

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Hitchcock County
44

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.

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

- 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 Assessor Actions

Commercial Real Property

- 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 Assessor Actions

Agricultural Land

- 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 Assessor Actions

2006 County Abstract of Assessment for Real Property Compared with the 2005 Certificate of Taxes Levied (CTL) Report

Statistical Reports Section

R&O Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

Preliminary Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

Assessment Survey Section

County Reports Section

- 2006 County Abstract of Assessment for Real Property, Form 45
- 2006 County Agricultural Land Detail
- County Assessor's Three Year Plan of Assessment

Special Valuation Section

Purpose Statements Section

Glossary

Technical Specification Section

- Commission Summary Calculations
- Correlation Table Calculations
- Statistical Reports Query
- Statistical Reports Calculations
- Map Source
- Valuation History Charts

Certification

Map Section

Valuation History Chart Section

2006 Commission Summary

44 Hitchcock

Residential Real Property - Current

Number of Sales	96	COD	15.56
Total Sales Price	3007645	PRD	103.29
Total Adj. Sales Price	3007645	COV	21.63
Total Assessed Value	2847435	STD	21.15
Avg. Adj. Sales Price	31329.64	Avg. Abs. Dev.	14.90
Avg. Assessed Value	29660.78	Min	48.00
Median	95.75	Max	166.50
Wgt. Mean	94.67	95% Median C.I.	93.10 to 98.92
Mean	97.79	95% Wgt. Mean C.I.	91.29 to 98.06
		95% Mean C.I.	93.56 to 102.02
% of Value of the Class of all Real Property Value in the County			16.34
% of Records Sold in the Study Period			6.06
% of Value Sold in the Study Period			6.17
Average Assessed Value of the Base			29,120

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	96	95.75	15.56	103.29
2005	116	95.38	18.30	106.50
2004	119	95.72	19.73	109.02
2003	132	96	16.77	107.37
2002	153	97	18.49	108.4
2001	175	97	12.52	103.1

2006 Commission Summary

44 Hitchcock

Commercial Real Property - Current

Number of Sales	16	COD	24.86
Total Sales Price	472100	PRD	111.79
Total Adj. Sales Price	462100	COV	40.88
Total Assessed Value	443250	STD	43.84
Avg. Adj. Sales Price	28881.25	Avg. Abs. Dev.	24.20
Avg. Assessed Value	27703.13	Min	68.91
Median	97.34	Max	214.57
Wgt. Mean	95.92	95% Median C.I.	83.16 to 108.77
Mean	107.23	95% Wgt. Mean C.I.	86.13 to 105.71
		95% Mean C.I.	83.87 to 130.58
% of Value of the Class of all Real Property Value in the County			9.18
% of Records Sold in the Study Period			7.73
% of Value Sold in the Study Period			1.71
Average Assessed Value of the Base			125,119

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	16	97.34	24.86	111.79
2005	20	95.60	18.64	103.77
2004	19	93.61	15.22	102.91
2003	23	93	11.88	102.85
2002	34	99	39.88	125.55
2001	42	98	56.42	156.97

2006 Opinions of the Property Tax Administrator for Hitchcock County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Hitchcock County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hitchcock 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 Hitchcock County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hitchcock County is not in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Hitchcock County

Recommendations

It is my recommendation that the Tax Equalization and Review Commission make adjustment.

Residential

Commercial

Agricultural

Grassland: +13.00%

Dated this 10th day of April, 2006.



Catherine D. Lang

Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Hitchcock County**

Residential Real Property

I. Correlation

Hitchcock: RESIDENTIAL: A review of the data sets indicates that all three measures of central tendency are within the acceptable range. The coefficient of dispersion is just barely outside of the prescribed parameter; whereas the price-related differential rounds to 103 and is considered within the range. Sales under \$10,000 appear to have a considerable impact on the quality statistics. It is believed the county has attained an acceptable level of value and has also met the standards for uniform and proportionate assessment.

