	12.13	MAX Sales Ratio:	173.14		
AVG. Assessed Value:	45,621	PRD:	103.72	MIN Sales Ratio:	54.94		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	90.71	96.99	94.24	14.21	102.92	78.60	142.33	78.60 to 142.33	4,349	4,098
5000 TO 9999	13	97.45	103.77	95.87	18.03	108.25	54.94	167.98	91.31 to 125.05	8,065	7,731
Total \$											
1 TO 9999	20	96.84	101.40	95.50	16.80	106.18	54.94	167.98	90.71 to 101.50	6,764	6,460
10000 TO 29999	37	97.29	100.93	98.05	13.76	102.93	59.40	173.14	93.91 to 102.50	19,892	19,505
30000 TO 59999	28	96.40	93.23	92.12	8.74	101.21	66.01	110.88	88.29 to 100.63	43,283	39,871
60000 TO 99999	22	94.34	96.10	94.38	8.56	101.82	81.53	158.72	86.69 to 97.57	77,754	73,384
100000 TO 149999	12	96.48	96.48	93.83	12.74	102.82	64.84	134.22	86.92 to 106.34	121,516	114,025
150000 TO 249999	4	97.78	95.30	94.34	13.28	101.01	76.87	108.75	N/A	175,250	165,333
ALL	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	95.62	102.86	98.97	16.14	103.93	76.91	167.98	86.69 to 124.05	38,523	38,125
0	3	100.00	102.65	102.41	14.05	100.23	82.90	125.05	N/A	4,631	4,743
10	2	105.08	105.08	104.53	7.87	100.53	96.81	113.36	N/A	7,500	7,840
15	3	96.88	96.19	106.03	14.15	90.71	75.29	116.40	N/A	12,266	13,006
20	26	99.21	103.39	101.11	11.38	102.26	81.53	158.72	94.70 to 105.51	26,380	26,673
25	13	95.76	96.92	96.60	9.75	100.33	78.60	129.00	88.29 to 105.58	34,423	33,251
30	53	94.17	93.15	90.66	11.73	102.75	54.94	173.14	88.21 to 97.13	62,285	56,469
35	4	100.39	103.25	100.95	14.86	102.27	78.90	133.32	N/A	37,750	38,110
40	6	98.40	97.29	96.85	8.10	100.46	76.87	108.75	76.87 to 108.75	133,500	129,293
ALL	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	95.00	101.09	98.46	15.11	102.67	76.91	167.98	86.69 to 101.50	40,900	40,269
0	3	100.00	102.65	102.41	14.05	100.23	82.90	125.05	N/A	4,631	4,743
100	12	97.61	101.90	97.03	8.83	105.02	86.28	137.09	93.51 to 105.78	39,558	38,385
101	84	96.37	97.33	93.91	12.26	103.65	54.94	173.14	93.14 to 97.97	48,434	45,483
102	1	104.57	104.57	104.57			104.57	104.57	N/A	100,000	104,570
103	1	82.94	82.94	82.94			82.94	82.94	N/A	120,000	99,530
104	9	96.62	89.96	87.38	10.30	102.95	66.01	103.17	74.40 to 100.76	60,568	52,924
111	1	108.75	108.75	108.75			108.75	108.75	N/A	140,000	152,255
ALL	123	96.60	97.77	94.26	12.13	103.72	54.94	173.14	94.39 to 97.57	48,398	45,621

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:	123	MEDIAN:	97	COV:	18.57	95% Median C.I.:	94.39 to 97.57
TOTAL Sales Price:	5,953,039	WGT. MEAN:	94	STD:	18.15	95% Wgt. Mean C.I.:	90.98 to 97.54
TOTAL Adj.Sales Price:	5,953,039	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.56 to 100.98
TOTAL Assessed Value:	5,611,395						
AVG. Adj. Sales Price:	48,398	COD:	12.13	MAX Sales Ratio:	173.14		
AVG. Assessed Value:	45,621	PRD:	103.72	MIN Sales Ratio:	54.94		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	95.62	102.86	98.97	16.14	103.93	76.91	167.98	86.69 to 124.05	38,523	38,125
0	3	100.00	102.65	102.41	14.05	100.23	82.90	125.05	N/A	4,631	4,743
10	2	85.52	85.52	83.38	14.55	102.57	73.08	97.97	N/A	18,125	15,112
15	1	96.88	96.88	96.88			96.88	96.88	N/A	4,800	4,650
20	13	98.50	110.23	105.32	17.95	104.66	78.60	173.14	94.70 to 133.60	12,368	13,026
25	8	97.44	105.85	115.73	22.37	91.46	75.29	158.72	75.29 to 158.72	22,187	25,678
30	35	94.17	93.73	93.48	11.23	100.26	54.94	137.09	90.71 to 100.76	40,732	38,076
35	15	97.77	97.96	98.14	5.07	99.82	78.90	109.75	96.25 to 101.56	42,800	42,004
40	33	93.51	93.43	91.23	9.60	102.41	64.84	133.32	87.76 to 97.57	90,647	82,701
<u>ALL</u>	<u>123</u>	<u>96.60</u>	<u>97.77</u>	<u>94.26</u>	<u>12.13</u>	<u>103.72</u>	<u>54.94</u>	<u>173.14</u>	<u>94.39 to 97.57</u>	<u>48,398</u>	<u>45,621</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	100	COV:	31.88	95% Median C.I.:	86.63 to 103.75
TOTAL Sales Price:	1,946,906	WGT. MEAN:	95	STD:	31.31	95% Wgt. Mean C.I.:	87.77 to 101.63
TOTAL Adj.Sales Price:	1,945,416	MEAN:	98	AVG.ABS.DEV:	16.99	95% Mean C.I.:	84.32 to 112.08
TOTAL Assessed Value:	1,842,270						
AVG. Adj. Sales Price:	88,428	COD:	17.04	MAX Sales Ratio:	209.80		
AVG. Assessed Value:	83,739	PRD:	103.70	MIN Sales Ratio:	47.50		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	99.75	99.75	99.75			99.75	99.75	N/A	110,000	109,725
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	1	99.30	99.30	99.30			99.30	99.30	N/A	33,400	33,165
04/01/03 TO 06/30/03	3	103.15	103.49	104.86	1.44	98.69	101.44	105.88	N/A	30,500	31,983
07/01/03 TO 09/30/03	1	96.86	96.86	96.86			96.86	96.86	N/A	125,000	121,070
10/01/03 TO 12/31/03	3	96.14	88.67	93.03	8.00	95.32	73.39	96.48	N/A	261,746	243,490
01/01/04 TO 03/31/04	3	57.33	68.17	96.14	30.33	70.91	47.50	99.68	N/A	54,500	52,395
04/01/04 TO 06/30/04	2	100.05	100.05	108.41	13.42	92.29	86.63	113.47	N/A	35,750	38,755
07/01/04 TO 09/30/04	5	99.75	111.10	88.38	35.22	125.71	53.62	209.80	N/A	94,813	83,794
10/01/04 TO 12/31/04	1	103.75	103.75	103.75			103.75	103.75	N/A	69,945	72,565
01/01/05 TO 03/31/05	2	112.06	112.06	120.66	8.72	92.87	102.29	121.83	N/A	10,633	12,830
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	5	101.44	101.90	101.68	1.97	100.22	99.30	105.88	N/A	46,980	47,768
07/01/03 TO 06/30/04	9	96.14	85.28	94.85	16.37	89.91	47.50	113.47	57.33 to 99.68	127,248	120,692
07/01/04 TO 06/30/05	8	103.02	110.42	91.49	24.17	120.69	53.62	209.80	53.62 to 209.80	70,659	64,649
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	98.08	96.58	94.74	5.98	101.95	73.39	105.88	73.39 to 105.88	129,392	122,581
01/01/04 TO 12/31/04	11	99.68	96.72	93.22	27.47	103.74	47.50	209.80	53.62 to 113.47	70,819	66,020
<u>ALL</u>											
	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALMA	8	98.31	96.02	99.63	14.46	96.38	47.50	121.83	47.50 to 121.83	65,695	65,454
ORLEANS	6	94.04	84.08	63.40	19.37	132.62	53.62	103.15	53.62 to 103.15	28,461	18,044
OXFORD	3	96.14	91.09	93.70	10.52	97.22	73.39	103.75	N/A	264,061	247,418
REPUBLICAN CITY	3	99.75	101.78	102.07	2.09	99.72	99.68	105.92	N/A	140,333	143,235
RURAL	1	99.30	99.30	99.30			99.30	99.30	N/A	33,400	33,165
STAMFORD	1	209.80	209.80	209.80			209.80	209.80	N/A	2,500	5,245
<u>ALL</u>											
	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

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:	22	MEDIAN:	100	COV:	31.88	95% Median C.I.:	86.63 to 103.75
TOTAL Sales Price:	1,946,906	WGT. MEAN:	95	STD:	31.31	95% Wgt. Mean C.I.:	87.77 to 101.63
TOTAL Adj.Sales Price:	1,945,416	MEAN:	98	AVG.ABS.DEV:	16.99	95% Mean C.I.:	84.32 to 112.08
TOTAL Assessed Value:	1,842,270						
AVG. Adj. Sales Price:	88,428	COD:	17.04	MAX Sales Ratio:	209.80		
AVG. Assessed Value:	83,739	PRD:	103.70	MIN Sales Ratio:	47.50		

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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	21	99.75	98.76	94.99	17.20	103.97	47.50	209.80	96.14 to 103.75	89,469	84,987
3	1	86.42	86.42	86.42			86.42	86.42	N/A	66,565	57,525
ALL	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

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	20	99.71	100.53	94.81	15.99	106.03	53.62	209.80	96.14 to 103.75	96,957	91,930
2	2	74.90	74.90	58.57	36.58	127.87	47.50	102.29	N/A	3,133	1,835
ALL	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506											
33-0540	10	98.79	98.75	88.64	25.64	111.41	53.62	209.80	57.33 to 103.75	96,545	85,576
42-0002	12	99.71	97.74	100.67	10.06	97.09	47.50	121.83	96.48 to 105.92	81,663	82,208
50-0001											
69-0044											
69-0055											
69-0507											
NonValid School											
ALL	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

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:	22	MEDIAN:	100	COV:	31.88	95% Median C.I.:	86.63 to 103.75
TOTAL Sales Price:	1,946,906	WGT. MEAN:	95	STD:	31.31	95% Wgt. Mean C.I.:	87.77 to 101.63
TOTAL Adj.Sales Price:	1,945,416	MEAN:	98	AVG.ABS.DEV:	16.99	95% Mean C.I.:	84.32 to 112.08
TOTAL Assessed Value:	1,842,270						
AVG. Adj. Sales Price:	88,428	COD:	17.04	MAX Sales Ratio:	209.80		
AVG. Assessed Value:	83,739	PRD:	103.70	MIN Sales Ratio:	47.50		

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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	7	86.63	82.75	92.77	18.15	89.19	47.50	102.29	47.50 to 102.29	33,890	31,440
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	103.15	108.81	111.07	6.59	97.96	101.44	121.83	N/A	14,500	16,105
1920 TO 1939	2	161.64	161.64	117.45	29.80	137.62	113.47	209.80	N/A	30,250	35,530
1940 TO 1949											
1950 TO 1959	1	105.92	105.92	105.92			105.92	105.92	N/A	160,000	169,470
1960 TO 1969	2	76.65	76.65	78.82	30.04	97.25	53.62	99.68	N/A	138,000	108,767
1970 TO 1979	4	98.12	93.34	92.04	8.57	101.41	73.39	103.75	N/A	90,363	83,171
1980 TO 1989	1	96.14	96.14	96.14			96.14	96.14	N/A	613,730	590,055
1990 TO 1994	2	101.37	101.37	100.04	4.45	101.33	96.86	105.88	N/A	96,500	96,535
1995 TO 1999											
2000 TO Present											
ALL	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	156.05	156.05	173.66	34.45	89.86	102.29	209.80	N/A	1,883	3,270
5000 TO 9999	3	57.33	69.33	70.42	32.36	98.45	47.50	103.15	N/A	6,333	4,460
Total \$											
1 TO 9999	5	102.29	104.02	87.50	40.69	118.88	47.50	209.80	N/A	4,553	3,984
10000 TO 29999	3	101.44	103.30	105.55	11.57	97.86	86.63	121.83	N/A	16,833	17,768
30000 TO 59999	2	106.39	106.39	108.29	6.66	98.24	99.30	113.47	N/A	45,700	49,490
60000 TO 99999	4	100.11	98.13	98.27	6.68	99.86	86.42	105.88	N/A	66,877	65,717
100000 TO 149999	5	96.86	84.67	84.48	14.97	100.23	53.62	99.75	N/A	117,702	99,432
150000 TO 249999	2	102.80	102.80	102.89	3.04	99.91	99.68	105.92	N/A	155,500	159,990
500000 +	1	96.14	96.14	96.14			96.14	96.14	N/A	613,730	590,055
ALL	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

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:	22	MEDIAN:	100	COV:	31.88	95% Median C.I.:	86.63 to 103.75
TOTAL Sales Price:	1,946,906	WGT. MEAN:	95	STD:	31.31	95% Wgt. Mean C.I.:	87.77 to 101.63
TOTAL Adj.Sales Price:	1,945,416	MEAN:	98	AVG.ABS.DEV:	16.99	95% Mean C.I.:	84.32 to 112.08
TOTAL Assessed Value:	1,842,270						
AVG. Adj. Sales Price:	88,428	COD:	17.04	MAX Sales Ratio:	209.80		
AVG. Assessed Value:	83,739	PRD:	103.70	MIN Sales Ratio:	47.50		

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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	57.33	69.04	57.90	31.86	119.25	47.50	102.29	N/A	4,588	2,656
5000 TO 9999	2	156.48	156.48	132.78	34.08	117.85	103.15	209.80	N/A	4,500	5,975
Total \$											
1 TO 9999	5	102.29	104.02	87.50	40.69	118.88	47.50	209.80	N/A	4,553	3,984
10000 TO 29999	3	101.44	103.30	105.55	11.57	97.86	86.63	121.83	N/A	16,833	17,768
30000 TO 59999	2	92.86	92.86	90.72	6.93	102.35	86.42	99.30	N/A	49,982	45,345
60000 TO 99999	6	100.11	91.10	84.84	16.58	107.37	53.62	113.47	53.62 to 113.47	82,075	69,636
100000 TO 149999	3	99.75	98.79	98.73	0.97	100.06	96.86	99.75	N/A	118,333	116,833
150000 TO 249999	2	102.80	102.80	102.89	3.04	99.91	99.68	105.92	N/A	155,500	159,990
500000 +	1	96.14	96.14	96.14			96.14	96.14	N/A	613,730	590,055
ALL	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	92.96	85.84	85.25	21.02	100.69	47.50	121.83	53.62 to 103.75	46,217	39,401
10	6	100.56	113.99	91.85	24.01	124.10	73.39	209.80	73.39 to 209.80	58,085	53,353
20	6	102.82	103.00	99.42	5.27	103.61	96.14	113.47	96.14 to 113.47	189,121	188,022
ALL	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	86.52	79.91	86.74	18.68	92.13	47.50	102.29	47.50 to 102.29	21,205	18,392
303	1	99.75	99.75	99.75			99.75	99.75	N/A	120,000	119,705
306	1	121.83	121.83	121.83			121.83	121.83	N/A	20,000	24,365
343	2	86.53	86.53	88.68	15.19	97.57	73.39	99.68	N/A	129,755	115,072
346	1	53.62	53.62	53.62			53.62	53.62	N/A	125,000	67,025
350	1	103.75	103.75	103.75			103.75	103.75	N/A	69,945	72,565
352	1	105.88	105.88	105.88			105.88	105.88	N/A	68,000	72,000
353	4	108.31	131.97	113.11	27.39	116.67	101.44	209.80	N/A	21,000	23,752
381	2	96.67	96.67	96.73	0.20	99.94	96.48	96.86	N/A	94,000	90,925
419	1	105.92	105.92	105.92			105.92	105.92	N/A	160,000	169,470
467	1	99.75	99.75	99.75			99.75	99.75	N/A	110,000	109,725
494	1	96.14	96.14	96.14			96.14	96.14	N/A	613,730	590,055
ALL	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739