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	195	175	89.74
2002	171	153	89.47
2003	151	132	87.42
2004	148	119	80.41
2005	152	116	76.32
2006	162	96	59.26

Hitchcock: RESIDENTIAL: A review of the utilization grid indicates that the County has historically utilized a significant percentage of the total sales occurring for the residential class of property. There was a sizeable percentage decrease from 2005 to 2006, but it should be noted that the county reported 30 sales that were in the residential sales file as substantially improved since the sale and these were determined to be and coded non-qualified sales; the percentage of the substantially improved properties to the total sales file in this assessment period is 18.52%.

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

**2006 Correlation Section
for Hitchcock County**

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	84	37.32	115.35	97
2002	97	0.68	97.66	97
2003	95	0.42	95.4	96
2004	92.02	4.64	96.29	95.72
2005	92.32	3.44	95.5	95.38
2006	93.30	1.56	94.76	95.75

Hitchcock: RESIDENTIAL: After review of the trended preliminary ratio and the Reports and Opinion median, it is apparent that the two statistics are similar and support a level of value within the

**2006 Correlation Section
for Hitchcock County**

acceptable range.

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)
21.19	2001	37.32
1.94	2002	0.68
2	2003	0
10.46	2004	4.64
4.59	2005	3.44
1.68	2006	1.56

Hitchcock: RESIDENTIAL: After review of the percent change report, it appears that Hitchcock County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base is consistent with the reported assessment action.

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

2006 Correlation Section for Hitchcock County

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.75	94.67	97.79

**2006 Correlation Section
for Hitchcock County**

Hitchcock: RESIDENTIAL: The measures of central tendency are all within the acceptable range for level of value. For direct equalization purposes, the median will be used to describe the level of value for the residential class of property for 2006.

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	15.56	103.29
Difference	0.56	0.29

Hitchcock: RESIDENTIAL: The coefficient of dispersion is just slightly out of compliance and the price-related differential (if rounded) is within its respective target. Sales under \$10,000 appear to have a considerable impact on the quality statistics.

VII. Analysis of Change in Statistics Due to Assessor Actions

**2006 Correlation Section
for Hitchcock County**

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	96	96	0
Median	93.30	95.75	2.45
Wgt. Mean	92.14	94.67	2.53
Mean	96.98	97.79	0.81
COD	19.68	15.56	-4.12
PRD	105.26	103.29	-1.97
Min Sales Ratio	46.67	48.00	1.33
Max Sales Ratio	167.25	166.50	-0.75

Hitchcock: RESIDENTIAL: The county reported 2006 assessment action in the villages of Trenton and Stratton. The difference in the Preliminary Statistics and the Reports and Opinion Statistics reflects the actions of the county in the residential class of property for 2006.

2006 Correlation Section for Hitchcock County

Commerical Real Property

I. Correlation

Hitchcock: COMMERCIAL: Both the median and weighted mean are within the acceptable range, and either could act as a point estimate for the overall level of value for the commercial property class. For direct equalization purposes, the median will be used to determine the level of value for the commercial property class for 2006. Realizing there are only 16 sales and the diversity of the commercial properties, both qualitative measures are outside the acceptable parameters for uniform and proportionate assessment.

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	57	42	73.68
2002	45	34	75.56
2003	29	23	79.31
2004	24	19	79.17
2005	27	20	74.07
2006	24	16	66.67

Hitchcock: COMMERCIAL: A review of the above table indicates that the county has historically utilized a reasonable proportion of the total sales occurring in the commercial class of property. One commercial sale was coded out of the sale file due to substantial improvement since the sale; this sale contributed to 4.17% of the total sale file.

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

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

**2006 Correlation Section
for Hitchcock County**

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	86	9.1	93.83	98
2002	82	20.89	99.13	99
2003	94	-2.7	91.46	93
2004	93.61	2.34	95.8	93.61
2005	93.98	-0.08	93.9	95.60
2006	97.34	-0.05	97.29	97.34

Hitchcock: COMMERCIAL: After review of the trended preliminary ratio and the Reports and Opinion median, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

**2006 Correlation Section
for Hitchcock County**

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File	Year	% Change in Assessed Value (excl. growth)
19.04	2001	9.1
64.52	2002	9.1
0	2003	3
0	2004	2.34
5.17	2005	-0.08
0	2006	-0.05

Hitchcock: COMMERCIAL: There is no significant statistical difference between the percent change in the sales file compared to the percent change to the commercial base as a whole (excluding growth), due to the fact that no assessment actions were taken to address the commercial property class (other than the completion of pickup work) for assessment year 2006.

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

2006 Correlation Section for Hitchcock County

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.34	95.92	107.23

2006 Correlation Section for Hitchcock County

Hitchcock: COMMERCIAL: Both the median and weighted mean are within the acceptable range and either could represent the level of value. The median will be used to describe the level of value for direct equalization purposes for the commercial property class for assessment year 2006.

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	24.86	111.79
Difference	4.86	8.79

Hitchcock: COMMERCIAL: Both the coefficient of dispersion and the price-related differential are outside of their respective parameters indicating there may be some issues with assessment uniformity. The county did not address the commercial property class for 2006.

VII. Analysis of Change in Statistics Due to Assessor Actions

**2006 Correlation Section
for Hitchcock County**

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	16	16	0
Median	97.34	97.34	0
Wgt. Mean	95.92	95.92	0
Mean	107.23	107.23	0
COD	24.86	24.86	0
PRD	111.79	111.79	0
Min Sales Ratio	68.91	68.91	0
Max Sales Ratio	214.57	214.57	0

Hitchcock: COMMERCIAL: The County reported no significant actions to the overall commercial property valuations for 2006. A brief review of the preliminary statistics and the Reports and Opinion statistics shown in the table above indicate this to be correct.

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

44 Hitchcock

	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	42,576,375	43,645,190	1,068,815	2.51	343,895	1.7
2. Recreational	2,462,360	2,481,210	18,850	0.77	40,845	-0.89
3. Ag-Homesite Land, Ag-Res Dwellings	15,355,150	15,435,610	80,460	0.52	*-----	0.52
4. Total Residential (sum lines 1-3)	60,393,885	61,562,010	1,168,125	1.93	384,740	1.3
5. Commercial	7,810,870	7,891,465	80,595	1.03	91,840	-0.14
6. Industrial	15,758,210	18,008,210	2,250,000	14.28	2,250,000	0
7. Ag-Farmsite Land, Outbuildings	5,262,120	5,157,480	-104,640	-1.99	178,755	-5.39
8. Minerals	23,859,710	42,471,730	18,612,020	78.01	0	78.01
9. Total Commercial (sum lines 5-8)	52,690,910	73,528,885	20,837,975	39.55	2,341,840	35.1
10. Total Non-Agland Real Property	113,084,795	135,090,895	22,006,100	19.46	2,905,335	16.89
11. Irrigated	30,441,180	30,456,090	14,910	0.05		
12. Dryland	70,980,555	77,767,615	6,787,060	9.56		
13. Grassland	33,568,810	38,765,115	5,196,305	15.48		
14. Wasteland	132,370	154,940	22,570	17.05		
15. Other Agland	0	0	0			
16. Total Agricultural Land	135,122,915	147,143,760	12,020,845	8.9		
17. Total Value of All Real Property (Locally Assessed)	248,207,710	282,234,655	34,026,945	13.71	2,905,335	12.54

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

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	21.63	95% Median C.I.:	93.10 to 98.92	(! : Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	95	STD:	21.15	95% Wgt. Mean C.I.:	91.29 to 98.06	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	98	AVG.ABS.DEV:	14.90	95% Mean C.I.:	93.56 to 102.02	
TOTAL Assessed Value:	2,847,435							
AVG. Adj. Sales Price:	31,329	COD:	15.56	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	29,660	PRD:	103.29	MIN Sales Ratio:	48.00			