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:	22	MEDIAN:	100	COV:	31.88	95% Median C.I.:	86.63 to 103.75
TOTAL Sales Price:	1,946,906	WGT. MEAN:	95	STD:	31.31	95% Wgt. Mean C.I.:	87.77 to 101.63
TOTAL Adj.Sales Price:	1,945,416	MEAN:	98	AVG.ABS.DEV:	16.99	95% Mean C.I.:	84.32 to 112.08
TOTAL Assessed Value:	1,842,270						
AVG. Adj. Sales Price:	88,428	COD:	17.04	MAX Sales Ratio:	209.80		
AVG. Assessed Value:	83,739	PRD:	103.70	MIN Sales Ratio:	47.50		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	22	99.71	98.20	94.70	17.04	103.70	47.50	209.80	86.63 to 103.75	88,428	83,739
04											
<u>ALL</u>	<u>22</u>	<u>99.71</u>	<u>98.20</u>	<u>94.70</u>	<u>17.04</u>	<u>103.70</u>	<u>47.50</u>	<u>209.80</u>	<u>86.63 to 103.75</u>	<u>88,428</u>	<u>83,739</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	40	MEDIAN:	78	COV:	21.83	95% Median C.I.:	70.82 to 82.11	(!: Derived)
(AgLand) TOTAL Sales Price:	5,926,147	WGT. MEAN:	77	STD:	16.77	95% Wgt. Mean C.I.:	72.21 to 81.64	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,825,353	MEAN:	77	AVG.ABS.DEV:	12.13	95% Mean C.I.:	71.61 to 82.01	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,481,085							
AVG. Adj. Sales Price:	145,633	COD:	15.49	MAX Sales Ratio:	115.22			
AVG. Assessed Value:	112,027	PRD:	99.85	MIN Sales Ratio:	32.49			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	83.85	74.84	62.53	12.68	119.70	54.40	86.29	N/A	81,383	50,885
10/01/02 TO 12/31/02	2	66.12	66.12	77.36	24.19	85.47	50.13	82.11	N/A	94,250	72,910
01/01/03 TO 03/31/03	8	79.24	73.43	73.43	12.72	100.00	32.49	87.53	32.49 to 87.53	160,863	118,118
04/01/03 TO 06/30/03	2	84.58	84.58	86.42	24.13	97.87	64.17	104.99	N/A	69,725	60,255
07/01/03 TO 09/30/03	2	73.83	73.83	70.50	6.66	104.73	68.92	78.75	N/A	74,500	52,522
10/01/03 TO 12/31/03	1	86.26	86.26	86.26			86.26	86.26	N/A	125,000	107,820
01/01/04 TO 03/31/04	1	84.54	84.54	84.54			84.54	84.54	N/A	155,000	131,035
04/01/04 TO 06/30/04	1	56.50	56.50	56.50			56.50	56.50	N/A	27,000	15,255
07/01/04 TO 09/30/04	4	86.10	87.39	85.70	19.23	101.96	62.13	115.22	N/A	100,750	86,347
10/01/04 TO 12/31/04	4	84.70	78.78	80.25	20.50	98.16	43.63	102.06	N/A	59,500	47,748
01/01/05 TO 03/31/05	10	76.04	78.33	77.90	11.28	100.55	62.30	112.12	68.70 to 88.52	269,984	210,318
04/01/05 TO 06/30/05	2	68.09	68.09	69.87	3.00	97.45	66.05	70.13	N/A	84,750	59,212
<u>Study Years</u>											
07/01/02 TO 06/30/03	15	80.25	74.22	73.37	15.70	101.16	32.49	104.99	64.17 to 84.94	123,934	90,929
07/01/03 TO 06/30/04	5	78.75	74.99	78.76	11.52	95.21	56.50	86.26	N/A	91,200	71,831
07/01/04 TO 06/30/05	20	77.73	79.20	78.57	15.92	100.81	43.63	115.22	70.13 to 88.52	175,517	137,899
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	13	78.75	76.19	75.18	13.56	101.35	32.49	104.99	68.92 to 86.26	130,797	98,332
01/01/04 TO 12/31/04	10	82.04	80.57	82.95	19.96	97.13	43.63	115.22	56.50 to 102.06	82,300	68,267
<u>ALL</u>											
	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027

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:	40	MEDIAN:	78	COV:	21.83	95% Median C.I.:	70.82 to 82.11	(!: Derived)
(AgLand) TOTAL Sales Price:	5,926,147	WGT. MEAN:	77	STD:	16.77	95% Wgt. Mean C.I.:	72.21 to 81.64	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,825,353	MEAN:	77	AVG.ABS.DEV:	12.13	95% Mean C.I.:	71.61 to 82.01	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,481,085							
AVG. Adj. Sales Price:	145,633	COD:	15.49	MAX Sales Ratio:	115.22			
AVG. Assessed Value:	112,027	PRD:	99.85	MIN Sales Ratio:	32.49			

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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	
4113	3	84.54	84.76	83.59	4.21	101.40	79.53	90.22	N/A	138,333	115,633	
4115	9	77.58	75.62	78.98	18.57	95.75	32.49	112.12	64.17 to 92.66	178,267	140,790	
4117	7	78.75	79.09	79.07	8.07	100.04	62.30	88.52	62.30 to 88.52	156,960	124,102	
4119	3	72.77	74.36	73.01	2.49	101.85	72.44	77.88	N/A	240,525	175,615	
4257	2	62.87	62.87	73.68	30.60	85.33	43.63	82.11	N/A	102,750	75,710	
4259	1	70.82	70.82	70.82			70.82	70.82	N/A	596,100	422,145	
4261	1	115.22	115.22	115.22			115.22	115.22	N/A	84,500	97,365	
4263	2	86.91	86.91	87.26	0.72	99.60	86.29	87.53	N/A	20,075	17,517	
4355	1	68.70	68.70	68.70			68.70	68.70	N/A	160,000	109,920	
4357	1	56.50	56.50	56.50			56.50	56.50	N/A	27,000	15,255	
4359	3	102.06	91.99	85.79	11.78	107.22	68.92	104.99	N/A	80,333	68,921	
4503	4	60.22	63.60	60.64	18.84	104.88	50.13	83.85	N/A	68,600	41,601	
4507	2	78.71	78.71	78.46	0.61	100.31	78.23	79.19	N/A	139,000	109,062	
4509	1	62.13	62.13	62.13			62.13	62.13	N/A	79,000	49,080	
____ALL____	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	10	78.31	80.30	79.81	11.81	100.62	62.30	112.12	69.91 to 88.52	213,879	170,701	
2	25	78.41	76.00	75.17	18.24	101.10	32.49	115.22	68.92 to 84.94	130,426	98,042	
3	5	78.23	73.89	75.84	8.92	97.42	62.13	83.85	N/A	85,180	64,604	
____ALL____	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027	

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	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027	
____ALL____	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027	

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:	40	MEDIAN:	78	COV:	21.83	95% Median C.I.:	70.82 to 82.11	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	5,825,353	MEAN:	77	AVG.ABS.DEV:	12.13	95% Mean C.I.:	71.61 to 82.01	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,481,085							
AVG. Adj. Sales Price:	145,633	COD:	15.49	MAX Sales Ratio:	115.22			
AVG. Assessed Value:	112,027	PRD:	99.85	MIN Sales Ratio:	32.49			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
31-0506	2	52.26	52.26	53.82	4.09	97.11	50.13	54.40	N/A	102,750	55,295	
33-0540	13	79.53	82.00	79.91	12.23	102.61	62.13	115.22	68.70 to 90.22	125,084	99,955	
42-0002	8	69.87	74.60	73.58	22.66	101.39	43.63	104.99	43.63 to 104.99	122,250	89,951	
50-0001	5	72.77	73.50	71.93	6.94	102.18	62.30	82.11	N/A	226,559	162,964	
69-0044	7	78.75	74.84	79.14	13.48	94.56	32.49	88.52	32.49 to 88.52	133,826	105,910	
69-0055												
69-0507	5	80.25	82.74	84.05	13.31	98.44	69.91	112.12	N/A	189,234	159,054	
NonValid School												
ALL	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	86.29	86.29	86.29			86.29	86.29	N/A	8,750	7,550	
10.01 TO 30.00	1	50.13	50.13	50.13			50.13	50.13	N/A	28,000	14,035	
30.01 TO 50.00	5	66.05	64.56	64.38	17.11	100.28	43.63	78.75	N/A	33,004	21,248	
50.01 TO 100.00	4	86.89	77.08	71.87	20.38	107.25	32.49	102.06	N/A	71,296	51,243	
100.01 TO 180.00	18	73.63	77.53	73.81	15.75	105.04	54.40	115.22	68.70 to 83.85	131,822	97,301	
180.01 TO 330.00	7	82.11	85.44	85.53	9.60	99.89	72.44	112.12	72.44 to 112.12	223,285	190,984	
330.01 TO 650.00	3	78.23	80.11	79.09	2.97	101.30	77.58	84.54	N/A	268,833	212,608	
650.01 +	1	70.82	70.82	70.82			70.82	70.82	N/A	596,100	422,145	
ALL	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	1	68.92	68.92	68.92			68.92	68.92	N/A	125,000	86,145	
DRY-N/A	6	84.22	82.27	82.04	19.97	100.28	43.63	104.99	43.63 to 104.99	91,666	75,206	
GRASS	1	64.17	64.17	64.17			64.17	64.17	N/A	63,450	40,715	
GRASS-N/A	14	79.36	74.90	76.82	12.75	97.50	32.49	92.66	62.13 to 84.94	87,148	66,951	
IRRGTD	4	82.08	84.64	86.21	17.73	98.19	62.30	112.12	N/A	141,873	122,303	
IRRGTD-N/A	14	72.61	75.60	75.06	14.30	100.72	50.13	115.22	68.70 to 86.26	235,666	176,888	
ALL	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027	

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:	40	MEDIAN:	78	COV:	21.83	95% Median C.I.:	70.82 to 82.11	(!: Derived)
(AgLand) TOTAL Sales Price:	5,926,147	WGT. MEAN:	77	STD:	16.77	95% Wgt. Mean C.I.:	72.21 to 81.64	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,825,353	MEAN:	77	AVG.ABS.DEV:	12.13	95% Mean C.I.:	71.61 to 82.01	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,481,085							
AVG. Adj. Sales Price:	145,633	COD:	15.49	MAX Sales Ratio:	115.22			
AVG. Assessed Value:	112,027	PRD:	99.85	MIN Sales Ratio:	32.49			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	68.92	68.92	68.92			68.92	68.92	N/A	125,000	86,145
DRY-N/A	6	84.22	82.27	82.04	19.97	100.28	43.63	104.99	43.63 to 104.99	91,666	75,206
GRASS	2	74.35	74.35	78.62	13.70	94.57	64.17	84.54	N/A	109,225	85,875
GRASS-N/A	13	79.19	74.16	75.70	13.24	97.97	32.49	92.66	62.13 to 84.94	81,929	62,022
IRRGTD	9	72.77	74.92	77.60	19.55	96.54	50.13	112.12	54.40 to 88.52	185,671	144,088
IRRGTD-N/A	9	77.58	80.30	76.00	11.59	105.66	68.70	115.22	70.13 to 86.26	243,974	185,429
ALL	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	78.23	80.36	79.61	20.13	100.94	43.63	104.99	43.63 to 104.99	96,428	76,769
GRASS	13	79.19	76.37	79.23	9.87	96.39	56.50	92.66	64.17 to 84.54	89,488	70,900
GRASS-N/A	2	60.01	60.01	46.87	45.86	128.04	32.49	87.53	N/A	60,092	28,165
IRRGTD	17	77.58	78.01	77.77	15.70	100.32	50.13	115.22	68.70 to 86.29	192,395	149,618
IRRGTD-N/A	1	70.82	70.82	70.82			70.82	70.82	N/A	596,100	422,145
ALL	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	86.29	86.29	86.29			86.29	86.29	N/A	8,750	7,550
Total \$											
1 TO 9999	1	86.29	86.29	86.29			86.29	86.29	N/A	8,750	7,550
10000 TO 29999	4	61.27	62.86	61.62	15.57	102.01	50.13	78.75	N/A	22,500	13,863
30000 TO 59999	5	83.85	78.99	78.20	16.24	101.01	43.63	102.06	N/A	46,464	36,336
60000 TO 99999	9	79.19	79.51	79.08	23.83	100.54	32.49	115.22	62.13 to 104.99	78,137	61,791
100000 TO 149999	5	81.31	80.33	80.35	5.42	99.98	68.92	86.26	N/A	127,134	102,154
150000 TO 249999	8	78.32	74.51	74.38	8.48	100.17	54.40	84.54	54.40 to 84.54	168,312	125,190
250000 TO 499999	7	72.77	79.38	78.90	14.44	100.61	62.30	112.12	62.30 to 112.12	316,111	249,405
500000 +	1	70.82	70.82	70.82			70.82	70.82	N/A	596,100	422,145
ALL	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027

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:	40	MEDIAN:	78	COV:	21.83	95% Median C.I.:	70.82 to 82.11	(!: Derived)
(AgLand) TOTAL Sales Price:	5,926,147	WGT. MEAN:	77	STD:	16.77	95% Wgt. Mean C.I.:	72.21 to 81.64	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,825,353	MEAN:	77	AVG.ABS.DEV:	12.13	95% Mean C.I.:	71.61 to 82.01	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,481,085							
AVG. Adj. Sales Price:	145,633	COD:	15.49	MAX Sales Ratio:	115.22			
AVG. Assessed Value:	112,027	PRD:	99.85	MIN Sales Ratio:	32.49			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	76.17	76.17	75.01	13.29	101.54	66.05	86.29	N/A	9,875	7,407
Total \$											
1 TO 9999	2	76.17	76.17	75.01	13.29	101.54	66.05	86.29	N/A	9,875	7,407
10000 TO 29999	6	53.31	58.17	50.84	30.18	114.41	32.49	87.53	32.49 to 87.53	40,697	20,692
30000 TO 59999	7	79.19	80.28	78.44	13.42	102.34	62.13	102.06	62.13 to 102.06	61,552	48,281
60000 TO 99999	7	81.31	84.22	79.29	19.79	106.22	54.40	115.22	54.40 to 115.22	109,238	86,616
100000 TO 149999	9	80.25	79.43	79.11	5.69	100.41	68.70	86.26	70.13 to 84.94	149,666	118,396
150000 TO 249999	4	71.34	70.80	70.56	6.59	100.34	62.30	78.23	N/A	257,944	182,001
250000 TO 499999	5	77.58	84.29	80.73	14.79	104.41	70.82	112.12	N/A	397,420	320,851
ALL	40	78.32	76.81	76.92	15.49	99.85	32.49	115.22	70.82 to 82.11	145,633	112,027

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:	121	MEDIAN:	95	COV:	22.22	95% Median C.I.:	91.31 to 96.83
TOTAL Sales Price:	5,823,839	WGT. MEAN:	90	STD:	21.47	95% Wgt. Mean C.I.:	86.97 to 93.73
TOTAL Adj.Sales Price:	5,823,839	MEAN:	97	AVG.ABS.DEV:	14.75	95% Mean C.I.:	92.79 to 100.44
TOTAL Assessed Value:	5,261,775						
AVG. Adj. Sales Price:	48,130	COD:	15.56	MAX Sales Ratio:	202.80		
AVG. Assessed Value:	43,485	PRD:	106.93	MIN Sales Ratio:	48.92		

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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	16	96.18	101.64	97.29	11.82	104.48	81.94	167.98	88.47 to 107.85	50,786	49,408
10/01/03 TO 12/31/03	18	92.88	93.71	90.27	9.68	103.81	78.53	133.43	84.33 to 99.18	46,684	42,143
01/01/04 TO 03/31/04	8	87.21	90.81	89.88	17.88	101.04	66.01	122.65	66.01 to 122.65	73,625	66,171
04/01/04 TO 06/30/04	13	100.85	106.90	97.57	14.05	109.56	80.85	157.57	90.13 to 115.21	40,176	39,201
07/01/04 TO 09/30/04	20	95.91	92.69	94.37	9.84	98.22	48.92	108.43	89.44 to 102.25	42,877	40,461
10/01/04 TO 12/31/04	12	93.63	98.54	90.96	18.82	108.33	58.89	140.90	77.71 to 125.20	48,250	43,889
01/01/05 TO 03/31/05	11	82.61	92.76	87.39	18.17	106.15	69.87	130.57	73.17 to 122.71	47,863	41,827
04/01/05 TO 06/30/05	23	84.41	95.84	80.03	24.61	119.75	57.40	202.80	82.90 to 110.08	47,677	38,158
____Study Years____											
07/01/03 TO 06/30/04	55	96.16	98.72	93.63	13.03	105.43	66.01	167.98	90.13 to 100.71	50,258	47,056
07/01/04 TO 06/30/05	66	93.00	94.86	87.38	17.66	108.56	48.92	202.80	84.41 to 97.31	46,358	40,510
____Calendar Yrs____											
01/01/04 TO 12/31/04	53	96.50	97.22	93.21	14.58	104.29	48.92	157.57	91.88 to 100.85	48,072	44,809
____ALL____											
	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGES	12	88.27	96.47	87.06	19.78	110.81	66.01	167.98	81.16 to 110.08	64,225	55,915
ALMA	34	96.22	96.59	95.72	10.72	100.91	70.97	140.14	88.05 to 100.85	56,693	54,265
HANCHETTS	2	95.08	95.08	95.08	9.15	100.00	86.38	103.78	N/A	140,000	133,107
HUNTERS HILL	1	57.40	57.40	57.40			57.40	57.40	N/A	155,000	88,975
HUNTLEY/RAGAN	5	88.47	90.21	83.12	9.20	108.54	77.52	104.81	N/A	26,900	22,359
N SHORE CABIN	3	84.41	83.45	75.56	10.76	110.44	69.36	96.60	N/A	102,000	77,075
ORLEANS	16	104.59	113.21	103.04	19.92	109.87	78.53	202.80	87.50 to 133.43	23,334	24,042
OXFORD	9	89.54	91.67	89.53	14.49	102.40	66.95	125.20	74.06 to 106.26	51,388	46,006
REPUBLICAN CITY	18	89.78	88.50	85.25	12.70	103.82	48.92	122.65	80.43 to 95.94	35,326	30,116
STAMFORD	7	104.02	105.73	94.11	16.11	112.35	67.98	140.90	67.98 to 140.90	23,142	21,779
TAYLOR MANOR	14	95.81	94.99	89.93	15.02	105.63	58.89	130.57	72.73 to 111.93	44,025	39,590
____ALL____											
	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

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:	121	MEDIAN:	95	COV:	22.22	95% Median C.I.:	91.31 to 96.83
TOTAL Sales Price:	5,823,839	WGT. MEAN:	90	STD:	21.47	95% Wgt. Mean C.I.:	86.97 to 93.73
TOTAL Adj.Sales Price:	5,823,839	MEAN:	97	AVG.ABS.DEV:	14.75	95% Mean C.I.:	92.79 to 100.44
TOTAL Assessed Value:	5,261,775						
AVG. Adj. Sales Price:	48,130	COD:	15.56	MAX Sales Ratio:	202.80		
AVG. Assessed Value:	43,485	PRD:	106.93	MIN Sales Ratio:	48.92		

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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	89	95.94	97.81	93.35	14.89	104.77	48.92	202.80	90.13 to 99.18	41,525	38,765
2	21	92.88	90.94	83.80	15.73	108.52	57.40	130.57	81.97 to 99.14	72,969	61,149
3	11	92.22	97.79	88.56	19.64	110.43	66.01	167.98	77.71 to 117.33	54,154	47,956
ALL	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

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	115	94.44	95.86	90.24	15.27	106.23	48.92	202.80	89.54 to 96.83	50,221	45,319
2	6	99.11	111.05	103.59	20.65	107.20	83.72	167.98	83.72 to 167.98	8,058	8,347
ALL	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	116	94.31	96.41	90.25	15.55	106.83	48.92	202.80	89.54 to 96.83	49,419	44,599
06											
07	5	107.07	101.40	96.80	12.93	104.76	69.34	122.65	N/A	18,240	17,656
ALL	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506	1	69.87	69.87	69.87			69.87	69.87	N/A	80,000	55,895
33-0540	35	99.07	102.25	92.02	20.04	111.11	66.01	202.80	86.98 to 106.26	38,995	35,884
42-0002	80	95.58	95.18	90.63	13.20	105.02	48.92	167.98	91.31 to 96.89	52,156	47,269
50-0001	5	83.43	85.48	81.52	6.38	104.86	77.52	96.83	N/A	41,300	33,667
69-0044											
69-0055											
69-0507											
NonValid School											
ALL	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

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:	121	MEDIAN:	95	COV:	22.22	95% Median C.I.:	91.31 to 96.83
TOTAL Sales Price:	5,823,839	WGT. MEAN:	90	STD:	21.47	95% Wgt. Mean C.I.:	86.97 to 93.73
TOTAL Adj.Sales Price:	5,823,839	MEAN:	97	AVG.ABS.DEV:	14.75	95% Mean C.I.:	92.79 to 100.44
TOTAL Assessed Value:	5,261,775						
AVG. Adj. Sales Price:	48,130	COD:	15.56	MAX Sales Ratio:	202.80		
AVG. Assessed Value:	43,485	PRD:	106.93	MIN Sales Ratio:	48.92		

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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	14	94.64	98.41	90.74	14.16	108.46	77.52	167.98	82.90 to 101.50	30,035	27,252
Prior TO 1860											
1860 TO 1899	3	83.43	106.51	86.61	31.58	122.98	78.53	157.57	N/A	19,000	16,455
1900 TO 1919	28	98.00	103.29	93.82	18.45	110.09	66.01	202.80	88.12 to 107.81	22,271	20,894
1920 TO 1939	11	96.16	97.20	90.39	16.71	107.54	66.95	133.43	67.98 to 124.72	41,608	37,610
1940 TO 1949	6	99.78	97.24	94.37	12.33	103.03	74.06	115.21	74.06 to 115.21	51,833	48,915
1950 TO 1959	3	96.50	96.70	96.51	9.60	100.19	82.90	110.69	N/A	35,333	34,100
1960 TO 1969	13	103.35	99.73	96.57	12.64	103.27	48.92	125.20	89.54 to 114.33	35,437	34,222
1970 TO 1979	30	88.74	90.48	88.59	13.96	102.13	58.89	130.57	82.61 to 95.94	65,361	57,905
1980 TO 1989	2	83.72	83.72	83.76	0.82	99.95	83.03	84.41	N/A	84,500	70,780
1990 TO 1994	4	90.31	83.48	78.96	11.90	105.72	57.40	95.87	N/A	107,500	84,882
1995 TO 1999	4	94.56	92.42	93.60	10.52	98.74	72.73	107.85	N/A	143,250	134,080
2000 TO Present	3	96.03	92.11	93.07	6.24	98.97	81.16	99.14	N/A	84,833	78,951
ALL	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

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	5	125.05	126.55	124.02	14.73	102.05	100.00	157.57	N/A	4,039	5,009
5000 TO 9999	14	103.16	118.47	115.32	24.37	102.73	82.90	202.80	91.31 to 140.90	6,721	7,751
Total \$											
1 TO 9999	19	107.81	120.60	116.86	22.81	103.20	82.90	202.80	96.71 to 140.90	6,015	7,029
10000 TO 29999	33	96.60	96.78	95.77	17.18	101.05	48.92	130.57	86.98 to 108.43	18,243	17,472
30000 TO 59999	32	88.74	89.79	88.73	12.24	101.19	66.01	111.14	82.90 to 96.16	40,685	36,101
60000 TO 99999	21	92.58	90.08	89.86	7.38	100.25	69.87	103.35	84.33 to 95.87	76,694	68,914
100000 TO 149999	12	95.67	93.65	93.03	8.04	100.67	72.73	106.26	86.38 to 103.78	123,250	114,658
150000 TO 249999	4	75.67	79.15	80.07	20.84	98.85	57.40	107.85	N/A	179,000	143,321
ALL	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

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:	121	MEDIAN:	95	COV:	22.22	95% Median C.I.:	91.31 to 96.83
TOTAL Sales Price:	5,823,839	WGT. MEAN:	90	STD:	21.47	95% Wgt. Mean C.I.:	86.97 to 93.73
TOTAL Adj.Sales Price:	5,823,839	MEAN:	97	AVG.ABS.DEV:	14.75	95% Mean C.I.:	92.79 to 100.44
TOTAL Assessed Value:	5,261,775						
AVG. Adj. Sales Price:	48,130	COD:	15.56	MAX Sales Ratio:	202.80		
AVG. Assessed Value:	43,485	PRD:	106.93	MIN Sales Ratio:	48.92		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	93.75	103.18	98.78	19.18	104.46	82.90	142.33	N/A	4,286	4,233
5000 TO 9999	16	106.31	113.91	104.10	20.79	109.42	48.92	167.98	96.71 to 140.14	7,509	7,817
Total \$											
1 TO 9999	20	103.16	111.76	103.43	21.10	108.05	48.92	167.98	96.71 to 133.43	6,864	7,100
10000 TO 29999	36	94.96	98.67	94.26	18.61	104.67	58.89	202.80	84.27 to 107.07	19,834	18,695
30000 TO 59999	31	88.03	90.41	87.97	13.40	102.77	66.01	124.72	83.43 to 96.16	44,578	39,213
60000 TO 99999	21	92.88	90.31	88.47	7.57	102.08	57.40	103.35	84.41 to 96.29	84,313	74,595
100000 TO 149999	12	93.33	91.32	89.55	10.22	101.98	69.36	106.26	81.97 to 103.78	135,833	121,638
150000 TO 249999	1	107.85	107.85	107.85			107.85	107.85	N/A	190,000	204,915
ALL	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	94.64	99.37	91.11	14.80	109.06	77.52	167.98	83.72 to 101.50	34,716	31,631
0	3	100.00	102.65	102.41	14.05	100.23	82.90	125.05	N/A	4,631	4,743
10	2	110.01	110.01	109.67	4.73	100.32	104.81	115.21	N/A	7,500	8,225
15	3	124.72	124.23	125.45	8.64	99.02	107.81	140.14	N/A	12,266	15,388
20	25	99.23	103.20	95.01	15.04	108.61	69.87	157.57	92.51 to 110.69	25,635	24,357
25	13	91.88	102.60	90.89	25.80	112.89	66.95	202.80	73.17 to 122.71	34,423	31,286
30	53	88.12	88.83	87.44	12.67	101.59	48.92	133.43	84.27 to 95.94	62,285	54,464
35	4	99.55	101.71	99.91	15.32	101.80	77.18	130.57	N/A	37,750	37,716
40	6	97.51	94.76	93.91	9.05	100.91	69.36	107.85	69.36 to 107.85	133,500	125,370
ALL	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	94.44	97.26	90.34	13.47	107.66	77.52	167.98	80.85 to 101.50	36,963	33,391
0	3	100.00	102.65	102.41	14.05	100.23	82.90	125.05	N/A	4,631	4,743
100	12	98.50	100.78	96.13	8.70	104.84	83.03	122.65	92.58 to 111.93	39,558	38,027
101	83	93.87	96.65	90.06	17.12	107.32	48.92	202.80	88.12 to 96.89	48,476	43,655
102	1	97.31	97.31	97.30			97.31	97.31	N/A	100,000	97,305
103	1	81.94	81.94	81.94			81.94	81.94	N/A	120,000	98,330
104	9	90.13	88.67	84.31	14.23	105.18	66.01	117.33	72.73 to 102.30	60,568	51,062
111	1	103.78	103.78	103.78			103.78	103.78	N/A	140,000	145,285
ALL	121	94.83	96.61	90.35	15.56	106.93	48.92	202.80	91.31 to 96.83	48,130	43,485

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:	121	MEDIAN:	95	COV:	22.22	95% Median C.I.:	91.31 to 96.83
TOTAL Sales Price:	5,823,839	WGT. MEAN:	90	STD:	21.47	95% Wgt. Mean C.I.:	86.97 to 93.73
TOTAL Adj.Sales Price:	5,823,839	MEAN:	97	AVG.ABS.DEV:	14.75	95% Mean C.I.:	92.79 to 100.44
TOTAL Assessed Value:	5,261,775						
AVG. Adj. Sales Price:	48,130	COD:	15.56	MAX Sales Ratio:	202.80		
AVG. Assessed Value:	43,485	PRD:	106.93	MIN Sales Ratio:	48.92		

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CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	12	94.64	99.37	91.11	14.80	109.06	77.52	167.98	83.72 to 101.50		34,716	31,631
0	3	100.00	102.65	102.41	14.05	100.23	82.90	125.05	N/A		4,631	4,743
10	2	71.74	71.74	71.88	1.08	99.81	70.97	72.52	N/A		18,125	13,027
15	1	107.81	107.81	107.81			107.81	107.81	N/A		4,800	5,175
20	13	117.33	121.63	112.19	16.92	108.41	87.50	202.80	97.85 to 140.90		12,368	13,876
25	7	113.07	107.01	103.90	18.21	102.99	69.34	140.14	69.34 to 140.14		18,928	19,666
30	35	91.88	91.23	89.30	15.99	102.16	48.92	157.57	82.90 to 100.85		40,732	36,375
35	15	95.94	93.51	93.20	7.52	100.34	66.95	108.43	87.49 to 99.23		42,800	39,889
40	33	90.13	91.29	88.49	10.96	103.16	57.40	130.57	85.21 to 96.03		90,647	80,218
<u>ALL</u>	<u>121</u>	<u>94.83</u>	<u>96.61</u>	<u>90.35</u>	<u>15.56</u>	<u>106.93</u>	<u>48.92</u>	<u>202.80</u>	<u>91.31 to 96.83</u>		<u>48,130</u>	<u>43,485</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:	22	MEDIAN:	100	COV:	31.46	95% Median C.I.:	86.63 to 103.15
TOTAL Sales Price:	1,946,906	WGT. MEAN:	96	STD:	30.92	95% Wgt. Mean C.I.:	88.44 to 102.82
TOTAL Adj.Sales Price:	1,945,416	MEAN:	98	AVG.ABS.DEV:	16.27	95% Mean C.I.:	84.56 to 111.98
TOTAL Assessed Value:	1,860,370						
AVG. Adj. Sales Price:	88,428	COD:	16.33	MAX Sales Ratio:	209.80		
AVG. Assessed Value:	84,562	PRD:	102.76	MIN Sales Ratio:	47.50		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	102.24	102.24	102.24			102.24	102.24	N/A	110,000	112,460
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	1	99.36	99.36	99.36			99.36	99.36	N/A	33,400	33,185
04/01/03 TO 06/30/03	3	103.15	103.45	104.84	1.47	98.68	101.32	105.88	N/A	30,500	31,976
07/01/03 TO 09/30/03	1	98.96	98.96	98.96			98.96	98.96	N/A	125,000	123,705
10/01/03 TO 12/31/03	3	98.56	90.53	95.17	8.88	95.13	73.39	99.64	N/A	261,746	249,101
01/01/04 TO 03/31/04	3	60.27	69.15	96.27	28.86	71.82	47.50	99.68	N/A	54,500	52,468
04/01/04 TO 06/30/04	2	97.96	97.96	105.01	11.56	93.29	86.63	109.28	N/A	35,750	37,540
07/01/04 TO 09/30/04	5	102.12	111.58	89.02	34.48	125.34	53.62	209.80	N/A	94,813	84,400
10/01/04 TO 12/31/04	1	97.78	97.78	97.78			97.78	97.78	N/A	69,945	68,395
01/01/05 TO 03/31/05	2	110.17	110.17	117.11	7.15	94.07	102.29	118.05	N/A	10,633	12,452
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	5	102.24	102.39	102.84	1.63	99.56	99.36	105.88	N/A	46,980	48,315
07/01/03 TO 06/30/04	9	98.56	85.99	96.35	15.76	89.24	47.50	109.28	60.27 to 99.68	127,248	122,610
07/01/04 TO 06/30/05	8	102.21	109.50	91.16	24.03	120.12	53.62	209.80	53.62 to 209.80	70,659	64,412
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	99.50	97.53	96.62	4.99	100.95	73.39	105.88	73.39 to 105.88	129,392	125,015
01/01/04 TO 12/31/04	11	97.78	96.28	92.79	27.22	103.75	47.50	209.80	53.62 to 109.28	70,819	65,716
<u>ALL</u>											
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
ALMA	8	100.88	95.96	100.42	12.76	95.55	47.50	118.05	47.50 to 118.05	65,695	65,974	
ORLEANS	6	93.98	84.55	63.52	18.84	133.11	53.62	103.15	53.62 to 103.15	28,461	18,077	
OXFORD	3	97.78	89.91	95.04	8.58	94.60	73.39	98.56	N/A	264,061	250,975	
REPUBLICAN CITY	3	102.24	102.68	102.79	2.10	99.89	99.68	106.12	N/A	140,333	144,251	
RURAL	1	99.36	99.36	99.36			99.36	99.36	N/A	33,400	33,185	
STAMFORD	1	209.80	209.80	209.80			209.80	209.80	N/A	2,500	5,245	
<u>ALL</u>												
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562	
<u>ALL</u>												
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562	

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:	22	MEDIAN:	100	COV:	31.46	95% Median C.I.:	86.63 to 103.15
TOTAL Sales Price:	1,946,906	WGT. MEAN:	96	STD:	30.92	95% Wgt. Mean C.I.:	88.44 to 102.82
TOTAL Adj.Sales Price:	1,945,416	MEAN:	98	AVG.ABS.DEV:	16.27	95% Mean C.I.:	84.56 to 111.98
TOTAL Assessed Value:	1,860,370						
AVG. Adj. Sales Price:	88,428	COD:	16.33	MAX Sales Ratio:	209.80		
AVG. Assessed Value:	84,562	PRD:	102.76	MIN Sales Ratio:	47.50		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	20	99.66	100.60	95.75	15.21	105.07	53.62	209.80	97.78 to 103.15	96,957	92,835
2	2	74.90	74.90	58.57	36.58	127.87	47.50	102.29	N/A	3,133	1,835
<u>ALL</u>											
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
31-0506											
33-0540	10	98.17	98.68	89.76	24.80	109.93	53.62	209.80	60.27 to 103.15	96,545	86,663
42-0002	12	100.90	97.92	101.41	9.28	96.56	47.50	118.05	98.96 to 106.12	81,663	82,811
50-0001											
69-0044											
69-0055											
69-0507											
NonValid School											
<u>ALL</u>											
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	86.63	83.50	93.97	18.12	88.86	47.50	102.29	47.50 to 102.29	33,890	31,847
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	103.15	107.51	109.29	5.41	98.37	101.32	118.05	N/A	14,500	15,846
1920 TO 1939	2	159.54	159.54	113.44	31.50	140.64	109.28	209.80	N/A	30,250	34,315
1940 TO 1949											
1950 TO 1959	1	106.12	106.12	106.12			106.12	106.12	N/A	160,000	169,785
1960 TO 1969	2	76.65	76.65	78.82	30.04	97.25	53.62	99.68	N/A	138,000	108,767
1970 TO 1979	4	98.71	93.23	92.22	7.75	101.09	73.39	102.12	N/A	90,363	83,337
1980 TO 1989	1	98.56	98.56	98.56			98.56	98.56	N/A	613,730	604,895
1990 TO 1994	2	102.42	102.42	101.40	3.38	101.01	98.96	105.88	N/A	96,500	97,852
1995 TO 1999											
2000 TO Present											
<u>ALL</u>											
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562

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:	22	MEDIAN:	100	COV:	31.46	95% Median C.I.:	86.63 to 103.15
TOTAL Sales Price:	1,946,906	WGT. MEAN:	96	STD:	30.92	95% Wgt. Mean C.I.:	88.44 to 102.82
TOTAL Adj.Sales Price:	1,945,416	MEAN:	98	AVG.ABS.DEV:	16.27	95% Mean C.I.:	84.56 to 111.98
TOTAL Assessed Value:	1,860,370						
AVG. Adj. Sales Price:	88,428	COD:	16.33	MAX Sales Ratio:	209.80		
AVG. Assessed Value:	84,562	PRD:	102.76	MIN Sales Ratio:	47.50		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	156.05	156.05	173.66	34.45	89.86	102.29	209.80	N/A	1,883	3,270
5000 TO 9999	3	60.27	70.31	71.58	30.78	98.22	47.50	103.15	N/A	6,333	4,533
Total \$ _____											
1 TO 9999	5	102.29	104.60	88.47	40.12	118.24	47.50	209.80	N/A	4,553	4,028
10000 TO 29999	3	101.32	102.00	104.02	10.34	98.06	86.63	118.05	N/A	16,833	17,510
30000 TO 59999	2	104.32	104.32	105.66	4.76	98.74	99.36	109.28	N/A	45,700	48,285
60000 TO 99999	4	98.71	97.39	97.41	5.45	99.98	86.23	105.88	N/A	66,877	65,142
100000 TO 149999	5	98.96	86.07	85.87	15.63	100.23	53.62	102.24	N/A	117,702	101,074
150000 TO 249999	2	102.90	102.90	102.99	3.13	99.91	99.68	106.12	N/A	155,500	160,147
500000 +	1	98.56	98.56	98.56			98.56	98.56	N/A	613,730	604,895
ALL _____											
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562

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	60.27	70.02	59.49	30.30	117.69	47.50	102.29	N/A	4,588	2,730
5000 TO 9999	2	156.48	156.48	132.78	34.08	117.85	103.15	209.80	N/A	4,500	5,975
Total \$ _____											
1 TO 9999	5	102.29	104.60	88.47	40.12	118.24	47.50	209.80	N/A	4,553	4,028
10000 TO 29999	3	101.32	102.00	104.02	10.34	98.06	86.63	118.05	N/A	16,833	17,510
30000 TO 59999	2	92.79	92.79	90.62	7.07	102.40	86.23	99.36	N/A	49,982	45,292
60000 TO 99999	6	98.71	89.93	83.91	15.20	107.18	53.62	109.28	53.62 to 109.28	82,075	68,869
100000 TO 149999	3	102.12	101.11	101.05	1.07	100.06	98.96	102.24	N/A	118,333	119,570
150000 TO 249999	2	102.90	102.90	102.99	3.13	99.91	99.68	106.12	N/A	155,500	160,147
500000 +	1	98.56	98.56	98.56			98.56	98.56	N/A	613,730	604,895
ALL _____											
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	92.21	85.38	84.83	20.10	100.66	47.50	118.05	53.62 to 102.29	46,217	39,204
10	6	100.50	114.50	92.42	23.48	123.89	73.39	209.80	73.39 to 209.80	58,085	53,682
20	6	104.06	103.51	101.01	3.45	102.47	98.56	109.28	98.56 to 109.28	189,121	191,038
ALL _____											
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562

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:	22	MEDIAN:	100	COV:	31.46	95% Median C.I.:	86.63 to 103.15
TOTAL Sales Price:	1,946,906	WGT. MEAN:	96	STD:	30.92	95% Wgt. Mean C.I.:	88.44 to 102.82
TOTAL Adj.Sales Price:	1,945,416	MEAN:	98	AVG.ABS.DEV:	16.27	95% Mean C.I.:	84.56 to 111.98
TOTAL Assessed Value:	1,860,370						
AVG. Adj. Sales Price:	88,428	COD:	16.33	MAX Sales Ratio:	209.80		
AVG. Assessed Value:	84,562	PRD:	102.76	MIN Sales Ratio:	47.50		

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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)	6	86.43	80.38	86.83	18.18	92.57	47.50	102.29	47.50 to 102.29	21,205	18,411
303	1	102.12	102.12	102.12			102.12	102.12	N/A	120,000	122,545
306	1	118.05	118.05	118.05			118.05	118.05	N/A	20,000	23,610
343	2	86.53	86.53	88.68	15.19	97.57	73.39	99.68	N/A	129,755	115,072
346	1	53.62	53.62	53.62			53.62	53.62	N/A	125,000	67,025
350	1	97.78	97.78	97.78			97.78	97.78	N/A	69,945	68,395
352	1	105.88	105.88	105.88			105.88	105.88	N/A	68,000	72,000
353	4	106.22	130.89	110.19	26.97	118.79	101.32	209.80	N/A	21,000	23,140
381	2	99.30	99.30	99.19	0.34	100.11	98.96	99.64	N/A	94,000	93,240
419	1	106.12	106.12	106.12			106.12	106.12	N/A	160,000	169,785
467	1	102.24	102.24	102.24			102.24	102.24	N/A	110,000	112,460
494	1	98.56	98.56	98.56			98.56	98.56	N/A	613,730	604,895
<u>ALL</u>											
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562
04											
<u>ALL</u>											
	22	99.66	98.27	95.63	16.33	102.76	47.50	209.80	86.63 to 103.15	88,428	84,562

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:	40	MEDIAN:	78	COV:	22.18	95% Median C.I.:	69.27 to 81.80	(!: Derived)
(AgLand) TOTAL Sales Price:	5,926,147	WGT. MEAN:	76	STD:	16.69	95% Wgt. Mean C.I.:	71.32 to 81.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,826,853	MEAN:	75	AVG.ABS.DEV:	12.05	95% Mean C.I.:	70.08 to 80.43	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,451,240							
AVG. Adj. Sales Price:	145,671	COD:	15.55	MAX Sales Ratio:	115.91			
AVG. Assessed Value:	111,281	PRD:	98.51	MIN Sales Ratio:	31.32			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	83.85	74.72	62.25	12.83	120.03	54.02	86.29	N/A	81,383	50,663
10/01/02 TO 12/31/02	2	68.23	68.23	81.11	26.85	84.12	49.91	86.56	N/A	94,250	76,450
01/01/03 TO 03/31/03	8	78.77	72.64	74.03	10.20	98.12	31.32	82.29	31.32 to 82.29	160,863	119,093
04/01/03 TO 06/30/03	2	77.48	77.48	79.14	23.75	97.91	59.08	95.88	N/A	69,725	55,177
07/01/03 TO 09/30/03	2	72.75	72.75	66.31	13.06	109.72	63.24	82.25	N/A	74,500	49,397
10/01/03 TO 12/31/03	1	90.53	90.53	90.53			90.53	90.53	N/A	125,000	113,160
01/01/04 TO 03/31/04	1	77.96	77.96	77.96			77.96	77.96	N/A	155,000	120,845
04/01/04 TO 06/30/04	1	51.94	51.94	51.94			51.94	51.94	N/A	27,000	14,025
07/01/04 TO 09/30/04	4	78.90	83.41	81.28	20.11	102.62	62.13	113.70	N/A	100,750	81,885
10/01/04 TO 12/31/04	4	80.90	73.73	75.34	17.46	97.86	40.01	93.11	N/A	59,500	44,827
01/01/05 TO 03/31/05	10	73.65	78.37	78.21	13.20	100.20	65.46	115.91	67.88 to 92.37	269,984	211,147
04/01/05 TO 06/30/05	2	67.66	67.66	69.06	2.38	97.96	66.05	69.27	N/A	85,500	59,050
<u>Study Years</u>											
07/01/02 TO 06/30/03	15	79.31	73.12	73.59	14.67	99.36	31.32	95.88	59.08 to 83.85	123,934	91,199
07/01/03 TO 06/30/04	5	77.96	73.19	76.06	14.77	96.22	51.94	90.53	N/A	91,200	69,365
07/01/04 TO 06/30/05	20	73.95	77.38	77.92	16.25	99.30	40.01	115.91	68.37 to 82.60	175,592	136,821
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	13	79.31	74.78	74.99	12.73	99.72	31.32	95.88	63.24 to 82.29	130,797	98,081
01/01/04 TO 12/31/04	10	78.58	75.84	77.97	18.89	97.27	40.01	113.70	51.94 to 93.11	82,300	64,172
<u>ALL</u>											
	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

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:	40	MEDIAN:	78	COV:	22.18	95% Median C.I.:	69.27 to 81.80	(!: Derived)
(AgLand) TOTAL Sales Price:	5,926,147	WGT. MEAN:	76	STD:	16.69	95% Wgt. Mean C.I.:	71.32 to 81.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,826,853	MEAN:	75	AVG.ABS.DEV:	12.05	95% Mean C.I.:	70.08 to 80.43	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,451,240							
AVG. Adj. Sales Price:	145,671	COD:	15.55	MAX Sales Ratio:	115.91			
AVG. Assessed Value:	111,281	PRD:	98.51	MIN Sales Ratio:	31.32			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4113	3	77.96	77.84	76.80	4.13	101.35	72.95	82.60	N/A	138,333	106,236
4115	9	77.04	74.35	79.06	18.28	94.04	31.32	115.91	59.08 to 84.85	178,434	141,065
4117	7	82.25	79.20	79.90	10.11	99.12	65.46	92.37	65.46 to 92.37	156,960	125,418
4119	3	75.87	77.00	75.74	2.30	101.66	74.95	80.18	N/A	240,525	182,178
4257	2	63.28	63.28	76.36	36.78	82.87	40.01	86.56	N/A	102,750	78,465
4259	1	68.37	68.37	68.37			68.37	68.37	N/A	596,100	407,550
4261	1	113.70	113.70	113.70			113.70	113.70	N/A	84,500	96,075
4263	2	84.04	84.04	82.78	2.67	101.53	81.80	86.29	N/A	20,075	16,617
4355	1	67.88	67.88	67.88			67.88	67.88	N/A	160,000	108,610
4357	1	51.94	51.94	51.94			51.94	51.94	N/A	27,000	14,025
4359	3	93.11	84.08	78.49	11.68	107.12	63.24	95.88	N/A	80,333	63,056
4503	4	60.03	63.46	60.38	19.14	105.10	49.91	83.85	N/A	68,600	41,420
4507	2	78.71	78.71	78.46	0.61	100.31	78.23	79.19	N/A	139,000	109,062
4509	1	62.13	62.13	62.13			62.13	62.13	N/A	79,000	49,080
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	81.21	83.71	83.17	12.08	100.65	65.46	115.91	73.02 to 92.37	213,879	177,877
2	25	72.95	72.15	72.02	18.51	100.17	31.32	113.70	67.88 to 81.80	130,486	93,978
3	5	78.23	73.89	75.84	8.92	97.42	62.13	83.85	N/A	85,180	64,604
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	5,826,853	MEAN:	75	AVG.ABS.DEV:	12.05	95% Mean C.I.:	70.08 to 80.43	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,451,240							
AVG. Adj. Sales Price:	145,671	COD:	15.55	MAX Sales Ratio:	115.91			
AVG. Assessed Value:	111,281	PRD:	98.51	MIN Sales Ratio:	31.32			

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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)											
31-0506	2	51.97	51.97	53.46	3.96	97.20	49.91	54.02	N/A	102,750	54,932
33-0540	13	78.23	78.75	77.25	10.95	101.93	59.08	113.70	67.88 to 84.85	125,084	96,629
42-0002	8	67.21	70.31	70.00	22.31	100.44	40.01	95.88	40.01 to 95.88	122,250	85,570
50-0001	5	75.87	76.60	75.00	6.94	102.14	65.46	86.56	N/A	226,559	169,919
69-0044	7	82.25	74.32	79.16	16.04	93.88	31.32	92.37	31.32 to 92.37	133,826	105,942
69-0055											
69-0507	5	79.31	83.37	85.41	13.35	97.60	69.27	115.91	N/A	189,534	161,887
NonValid School											
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	86.29	86.29	86.29			86.29	86.29	N/A	8,750	7,550
10.01 TO 30.00	1	49.91	49.91	49.91			49.91	49.91	N/A	28,000	13,975
30.01 TO 50.00	5	66.05	64.09	63.96	21.34	100.19	40.01	82.25	N/A	33,004	21,111
50.01 TO 100.00	4	86.16	74.19	71.50	20.46	103.77	31.32	93.11	N/A	71,296	50,973
100.01 TO 180.00	18	74.45	75.44	73.12	14.28	103.17	54.02	113.70	65.46 to 82.60	131,905	96,446
180.01 TO 330.00	7	82.29	85.34	86.46	12.95	98.70	72.35	115.91	72.35 to 115.91	223,285	193,062
330.01 TO 650.00	3	77.96	77.74	77.53	0.51	100.28	77.04	78.23	N/A	268,833	208,416
650.01 +	1	68.37	68.37	68.37			68.37	68.37	N/A	596,100	407,550
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	63.24	63.24	63.24			63.24	63.24	N/A	125,000	79,055
DRY-N/A	6	80.41	76.50	77.75	17.45	98.39	40.01	95.88	40.01 to 95.88	91,666	71,266
GRASS	1	59.08	59.08	59.08			59.08	59.08	N/A	63,450	37,485
GRASS-N/A	14	78.58	72.53	73.93	13.28	98.11	31.32	86.56	62.13 to 83.85	87,148	64,428
IRRGTD	4	83.23	86.96	89.51	16.99	97.15	65.46	115.91	N/A	141,873	126,995
IRRGTD-N/A	14	75.41	76.11	75.65	14.28	100.61	49.91	113.70	67.88 to 90.53	235,773	178,365
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	5,826,853	MEAN:	75	AVG.ABS.DEV:	12.05	95% Mean C.I.:	70.08 to 80.43	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,451,240							
AVG. Adj. Sales Price:	145,671	COD:	15.55	MAX Sales Ratio:	115.91			
AVG. Assessed Value:	111,281	PRD:	98.51	MIN Sales Ratio:	31.32			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	63.24	63.24	63.24			63.24	63.24	N/A	125,000	79,055
DRY-N/A	6	80.41	76.50	77.75	17.45	98.39	40.01	95.88	40.01 to 95.88	91,666	71,266
GRASS	2	68.52	68.52	72.48	13.78	94.54	59.08	77.96	N/A	109,225	79,165
GRASS-N/A	13	79.19	72.12	73.34	14.07	98.33	31.32	86.56	62.13 to 83.85	81,929	60,088
IRRGTD	9	75.87	77.00	80.50	19.38	95.66	49.91	115.91	54.02 to 92.37	185,671	149,464
IRRGTD-N/A	9	77.04	80.04	75.54	11.88	105.95	67.88	113.70	68.37 to 90.53	244,141	184,435
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	78.23	74.60	75.06	18.12	99.39	40.01	95.88	40.01 to 95.88	96,428	72,379
GRASS	13	77.96	73.96	76.16	11.30	97.11	51.94	86.56	62.13 to 83.85	89,488	68,153
GRASS-N/A	2	56.56	56.56	44.51	44.63	127.08	31.32	81.80	N/A	60,092	26,745
IRRGTD	17	77.04	79.12	79.38	15.82	99.67	49.91	115.91	67.88 to 90.53	192,483	152,797
IRRGTD-N/A	1	68.37	68.37	68.37			68.37	68.37	N/A	596,100	407,550
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	86.29	86.29	86.29			86.29	86.29	N/A	8,750	7,550
Total \$											
1 TO 9999	1	86.29	86.29	86.29			86.29	86.29	N/A	8,750	7,550
10000 TO 29999	4	58.99	62.54	61.12	19.68	102.33	49.91	82.25	N/A	22,500	13,751
30000 TO 59999	5	81.80	75.79	75.76	13.88	100.04	40.01	93.11	N/A	46,464	35,201
60000 TO 99999	9	79.19	75.32	74.95	21.80	100.49	31.32	113.70	59.08 to 95.88	78,137	58,566
100000 TO 149999	5	79.32	78.94	78.96	7.63	99.97	63.24	90.53	N/A	127,134	100,384
150000 TO 249999	8	72.65	72.40	72.37	8.98	100.04	54.02	86.56	54.02 to 86.56	168,500	121,944
250000 TO 499999	7	75.87	82.09	81.37	13.54	100.88	65.46	115.91	65.46 to 115.91	316,111	257,222
500000 +	1	68.37	68.37	68.37			68.37	68.37	N/A	596,100	407,550
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

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Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	5,826,853	MEAN:	75	AVG.ABS.DEV:	12.05	95% Mean C.I.:	70.08 to 80.43	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	4,451,240							
AVG. Adj. Sales Price:	145,671	COD:	15.55	MAX Sales Ratio:	115.91			
AVG. Assessed Value:	111,281	PRD:	98.51	MIN Sales Ratio:	31.32			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	76.17	76.17	75.01	13.29	101.54	66.05	86.29	N/A	9,875	7,407
Total \$											
1 TO 9999	2	76.17	76.17	75.01	13.29	101.54	66.05	86.29	N/A	9,875	7,407
10000 TO 29999	6	50.93	56.21	48.83	31.01	115.10	31.32	82.25	31.32 to 82.25	40,697	19,872
30000 TO 59999	7	80.18	77.48	76.00	10.94	101.95	59.08	93.11	59.08 to 93.11	61,552	46,780
60000 TO 99999	7	79.32	79.70	75.38	19.05	105.73	54.02	113.70	54.02 to 113.70	109,238	82,342
100000 TO 149999	9	77.96	77.68	77.19	8.02	100.63	67.88	90.53	69.27 to 86.56	149,833	115,661
150000 TO 249999	4	74.45	73.15	73.05	5.25	100.13	65.46	78.23	N/A	257,944	188,422
250000 TO 499999	5	77.04	85.73	81.46	16.87	105.24	68.37	115.91	N/A	397,420	323,738
ALL	40	77.50	75.25	76.39	15.55	98.51	31.32	115.91	69.27 to 81.80	145,671	111,281

2006 Assessment Survey for Harlan County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: N/A
2. Appraiser(s) on staff: Jeff Wilhelm
3. Other full-time employees: Floyd Schippert-Administrative Assessment Manager, Kim Wessels-Administrative Clerk and Pam Meisenbach-Appraiser Assistant
4. Other part-time employees: 2 temps
5. Number of shared employees: The full-time appraiser is shared between Harlan and Hitchcock Counties and other state counties as needed.
6. Assessor's requested budget for current fiscal year: \$89,960.74 was the total 2004-05 expenditures for the assessment functions.
 - a. Does this include employee benefits? Yes
7. Part of the budget that is dedicated to the computer system: N/A
8. Adopted budget, or granted budget if different from above: N/A
 - a. Does this amount include employee benefits? N/A
9. Amount of total budget set aside for appraisal work: N/A
10. Amount of the total budget set aside for education/workshops: N/A
11. Appraisal/Reappraisal budget, if not part of the total budget: \$84,625.33 was the total 2004-05 appraisal expenditures for the appraisal functions.
12. Other miscellaneous funds: N/A
13. Total budget: N/A
 - a. Was any of last year's budget not used? N/A

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: The appraisal and office staff
2. Valuation done by: The appraisal and office staff
3. Date of last appraisal: ¹ 2005
4. Date of last “update”: ² 2006
5. Pickup work done by: ³ The appraisal and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	39	102	0	141

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? June 2002
7. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2006
8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ 2006
9. Number of market areas/neighborhoods for this property class: 11
10. How are these defined? These are defined by market areas and assessor locations.

C. Commercial/Industrial Appraisal Information

1. Data collection done by: The appraisal and office staff
2. Valuation done by: The appraisal and office staff
3. Date of last appraisal: ¹ 2005
4. Date of last “update”: ² 2006
5. Pickup work done by whom: ³ The appraisal and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	6	7	0	13

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

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 2005
8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?⁵ 2005
9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?⁴ 2005
10. Number of market areas/neighborhoods for this property class? 11
11. How are these defined? These are defined by location and market.

D. Agricultural Appraisal Information

1. Data collection done by: The appraisal and office staff
2. Valuation done by: The appraisal and office staff
3. Date of last appraisal: ¹ 2005
4. Date of last “update”: ² 2006
5. Pickup work done by whom: ³The appraisal and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	8	97	0	105

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?⁵ N/A
7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?⁴ 2006
8. What is the date of the soil survey currently used? 1970
9. What date was the last countywide land use study completed? The land use study is ongoing every assessment year in Harlan County.
 - a. By what method? (Physical inspection, FSA maps, etc.)
FSA maps reviewed and updated land use acres by current owners FSA maps
 - b. By whom? Staff

- c. What proportion is complete / implemented at this time? 100% of everything reported
- 10. Number of market areas/neighborhoods for this property class: 3
- 11. How are these defined? The market areas were defined by market driven information.
- 12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No

E. Computer, Automation Information and GIS

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

F. Zoning Information

- 1. Does the county have zoning? Yes
 - a. If so, is the zoning county wide? Yes
 - b. What municipalities in the county are zoned? Alma
 - c. When was zoning implemented? 2002

G. Contracted Services

- 1. Appraisal Services: Pritchard & Abbott are contracted to perform the Oil and Gas mineral appraisals.
- 2. Other Services:

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

The Assessment Manager and Appraiser would prefer to have performance audits prepared rather than this Survey which, in their opinion, would better reflect what is being accomplished in the county. The Assessment Manager and Appraiser would like to see the property record file information on the web in the near future and they see a need for GIS.

The information in this Survey Report was provided by the State Assessment Administrative Manager and the State Appraiser for Harlan and Hitchcock Counties.

II. Assessment Actions

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

1. Residential- New depreciation tables for all residential neighborhoods using current market information were developed by the Harlan County Appraiser and staff and applied to improvement values. The new valuations were implemented for residential improvements for the 2006 assessment year. Lot values surrounding Harlan Lake were reviewed and a market analysis completed. New land values were established around Harlan Lake to equalize and bring the statistical measures within compliance. Pickup work was timely completed for the current year.
2. Commercial- No overall changes were made to the commercial class of property in Harlan County for 2006. All pickup work and review work was completed for the current year.
3. Agricultural- Harlan County had no changes to the market area boundaries for the 2006 assessment year. A sales study was done within each market area and values were changed in Market Areas 1 and 2 accordingly for those land classification groups needing addressed. Market Area 3 had no changes to land values. Irrigated grassland acres were identified and classified accordingly. Pickup work was timely completed for the current year.
4. Other- The appraisal staff in Harlan County completed a review of 5 rural townships for the 2006 assessment year. The review process is an ongoing review to complete the entire county as stated in the 3 Year Plan of Assessment. Three townships remain to be reviewed in 2006 before starting a new cyclical review process of the improvements throughout the entire county.

Endnotes:

¹ Appraisal is defined by Regulation 50-001.02 as, "Appraisal shall mean a written opinion of value of real property. An appraisal shall set forth an opinion of value of an

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

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

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

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

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

County 42 - Harlan

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,870	Value 298,105,635	Total Growth 1,777,280 (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	228	627,355	49	318,660	22	153,985	299	1,100,000	
2. Res Improv Land	1,282	5,554,255	166	1,885,870	188	2,012,960	1,636	9,453,085	
3. Res Improvements	1,298	41,510,935	169	10,960,650	199	12,497,460	1,666	64,969,045	
4. Res Total	1,526	47,692,545	218	13,165,180	221	14,664,405	1,965	75,522,130	1,437,790
% of Total	77.65	63.15	11.09	17.43	11.24	19.41	40.34	25.33	80.89
5. Rec UnImp Land	0	0	1	3,100	0	0	1	3,100	
6. Rec Improv Land	0	0	34	95,060	1	12,180	35	107,240	
7. Rec Improvements	13	121,630	359	5,224,645	1	750	373	5,347,025	
8. Rec Total	13	121,630	360	5,322,805	1	12,930	374	5,457,365	6,575
% of Total	3.47	2.22	96.25	97.53	0.26	0.23	7.67	1.83	0.36
Res+Rec Total	1,539	47,814,175	578	18,487,985	222	14,677,335	2,339	80,979,495	1,444,365
% of Total	65.79	59.04	24.71	22.83	9.49	18.12	48.02	27.16	81.26

County 42 - Harlan

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,870	Value 298,105,635	Total Growth 1,777,280 (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	39	179,880	1	1,500	2	14,600	42	195,980	
10. Comm Improv Land	223	1,362,315	2	15,300	6	163,580	231	1,541,195	
11. Comm Improvements	238	13,079,510	4	967,820	11	2,443,885	253	16,491,215	
12. Comm Total	277	14,621,705	5	984,620	13	2,622,065	295	18,228,390	94,095
% of Total	93.89	80.21	1.69	5.40	4.40	14.38	6.05	6.11	5.29
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	277	14,621,705	5	984,620	13	2,622,065	0	0	0
% of Total	93.89	80.21	1.69	5.40	4.40	14.38	6.05	6.11	5.29
17. Taxable Total	1,816	62,435,880	583	19,472,605	235	17,299,400	2,634	99,207,885	1,538,460
% of Total	68.94	62.93	22.13	18.63	8.92	14.79	54.08	33.27	86

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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	3	139,665	275,875	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	3	139,665	275,875
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	139,665	275,875

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	5	602,170
24. Mineral Interest-Non-Producing	0	0	0	0	0	0

	Total		Growth
	Records	Value	
23. Mineral Interest-Producing	5	602,170	0
24. Mineral Interest-Non-Producing	0	0	0
25. Mineral Interest Total	5	602,170	0

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	104	0	79	183

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	4,000	10	57,670	1,770	135,486,525	1,781	135,548,195
28. Ag-Improved Land	0	0	1	4,000	423	43,928,960	424	43,932,960
29. Ag-Improvements	0	0	1	16,160	449	18,798,265	450	18,814,425
30. Ag-Total Taxable							2,231	198,295,580

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.000	4,000	8	15.000	7,500	
36. FarmSite Impr Land	0	0.000	0	1	2.000	4,000	
37. FarmSite Improv	0		0	1		16,160	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	26	26.000	91,000	26	26.000	91,000	
32. HomeSite Improv Land	256	266.000	931,000	256	266.000	931,000	
33. HomeSite Improvements	282		11,860,055	282		11,860,055	238,820
34. HomeSite Total				308	292.000	12,882,055	
35. FarmSite UnImp Land	78	167.570	118,285	87	186.570	129,785	
36. FarmSite Impr Land	375	1,021.550	666,900	376	1,023.550	670,900	
37. FarmSite Improv	420		6,938,210	421		6,954,370	0
38. FarmSite Total				508	1,210.120	7,755,055	
39. Road & Ditches		6,747.500			6,747.500		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				816	8,249.620	20,637,110	238,820

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	17,497.400	24,515,275	17,497.400	24,515,275
47. 2A1	0.000	0	0.000	0	942.000	1,021,340	942.000	1,021,340
48. 2A	0.000	0	0.000	0	23.000	24,840	23.000	24,840
49. 3A1	0.000	0	0.000	0	540.000	526,500	540.000	526,500
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	676.000	500,240	676.000	500,240
52. 4A	0.000	0	0.000	0	1,969.200	1,329,210	1,969.200	1,329,210
53. Total	0.000	0	0.000	0	21,647.600	27,917,405	21,647.600	27,917,405
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	9,079.100	7,605,125	9,079.100	7,605,125
56. 2D1	0.000	0	0.000	0	521.000	382,935	521.000	382,935
57. 2D	0.000	0	0.000	0	1.000	730	1.000	730
58. 3D1	0.000	0	0.000	0	296.000	213,120	296.000	213,120
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	435.000	169,650	435.000	169,650
61. 4D	0.000	0	0.000	0	1,054.570	395,465	1,054.570	395,465
62. Total	0.000	0	0.000	0	11,386.670	8,767,025	11,386.670	8,767,025
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	774.900	275,090	774.900	275,090
65. 2G1	0.000	0	0.000	0	234.200	79,630	234.200	79,630
66. 2G	0.000	0	0.000	0	32.000	10,880	32.000	10,880
67. 3G1	0.000	0	0.000	0	99.000	29,700	99.000	29,700
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	335.000	87,100	335.000	87,100
70. 4G	0.000	0	0.000	0	4,186.600	1,004,785	4,186.600	1,004,785
71. Total	0.000	0	0.000	0	5,661.700	1,487,185	5,661.700	1,487,185
72. Waste	0.000	0	0.000	0	174.000	8,700	174.000	8,700
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		10,286.910		10,286.910	
75. Total	0.000	0	0.000	0	38,869.970	38,180,315	38,869.970	38,180,315

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	47,053.790	44,520,560	47,053.790	44,520,560
47. 2A1	0.000	0	0.000	0	4,622.000	3,540,355	4,622.000	3,540,355
48. 2A	0.000	0	0.000	0	516.000	392,160	516.000	392,160
49. 3A1	0.000	0	0.000	0	1,459.000	891,035	1,459.000	891,035
50. 3A	0.000	0	0.000	0	872.000	472,970	872.000	472,970
51. 4A1	0.000	0	0.000	0	2,626.000	1,416,610	2,626.000	1,416,610
52. 4A	0.000	0	0.000	0	11,920.000	5,840,800	11,920.000	5,840,800
53. Total	0.000	0	0.000	0	69,068.790	57,074,490	69,068.790	57,074,490
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	59.000	39,825	45,612.990	30,806,335	45,671.990	30,846,160
56. 2D1	0.000	0	0.000	0	1,908.500	976,370	1,908.500	976,370
57. 2D	0.000	0	0.000	0	392.000	195,120	392.000	195,120
58. 3D1	0.000	0	0.000	0	1,620.600	648,240	1,620.600	648,240
59. 3D	0.000	0	0.000	0	255.000	88,270	255.000	88,270
60. 4D1	0.000	0	29.000	9,715	3,378.000	1,131,635	3,407.000	1,141,350
61. 4D	0.000	0	2.000	630	6,996.070	2,203,765	6,998.070	2,204,395
62. Total	0.000	0	90.000	50,170	60,163.160	36,049,735	60,253.160	36,099,905
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	8,165.390	2,717,050	8,165.390	2,717,050
65. 2G1	0.000	0	0.000	0	917.000	293,010	917.000	293,010
66. 2G	0.000	0	0.000	0	545.000	168,950	545.000	168,950
67. 3G1	0.000	0	0.000	0	884.400	264,740	884.400	264,740
68. 3G	0.000	0	0.000	0	132.000	38,940	132.000	38,940
69. 4G1	0.000	0	0.000	0	3,701.720	1,092,010	3,701.720	1,092,010
70. 4G	0.000	0	0.000	0	61,169.010	18,069,235	61,169.010	18,069,235
71. Total	0.000	0	0.000	0	75,514.520	22,643,935	75,514.520	22,643,935
72. Waste	0.000	0	0.000	0	4,398.000	219,900	4,398.000	219,900
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		4,101.760		4,101.760	
75. Total	0.000	0	90.000	50,170	209,144.470	115,988,060	209,234.470	116,038,230

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,895.000	1,286,605	1,895.000	1,286,605
47. 2A1	0.000	0	0.000	0	159.000	87,450	159.000	87,450
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	19.000	9,500	19.000	9,500
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	158.000	63,200	158.000	63,200
52. 4A	0.000	0	0.000	0	577.000	173,100	577.000	173,100
53. Total	0.000	0	0.000	0	2,808.000	1,619,855	2,808.000	1,619,855
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	21,739.100	11,210,595	21,739.100	11,210,595
56. 2D1	0.000	0	0.000	0	255.000	104,550	255.000	104,550
57. 2D	0.000	0	0.000	0	33.000	11,880	33.000	11,880
58. 3D1	0.000	0	0.000	0	300.000	91,500	300.000	91,500
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	1,329.000	305,670	1,329.000	305,670
61. 4D	0.000	0	0.000	0	4,669.000	1,003,835	4,669.000	1,003,835
62. Total	0.000	0	0.000	0	28,325.100	12,728,030	28,325.100	12,728,030
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	3,768.400	1,167,745	3,768.400	1,167,745
65. 2G1	0.000	0	0.000	0	55.000	15,125	55.000	15,125
66. 2G	0.000	0	0.000	0	99.000	23,760	99.000	23,760
67. 3G1	0.000	0	0.000	0	243.000	58,320	243.000	58,320
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	1,539.000	353,970	1,539.000	353,970
70. 4G	0.000	0	0.000	0	32,346.000	7,439,370	32,346.000	7,439,370
71. Total	0.000	0	0.000	0	38,050.400	9,058,290	38,050.400	9,058,290
72. Waste	0.000	0	0.000	0	675.000	33,750	675.000	33,750
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	0.000	0	69,858.500	23,439,925	69,858.500	23,439,925

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	93,524.390	86,611,750	93,524.390	86,611,750
77.Dry Land	0.000	0	90.000	50,170	99,874.930	57,544,790	99,964.930	57,594,960
78.Grass	0.000	0	0.000	0	119,226.620	33,189,410	119,226.620	33,189,410
79.Waste	0.000	0	0.000	0	5,247.000	262,350	5,247.000	262,350
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	14,388.670	0	14,388.670	0
82.Total	0.000	0	90.000	50,170	317,872.940	177,608,300	317,962.940	177,658,470

2006 Agricultural Land Detail

County 42 - Harlan

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	17,497.400	80.83%	24,515,275	87.81%	1,401.081
2A1	942.000	4.35%	1,021,340	3.66%	1,084.225
2A	23.000	0.11%	24,840	0.09%	1,080.000
3A1	540.000	2.49%	526,500	1.89%	975.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	676.000	3.12%	500,240	1.79%	740.000
4A	1,969.200	9.10%	1,329,210	4.76%	675.000
Irrigated Total	21,647.600	100.00%	27,917,405	100.00%	1,289.630

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	9,079.100	79.73%	7,605,125	86.75%	837.651
2D1	521.000	4.58%	382,935	4.37%	735.000
2D	1.000	0.01%	730	0.01%	730.000
3D1	296.000	2.60%	213,120	2.43%	720.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	435.000	3.82%	169,650	1.94%	390.000
4D	1,054.570	9.26%	395,465	4.51%	375.001
Dry Total	11,386.670	100.00%	8,767,025	100.00%	769.937

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	774.900	13.69%	275,090	18.50%	355.000
2G1	234.200	4.14%	79,630	5.35%	340.008
2G	32.000	0.57%	10,880	0.73%	340.000
3G1	99.000	1.75%	29,700	2.00%	300.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	335.000	5.92%	87,100	5.86%	260.000
4G	4,186.600	73.95%	1,004,785	67.56%	240.000
Grass Total	5,661.700	100.00%	1,487,185	100.00%	262.674

Irrigated Total	21,647.600	55.69%	27,917,405	73.12%	1,289.630
Dry Total	11,386.670	29.29%	8,767,025	22.96%	769.937
Grass Total	5,661.700	14.57%	1,487,185	3.90%	262.674
Waste	174.000	0.45%	8,700	0.02%	50.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	10,286.910	26.46%			
Market Area Total	38,869.970	100.00%	38,180,315	100.00%	982.257

As Related to the County as a Whole

Irrigated Total	21,647.600	23.15%	27,917,405	32.23%	
Dry Total	11,386.670	11.39%	8,767,025	15.22%	
Grass Total	5,661.700	4.75%	1,487,185	4.48%	
Waste	174.000	3.32%	8,700	3.32%	
Other	0.000	0.00%	0	0.00%	
Exempt	10,286.910	71.49%			
Market Area Total	38,869.970	12.22%	38,180,315	21.49%	

2006 Agricultural Land Detail

County 42 - Harlan

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	47,053.790	68.13%	44,520,560	78.00%	946.163
2A1	4,622.000	6.69%	3,540,355	6.20%	765.979
2A	516.000	0.75%	392,160	0.69%	760.000
3A1	1,459.000	2.11%	891,035	1.56%	610.716
3A	872.000	1.26%	472,970	0.83%	542.396
4A1	2,626.000	3.80%	1,416,610	2.48%	539.455
4A	11,920.000	17.26%	5,840,800	10.23%	490.000
Irrigated Total	69,068.790	100.00%	57,074,490	100.00%	826.342
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	45,671.990	75.80%	30,846,160	85.45%	675.384
2D1	1,908.500	3.17%	976,370	2.70%	511.590
2D	392.000	0.65%	195,120	0.54%	497.755
3D1	1,620.600	2.69%	648,240	1.80%	400.000
3D	255.000	0.42%	88,270	0.24%	346.156
4D1	3,407.000	5.65%	1,141,350	3.16%	335.001
4D	6,998.070	11.61%	2,204,395	6.11%	315.000
Dry Total	60,253.160	100.00%	36,099,905	100.00%	599.137
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	8,165.390	10.81%	2,717,050	12.00%	332.752
2G1	917.000	1.21%	293,010	1.29%	319.531
2G	545.000	0.72%	168,950	0.75%	310.000
3G1	884.400	1.17%	264,740	1.17%	299.344
3G	132.000	0.17%	38,940	0.17%	295.000
4G1	3,701.720	4.90%	1,092,010	4.82%	295.000
4G	61,169.010	81.00%	18,069,235	79.80%	295.398
Grass Total	75,514.520	100.00%	22,643,935	100.00%	299.862
Irrigated Total	69,068.790	33.01%	57,074,490	49.19%	826.342
Dry Total	60,253.160	28.80%	36,099,905	31.11%	599.137
Grass Total	75,514.520	36.09%	22,643,935	19.51%	299.862
Waste	4,398.000	2.10%	219,900	0.19%	50.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	4,101.760	1.96%			
Market Area Total	209,234.470	100.00%	116,038,230	100.00%	554.584

As Related to the County as a Whole

Irrigated Total	69,068.790	73.85%	57,074,490	65.90%	
Dry Total	60,253.160	60.27%	36,099,905	62.68%	
Grass Total	75,514.520	63.34%	22,643,935	68.23%	
Waste	4,398.000	83.82%	219,900	83.82%	
Other	0.000	0.00%	0	0.00%	
Exempt	4,101.760	28.51%			
Market Area Total	209,234.470	65.80%	116,038,230	65.32%	

2006 Agricultural Land Detail

County 42 - Harlan

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,895.000	67.49%	1,286,605	79.43%	678.947
2A1	159.000	5.66%	87,450	5.40%	550.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	19.000	0.68%	9,500	0.59%	500.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	158.000	5.63%	63,200	3.90%	400.000
4A	577.000	20.55%	173,100	10.69%	300.000
Irrigated Total	2,808.000	100.00%	1,619,855	100.00%	576.871

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	21,739.100	76.75%	11,210,595	88.08%	515.688
2D1	255.000	0.90%	104,550	0.82%	410.000
2D	33.000	0.12%	11,880	0.09%	360.000
3D1	300.000	1.06%	91,500	0.72%	305.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	1,329.000	4.69%	305,670	2.40%	230.000
4D	4,669.000	16.48%	1,003,835	7.89%	215.000
Dry Total	28,325.100	100.00%	12,728,030	100.00%	449.355

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	3,768.400	9.90%	1,167,745	12.89%	309.878
2G1	55.000	0.14%	15,125	0.17%	275.000
2G	99.000	0.26%	23,760	0.26%	240.000
3G1	243.000	0.64%	58,320	0.64%	240.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	1,539.000	4.04%	353,970	3.91%	230.000
4G	32,346.000	85.01%	7,439,370	82.13%	229.993
Grass Total	38,050.400	100.00%	9,058,290	100.00%	238.060

Irrigated Total	2,808.000	4.02%	1,619,855	6.91%	576.871
Dry Total	28,325.100	40.55%	12,728,030	54.30%	449.355
Grass Total	38,050.400	54.47%	9,058,290	38.64%	238.060
Waste	675.000	0.97%	33,750	0.14%	50.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	69,858.500	100.00%	23,439,925	100.00%	335.534

As Related to the County as a Whole

Irrigated Total	2,808.000	3.00%	1,619,855	1.87%	
Dry Total	28,325.100	28.34%	12,728,030	22.10%	
Grass Total	38,050.400	31.91%	9,058,290	27.29%	
Waste	675.000	12.86%	33,750	12.86%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	69,858.500	21.97%	23,439,925	13.19%	

2006 Agricultural Land Detail

County 42 - Harlan

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	93,524.390	86,611,750
Dry	0.000	0	90.000	50,170	99,874.930	57,544,790
Grass	0.000	0	0.000	0	119,226.620	33,189,410
Waste	0.000	0	0.000	0	5,247.000	262,350
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	14,388.670	0
Total	0.000	0	90.000	50,170	317,872.940	177,608,300

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	93,524.390	86,611,750	93,524.390	29.41%	86,611,750	48.75%	926.087
Dry	99,964.930	57,594,960	99,964.930	31.44%	57,594,960	32.42%	576.151
Grass	119,226.620	33,189,410	119,226.620	37.50%	33,189,410	18.68%	278.372
Waste	5,247.000	262,350	5,247.000	1.65%	262,350	0.15%	50.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	14,388.670	0	14,388.670	4.53%	0	0.00%	0.000
Total	317,962.940	177,658,470	317,962.940	100.00%	177,658,470	100.00%	558.739

* Department of Property Assessment & Taxation Calculates

2005 PLAN OF ASSESSMENT FOR HARLAN COUNTY

Introduction

Pursuant to Neb. Laws 2005, LB 263, Section 9, the Assessment Administrative Manager shall submit a Plan of Assessment to the County Board of Equalization on or before July 31, 2005 and the Department of Property Assessment and Taxation on or before October 31, 2005, and every three years thereafter. The Assessment Administrative Manager shall update the Plan each year between the adoption of each three-year Plan.

Purpose of the Plan of Assessment

The Plan of Assessment and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from a Progress Report developed by the Department and presented to the Assessment Administrative Manager on or before July 31. The Plan shall propose actions to be taken for the following three years to assure uniform and proportionate assessments that are within the statutory and administrative guidelines for the level of value and quality of assessment. The Assessment Administrative Manager shall establish procedures and the course of action to be taken during the three-year Plan of Assessment.

Responsibilities of Assessment

Record Maintenance

Mapping

Ownership

Report Generation

Abstract

Certification of Values

School District Taxable Value Report

CTL

Tax List Corrections

Administer Homestead Exemption

Administer Personal Property

Generate Tax Roll

Responsibilities of Appraisal

Value all Real Property

Develop Plan of Review

Establish procedure for Pickup Work

Review Sales

Update all Values on an Annual Basis.

Personnel Count

Assessment

- 1- 1- Assessment Administrative Manager– required to pass test and maintain an Assessors Certificate issued by Department of Property Assessment & Taxation.
- 2- 1- Assessment Clerk

Appraisal

- 1- 1- State Appraiser – required to pass test and maintain an Appraisal license issued by State Appraisal Board.
- 2- 1- Assistant State Appraiser.

History

Harlan County became a State assumed county in July 1998.

We had in place the same CAMA package that is now used by the State assumed counties. At this time all data is entered in the ATR file and also the Appraisal file. This data is from our Re-appraisal of Harlan County in 1996 and also new improvements and review of the Sales for each period. In 2004 ½ of the county was reviewed on site.

At this time we have all sketches completed.

Parcel Count

Harlan County has approx 4874 parcels. Of this total we have the following:

1971 Residential with a value of	\$72,701,190
300 Commercial with a value of	\$18,339,915
2224 Agricultural with a value of	\$194,234,845
309 Rural acreages with a value of	\$ 12,258,620
5 Mineral producing with a value of	\$419,110
374 Recreational with a value of	\$5,184,010
126 Exempt parcels	
691 Personal Property Schedules	\$22,819,794
19 Central Assessed Prop	\$13,516,345

Cadastral Maps

The county purchased cadastral maps in 1982. The county was re-flown and city maps were made on scale of 1" = 100' and rural maps were 4 sections to a page and a scale of 1" = 660'. At the present time, they are in dire need of up-dating and much repair work as 20+ years of use has taken its toll. We anxiously await the new GIS program and hope to have in place for 2006, that we might be in line with neighboring counties that all have a GIS program in house and working.

Property Record Cards

We utilize the property record cards available from the Terra Scan system by printing ATR property card and also Appraisal print-out. We also have Aerial photos of rural parcels from a 1984 flight. The information from our re-appraisal of 1995-6 is on the computer as reference. We add new information as we gather it in review and pick-up work to further enhance our records. These records are in good condition. The Terra Scan system implemented a working and historical appraisal file that at the present needs design changes.

Real Estate Transfers (521's)

The 521's are handled by the Assessment staff for change of ownership, record cards, any splits or combinations that need to be made, Sales file info is up-dated and supporting data is attached. After this process, they are given to the Appraisal staff for verification such as new digital pictures and reviewed for accuracy of information. Sales verification forms are mailed to the buyer and seller to be completed and returned to the office on agricultural 521's.

Current plan for Harlan County

Assessment /Sale Ratio Statistics for Tax Year 2005

<u>Class</u>	<u>Ratio</u>	<u>C.O.D.*</u>	<u>P.R.D.**</u>
Residential	.96	16.37	109.06
Commercial	.99	16.43	100.24
Ag-Land	.77	12.97	99.92

* Coefficient of Dispersion

** Price Related Differential

Tax year 2006

Finish last half of county review and complete same as year 2005. Will review statistics from previous year to find any hot spots to be corrected. Review market areas and also any new TIF areas. Conduct a pivot review. Ag land study i.e. irrigated grass, irrigated and dry acres, FSA certified maps. Review towns starting with Republican City. Review IOLL's. Ag land acre values. Do normal pick-up work and sales review. Continue to monitor any changes in Depreciation Table or Site improvement tables due to Market changes. Check to see if we still need market areas. Implement GIS program. Address the issue of the last 4 digits in the zip code.

Tax year 2007

Review statistics to determine if any major or minor adjustments need to be made. Review market areas and any new TIF projects that develop. Do regular pick-up work and sales review. Verify accuracy of Depreciation tables and Site improvements tables

with information from the Market data. Watch river front property for private hunting and the possibility of Spec. Val. Hopefully continue use of GIS program. Continue to do County review as set up by PAT.

Tax year 2008

Review statistics to see if any new data has appeared that would change any of our tables that are taken from the market. Review market areas for accuracy from the sales that have occurred and have been sent to be used in establishing the same. Do regular pick-up work based on building permits and info from the zoning admin. Continue use of GIS. Watch for Special Valuation. Continue to do County review as set up by PAT.

Conclusion

All work done by Assessment staff or Appraisal staff will be done in accordance with Department of Property Assessment & Taxation rules and regulations. All Statutes and mandates that may be issued will be followed in completion of our work. We look to our State Office Staff and Field Liaisons for any assistance they may provide to us in carrying out our assignments.

Respectfully,

Judy K. McDonald
Interim Assessment Administrative Manager
for Harlan & Hitchcock Counties

Jeffrey S. Wilhelm
Appraiser for Harlan & Hitchcock

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
 - $\text{TotAssdValue}/\text{Count}$

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

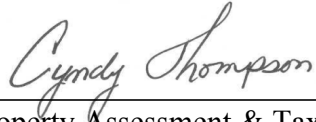
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

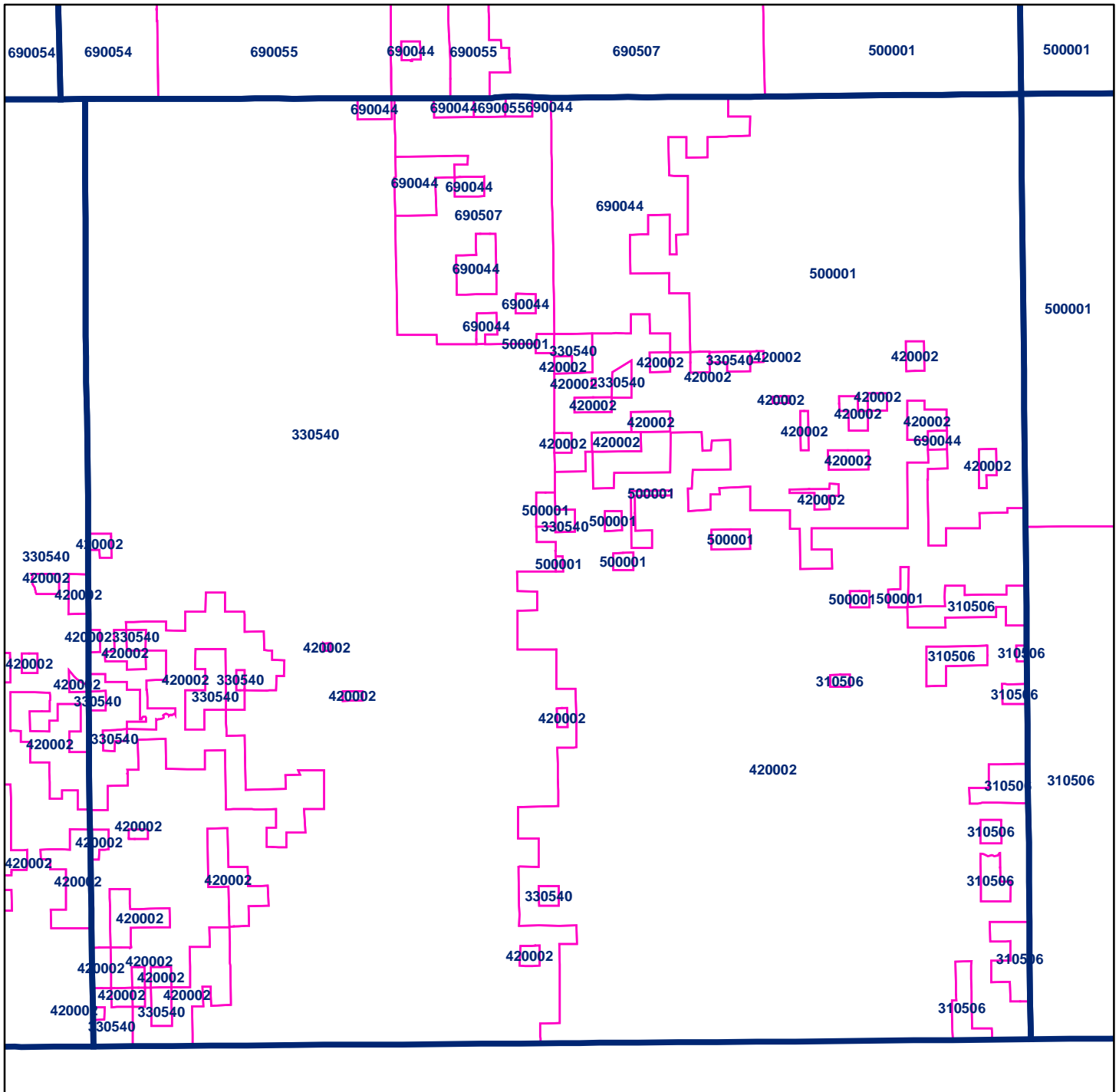
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Harlan County County Assessor, by certified mail, return receipt requested, 7046 1160 0001 1212 8168.

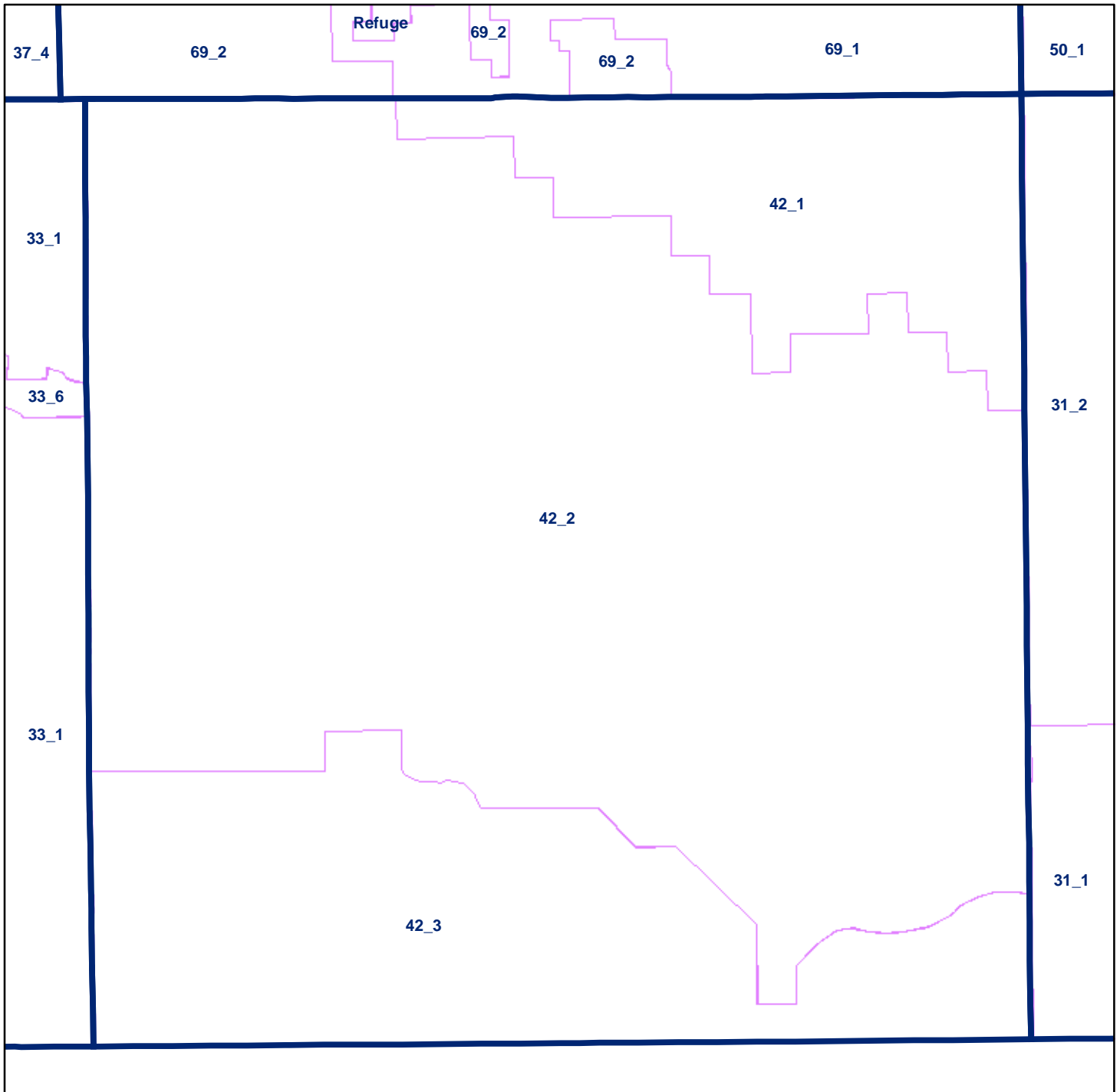
Dated this 10th day of April, 2006.



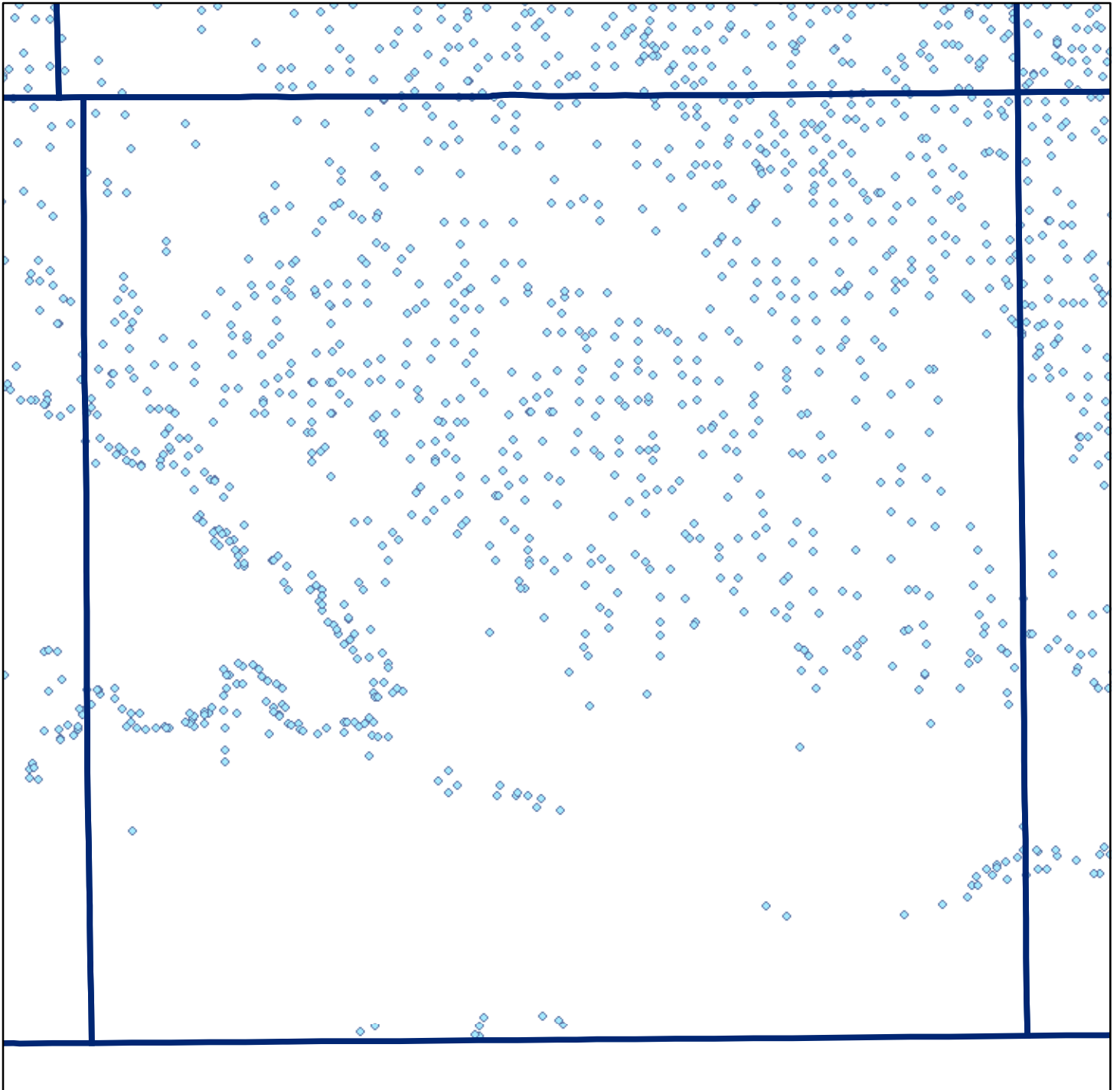
Property Assessment & Taxation



□ School Districts



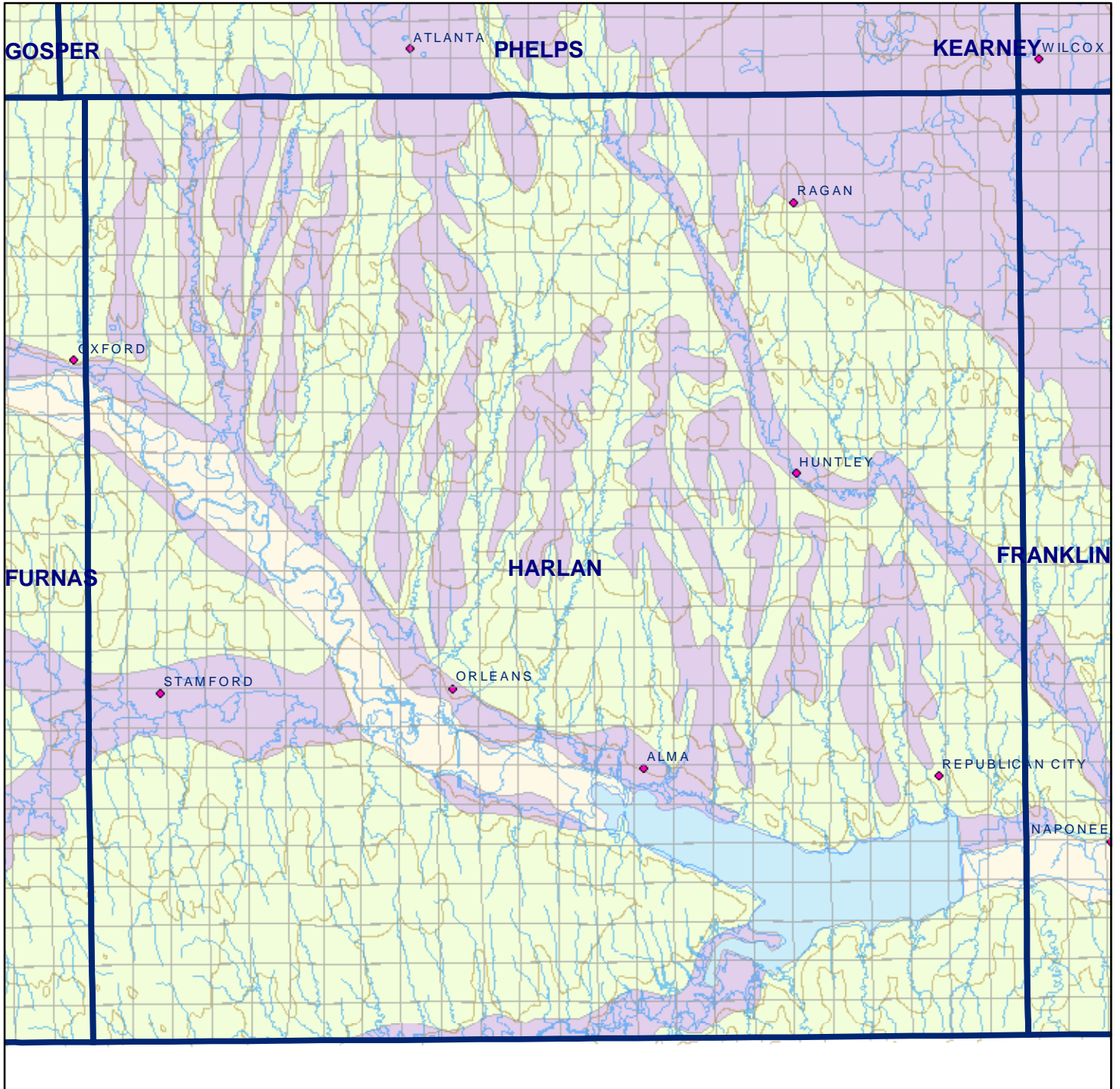
 Market Areas



● Registered Wells > 500 GPM

4025	4023	4021	4019	4017	4015
4111	4113	4115	4117	4119	4121
4265	4263	4261	4259	4257	4255
4351	4353	4355	4357	4359	4361
4511	4509	4507	4505	4503	4501

 Geo Codes



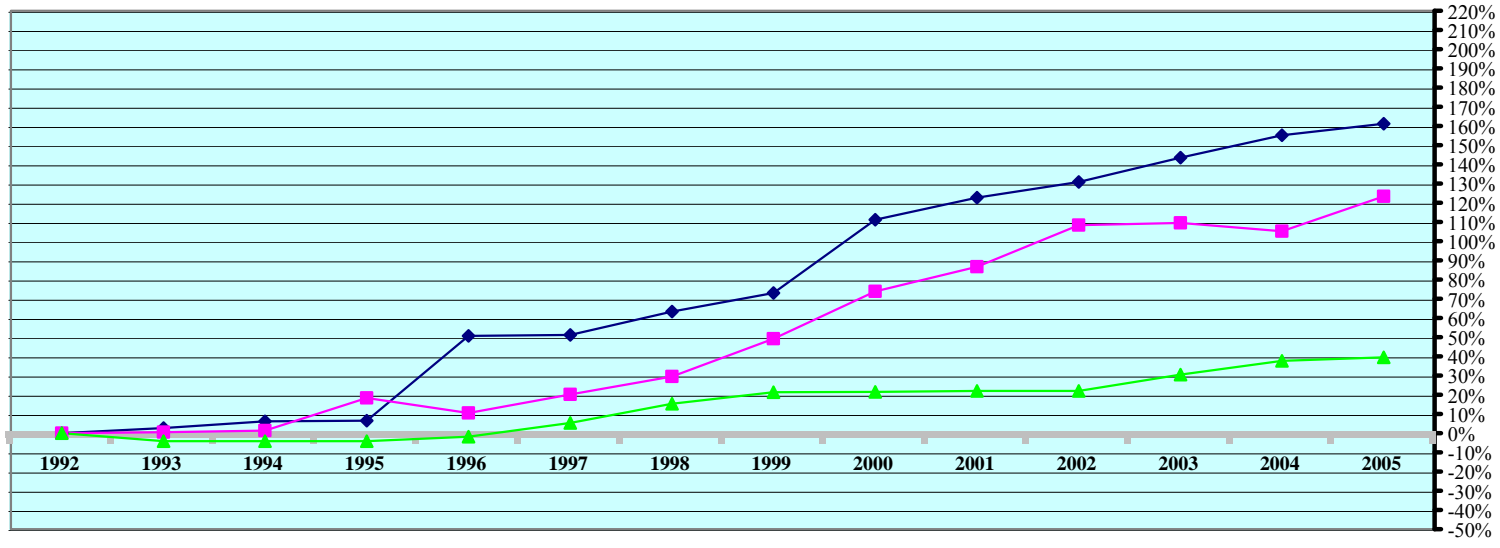
Legend

- 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

Harlan County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	29,756,935	--	--	--	8,179,060	--	--	--	124,939,975	--	--	--
1993	30,529,310	772,375	2.60%	2.60%	8,215,560	36,500	0.45%	0.45%	119,701,695	-5,238,280	-4.19%	-4.19%
1994	31,601,280	1,071,970	3.51%	6.20%	8,283,115	67,555	0.82%	1.27%	119,659,330	-42,365	-0.04%	-4.23%
1995	31,667,355	66,075	0.21%	6.42%	9,682,185	1,399,070	16.89%	18.38%	119,670,780	11,450	0.01%	-4.22%
1996	44,838,825	13,171,470	41.59%	50.68%	9,034,920	-647,265	-6.69%	10.46%	122,748,120	3,077,340	2.57%	-1.75%
1997	44,958,575	119,750	0.27%	51.09%	9,829,940	795,020	8.80%	20.18%	131,578,670	8,830,550	7.19%	5.31%
1998	48,603,275	3,644,700	8.11%	63.33%	10,587,895	757,955	7.71%	29.45%	144,076,610	12,497,940	9.50%	15.32%
1999	51,456,365	2,853,090	5.87%	72.92%	12,203,305	1,615,410	15.26%	49.20%	151,593,675	7,517,065	5.22%	21.33%
2000	62,857,260	11,400,895	22.16%	111.24%	14,219,260	2,015,955	16.52%	73.85%	151,804,110	210,435	0.14%	21.50%
2001	66,237,240	3,379,980	5.38%	122.59%	15,262,185	1,042,925	7.33%	86.60%	152,340,545	536,435	0.35%	21.93%
2002	68,681,770	2,444,530	3.69%	130.81%	17,044,625	1,782,440	11.68%	108.39%	152,420,595	80,050	0.05%	22.00%
2003	72,475,050	3,793,280	5.52%	143.56%	17,130,970	86,345	0.51%	109.45%	163,108,670	10,688,075	7.01%	30.55%
2004	75,906,210	3,431,160	4.73%	155.09%	16,783,195	-347,775	-2.03%	105.20%	171,980,895	8,872,225	5.44%	37.65%
2005	77,704,965	1,798,755	2.37%	161.13%	18,267,905	1,484,710	8.85%	123.35%	174,242,580	2,261,685	1.32%	39.46%

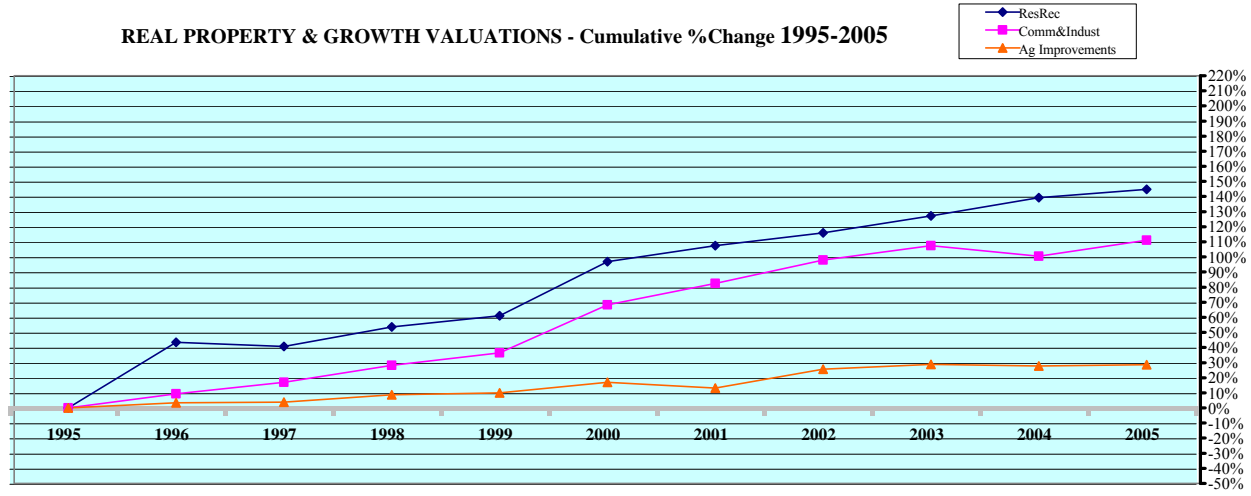
1992-2005 Rate Ann. %chg: Resid & Rec. **7.66%** Comm & Indust **6.38%** Agland **2.59%**

Cnty# **42**
County **HARLAN**

FL area **5**

(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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	29,756,935	not avail.	--	--	--	--	8,179,060	not avail.	--	--	--	--
1993	30,529,310	not avail.	--	--	--	--	8,215,560	not avail.	--	--	--	--
1994	31,601,280	not avail.	--	--	--	--	8,283,115	not avail.	--	--	--	--
1995	31,667,355	406,395	1.28%	31,260,960	--	--	9,682,185	1,425,345	14.72%	8,256,840	--	--
1996	44,838,825	0	0.00%	44,838,825	41.59%	43.43%	9,034,920	0	0.00%	9,034,920	-6.69%	9.42%
1997	44,958,575	940,220	2.09%	44,018,355	-1.83%	40.81%	9,829,940	180,250	1.83%	9,649,690	6.80%	16.87%
1998	48,603,275	595,685	1.23%	48,007,590	6.78%	53.57%	10,587,895	0	0.00%	10,587,895	7.71%	28.23%
1999	51,456,365	1,084,225	2.11%	50,372,140	3.64%	61.13%	12,203,305	933,455	7.65%	11,269,850	6.44%	36.49%
2000	62,857,260	1,333,725	2.12%	61,523,535	19.56%	96.81%	14,219,260	321,950	2.26%	13,897,310	13.88%	68.31%
2001	66,237,240	1,397,115	2.11%	64,840,125	3.15%	107.42%	15,262,185	199,400	1.31%	15,062,785	5.93%	82.43%
2002	68,681,770	1,202,875	1.75%	67,478,895	1.87%	115.86%	17,044,625	700,615	4.11%	16,344,010	7.09%	97.95%
2003	72,475,050	1,468,100	2.03%	71,006,950	3.39%	127.14%	17,130,970	6,715	0.04%	17,124,255	0.47%	107.39%
2004	75,906,210	1,143,500	1.51%	74,762,710	3.16%	139.16%	16,783,195	222,915	1.33%	16,560,280	-3.33%	100.56%
2005	77,704,965	1,221,765	1.57%	76,483,200	0.76%	144.66%	18,267,905	833,395	4.56%	17,434,510	3.88%	111.15%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **9.36%**

Comm & Indust **7.76%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	18,823,080					
1993	not avail	not avail	18,166,295					
1994	not avail	not avail	14,941,075					
1995	6,920,990	8,518,080	15,439,070	81,150	0.53%	15,357,920	--	--
1996	8,290,545	7,594,780	15,885,325	0	0.00%	15,885,325	2.89%	3.43%
1997	8,395,495	7,538,390	15,933,885	0	0.00%	15,933,885	0.31%	3.75%
1998	9,254,020	7,604,585	16,858,605	158,010	0.94%	16,700,595	4.81%	8.74%
1999	9,187,445	7,780,675	16,968,120	71,009	0.42%	16,897,111	0.23%	10.02%
2000	10,675,655	7,487,275	18,162,930	188,700	1.04%	17,974,230	5.93%	17.04%
2001	10,001,330	7,503,035	17,504,365	133,015	0.76%	17,371,350	-4.36%	13.11%
2002	11,404,430	8,476,770	19,881,200	584,405	2.94%	19,296,795	10.24%	25.65%
2003	11,524,455	8,425,020	19,949,475	169,880	0.85%	19,779,595	-0.51%	28.79%
2004	11,560,975	8,291,325	19,852,300	230,150	1.16%	19,622,150	-1.64%	27.77%
2005	12,236,945	7,937,685	20,174,630	430,360	2.13%	19,744,270	-0.54%	28.56%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmnts **2.54%**

(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

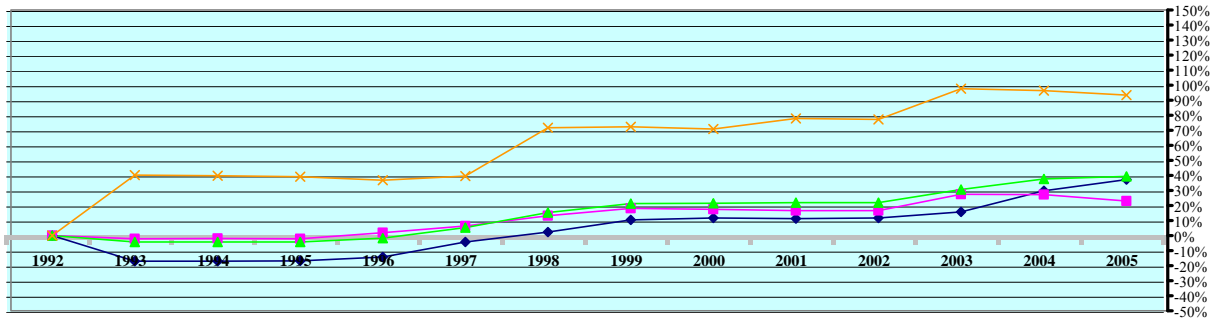
Cnty# **42**
County **HARLAN**

FL area **5**

CHART 2

EXHIBIT **42B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992	63,701,200	--	--	--	44,765,630	--	--	--	16,310,935	--	--	--
1993	52,855,020	-10,846,180	-17.03%	-17.03%	43,810,735	-954,895	-2.13%	-2.13%	22,863,860	6,552,925	40.18%	40.18%
1994	52,816,730	-38,290	-0.07%	-17.09%	43,874,100	63,365	0.14%	-1.99%	22,795,430	-68,430	-0.30%	39.76%
1995	52,952,850	136,120	0.26%	-16.87%	43,845,540	-28,560	-0.07%	-2.06%	22,700,190	-95,240	-0.42%	39.17%
1996	54,632,290	1,679,440	3.17%	-14.24%	45,635,790	1,790,250	4.08%	1.94%	22,308,080	-392,110	-1.73%	36.77%
1997	61,001,640	6,369,350	11.66%	-4.24%	47,634,725	1,998,935	4.38%	6.41%	22,771,665	463,585	2.08%	39.61%
1998	65,189,700	4,188,060	6.87%	2.34%	50,710,145	3,075,420	6.46%	13.28%	28,006,875	5,235,210	22.99%	71.71%
1999	70,399,450	5,209,750	7.99%	10.52%	52,884,960	2,174,815	4.29%	18.14%	28,115,295	108,420	0.39%	72.37%
2000	71,125,320	725,870	1.03%	11.65%	52,616,525	-268,435	-0.51%	17.54%	27,868,995	-246,300	-0.88%	70.86%
2001	70,912,565	-212,755	-0.30%	11.32%	52,235,500	-381,025	-0.72%	16.69%	28,998,755	1,129,760	4.05%	77.79%
2002	71,121,925	209,360	0.30%	11.65%	52,173,900	-61,600	-0.12%	16.55%	28,923,815	-74,940	-0.26%	77.33%
2003	73,663,350	2,541,425	3.57%	15.64%	57,025,335	4,851,435	9.30%	27.39%	32,228,080	3,304,265	11.42%	97.59%
2004	82,698,240	9,034,890	12.27%	29.82%	56,986,575	-38,760	-0.07%	27.30%	32,027,730	-200,350	-0.62%	96.36%
2005	87,385,380	4,687,140	5.67%	37.18%	55,032,330	-1,954,245	-3.43%	22.93%	31,561,270	-466,460	-1.46%	93.50%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992		--	--	--	162,210	--	--	--	124,939,975	--	--	--
1993		--	--	--	172,080	9,870	6.08%	6.08%	119,701,695	-5,238,280	-4.19%	-4.19%
1994		--	--	--	173,070		0.00%	6.70%	119,659,330	-42,365	-0.04%	-4.23%
1995		--	--	--	172,200	-870	-0.50%	6.16%	119,670,780	11,450	0.01%	-4.22%
1996		--	--	--	171,960	-240	-0.14%	6.01%	122,748,120	3,077,340	2.57%	-1.75%
1997		--	--	--	170,640	-1,320	-0.77%	5.20%	131,578,670	8,830,550	7.19%	5.31%
1998		--	--	--	169,890	-750	-0.44%	4.73%	144,076,610	12,497,940	9.50%	15.32%
1999		--	--	--	193,970	24,080	14.17%	19.58%	151,593,675	7,517,065	5.22%	21.33%
2000		--	--	--	193,270	-700	-0.36%	19.15%	151,804,110	210,435	0.14%	21.50%
2001		--	--	--	193,725	455	0.24%	19.43%	152,340,545	536,435	0.35%	21.93%
2002		--	--	--	200,955	7,230	3.73%	23.89%	152,420,595	80,050	0.05%	22.00%
2003	191,030	n/a	n/a	n/a	875	n/a	n/a	n/a	163,108,670	10,688,075	7.01%	30.55%
2004	268,350	77,320	40.48%	40.48%	0	-875	-100.00%	-100.00%	171,980,895	8,872,225	5.44%	37.65%
2005	263,600	-4,750	-1.77%	37.99%	0	0	-100.00%	-100.00%	174,242,580	2,261,685	1.32%	39.46%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	63,924,140	70,466	907	--	--	44,639,030	111,045	402	--	--	16,327,385	128,254	127	--	--
1993	52,804,100	70,410	750	-17.31%	-17.31%	43,737,860	111,265	393	-2.24%	-2.24%	22,992,020	128,099	179	40.94%	40.94%
1994	52,888,090	70,681	748	-0.27%	-17.53%	43,841,560	111,538	393	0.00%	-2.24%	22,804,760	127,215	179	0.00%	40.94%
1995	52,952,850	70,700	749	0.13%	-17.42%	43,827,500	111,492	393	0.00%	-2.24%	22,664,820	126,944	179	0.00%	40.94%
1996	54,416,955	71,130	765	2.14%	-15.66%	45,714,540	111,172	411	4.58%	2.24%	22,322,815	126,829	176	-1.68%	38.58%
1997	61,039,165	73,190	834	9.02%	-8.05%	47,659,300	109,886	434	5.60%	7.96%	22,768,485	126,117	181	2.84%	42.52%
1998	65,739,420	74,774	879	5.40%	-3.09%	50,840,320	109,057	466	7.37%	15.92%	28,171,090	125,394	225	24.31%	77.17%
1999	70,261,130	77,992	901	2.50%	-0.66%	52,898,320	107,051	494	6.01%	22.89%	28,168,885	123,928	227	0.89%	78.74%
2000	71,413,045	79,779	895	-0.67%	-1.32%	52,605,715	106,420	494	0.00%	22.89%	27,915,270	122,706	227	0.00%	78.74%
2001	70,910,665	80,598	880	-1.68%	-2.98%	52,239,855	107,672	485	-1.82%	20.65%	29,002,775	124,667	233	2.64%	83.46%
2002	71,124,055	80,891	879	-0.11%	-3.09%	52,182,695	107,664	485	0.00%	20.65%	28,924,120	124,341	233	0.00%	83.46%
2003	73,692,870	83,674	881	0.23%	-2.87%	57,142,020	106,340	537	10.72%	33.58%	32,208,775	122,877	262	12.45%	106.30%
2004	82,533,415	86,479	954	8.33%	5.22%	57,073,710	103,909	549	2.28%	36.63%	32,031,230	122,209	262	0.04%	106.38%
2005	87,122,705	92,578	941	-1.39%	-3.76%	55,246,465	100,827	548	-0.24%	36.30%	31,572,175	119,383	264	0.90%	108.24%

1992-2005 Rate Ann.%chg AvgVal/Acre: **0.28%**

2.41%

5.80%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	162,570	5,419	30	--	--	0	0		--	--	125,053,125	315,184	397	--	--
1993	161,760	5,392	30	0.00%		0	0				119,695,740	315,166	380	-4.28%	-4.28%
1994	173,070	5,769	30	0.00%		0	0				119,707,480	315,203	380	0.00%	-4.28%
1995	172,020	5,734	30	0.00%		0	0				119,617,190	314,870	380	0.00%	-4.28%
1996	172,080	5,736	30	0.00%		0	0				122,626,390	314,867	389	2.37%	-2.02%
1997						170,550	5,708	30	--	--	131,637,500	314,900	418	7.46%	5.29%
1998						169,380	5,669	30	0.00%		144,920,210	314,893	460	10.05%	15.87%
1999						193,795	5,574	35	16.67%		151,522,130	314,544	482	4.78%	21.41%
2000						193,410	5,526	35	0.00%		152,127,440	314,430	484	0.41%	21.91%
2001						193,655	5,535	35	0.00%		152,346,950	318,471	478	-1.24%	20.40%
2002						193,095	5,517	35	0.00%		152,423,965	318,412	479	0.21%	20.65%
2003	191,380	5,468	35	n/a	n/a	0	0		n/a	n/a	163,235,045	318,359	513	7.10%	29.22%
2004	270,200	5,404	50	42.86%	n/a	0	0				171,908,555	318,002	541	5.38%	36.17%
2005	263,650	5,273	50	0.00%	n/a	0	0				174,204,995	318,060	548	1.32%	37.96%

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

2.51%

42
HARLAN

FL area **5**

CHART 4 EXHIBIT 42B Page 4

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
3,786	HARLAN	22,860,315	5,640,473	4,201,728	72,566,245	18,267,905	0	5,138,720	174,242,580	12,236,945	7,937,685	419,110	323,511,706
<i>cnty sectorvalue % of total value:</i>		7.07%	1.74%	1.30%	22.43%	5.65%		1.59%	53.86%	3.78%	2.45%	0.13%	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
1,214	ALMA	797,799	458,807	91,869	25,599,075	7,103,505	0	0	22,810	0	0	0	34,073,865
67	HUNTLEY	72,679	46,154	8,734	835,080	85,490	0	0	0	0	0	0	1,048,137
425	ORLEANS	79,394	306,721	76,480	6,236,065	1,230,165	0	0	0	0	4,000	0	7,932,825
876	OXFORD *	237,783	48,333	122,819	3,691,865	910,935	0	0	0	0	0	0	5,011,735
46	RAGAN	18,681	61,769	6,888	545,335	1,069,080	0	0	0	0	0	0	1,701,753
209	REPUBLICAN CITY	234,724	355,380	78,213	7,086,030	1,478,995	0	116,060	0	0	0	0	9,349,402
202	STAMFORD	179,057	101,802	34,461	2,433,025	369,905	0	0	0	2,400	0	0	3,120,650
* Population displayed for Oxford is for the total village which is located in #33 Furnas & #42 Harlan Counties.													
* Valuation displayed for Oxford is for the portion of the village located within #42 Harlan County.													
Total of All City Values:		1,620,117	1,378,966	419,464	46,426,475	12,248,075	0	116,060	22,810	2,400	4,000	0	62,238,367
<i>% total citysect of cnty sector</i>		7.09%	24.45%	9.98%	63.98%	67.05%		2.26%	0.01%	0.02%	0.05%		19.24%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
32.07%	ALMA	3.49%	8.13%	2.19%	35.28%	38.89%			0.01%				10.53%
1.77%	HUNTLEY	0.32%	0.82%	0.21%	1.15%	0.47%							0.32%
11.23%	ORLEANS	0.35%	5.44%	1.82%	8.59%	6.73%					0.05%		2.45%
23.14%	OXFORD *	1.04%	0.86%	2.92%	5.09%	4.99%							1.55%
1.22%	RAGAN	0.08%	1.10%	0.16%	0.75%	5.85%							0.53%
5.52%	REPUBLICAN CITY	1.03%	6.30%	1.86%	9.76%	8.10%		2.26%					2.89%
5.34%	STAMFORD	0.78%	1.80%	0.82%	3.35%	2.02%				0.02%			0.96%

Cnty# **42**
County **HARLAN**

FL area **5**