Printed: 03/29/2006 20:48:02

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/03 TO 09/30/03	12	95.06	96.51	93.85	16.64	102.83	48.00	132.04	83.75 to 113.10	24,041	22,562
10/01/03 TO 12/31/03	9	99.29	98.12	98.86	8.25	99.26	77.00	115.05	87.15 to 114.18	44,611	44,100
01/01/04 TO 03/31/04	11	98.48	100.74	96.34	14.23	104.58	72.00	149.77	86.54 to 115.94	26,881	25,896
04/01/04 TO 06/30/04	17	96.70	101.05	91.98	18.40	109.86	63.87	161.43	79.43 to 121.74	32,233	29,649
07/01/04 TO 09/30/04	14	99.21	101.78	92.25	21.00	110.33	50.00	166.50	77.37 to 122.70	41,637	38,410
10/01/04 TO 12/31/04	12	90.59	88.01	90.99	12.56	96.73	67.73	106.38	69.67 to 99.90	37,066	33,726
01/01/05 TO 03/31/05	5	94.83	98.16	98.77	6.55	99.37	89.90	115.48	N/A	20,650	20,397
04/01/05 TO 06/30/05	16	93.72	96.79	101.00	15.03	95.83	64.21	158.95	81.04 to 100.42	21,437	21,651
Study Years											
07/01/03 TO 06/30/04	49	97.33	99.33	94.97	15.27	104.59	48.00	161.43	93.29 to 103.75	31,299	29,725
07/01/04 TO 06/30/05	47	94.83	96.18	94.36	15.64	101.93	50.00	166.50	89.90 to 98.92	31,361	29,593
Calendar Yrs											
01/01/04 TO 12/31/04	54	96.73	98.28	92.52	17.17	106.23	50.00	166.50	90.51 to 100.86	34,655	32,062
ALL	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	25	94.68	94.66	95.83	10.53	98.78	63.87	121.14	89.60 to 100.13	32,006	30,670
LAKER'S N SHORE	10	99.95	96.27	90.56	20.44	106.30	48.00	133.33	72.00 to 121.74	14,445	13,081
PALISADE	24	94.81	97.02	95.69	16.64	101.39	64.21	161.43	83.75 to 105.27	20,284	19,409
RURAL RES	10	95.02	97.77	94.03	15.61	103.98	72.21	158.95	77.38 to 108.82	80,172	75,385
STRATTON	9	98.92	97.97	94.88	13.55	103.27	50.00	122.70	86.79 to 118.38	31,555	29,938
TRENTON	18	97.36	103.93	93.93	17.45	110.65	77.37	166.50	87.15 to 114.18	27,250	25,596
ALL	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	76	95.55	97.99	95.21	14.72	102.92	50.00	166.50	92.81 to 98.92	27,124	25,825
3	20	97.19	97.02	93.50	18.46	103.76	48.00	158.95	80.00 to 108.82	47,308	44,233
ALL	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	21.63	95% Median C.I.:	93.10 to 98.92	(! : Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	95	STD:	21.15	95% Wgt. Mean C.I.:	91.29 to 98.06	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	98	AVG.ABS.DEV:	14.90	95% Mean C.I.:	93.56 to 102.02	
TOTAL Assessed Value:	2,847,435							
AVG. Adj. Sales Price:	31,329	COD:	15.56	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	29,660	PRD:	103.29	MIN Sales Ratio:	48.00			

Printed: 03/29/2006 20:48:02

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	83	96.70	97.87	94.87	13.11	103.16	50.00	158.95	93.86 to 98.92	35,725	33,891
2	13	83.75	97.30	81.07	32.37	120.02	48.00	166.50	69.67 to 133.33	3,265	2,647
ALL	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	80	95.55	97.62	94.64	14.81	103.15	50.00	166.50	93.10 to 98.85	34,511	32,660
06	6	90.00	91.55	78.36	27.64	116.83	48.00	133.33	48.00 to 133.33	3,658	2,866
07	10	98.61	102.89	96.72	14.76	106.39	79.30	132.04	86.54 to 121.74	22,475	21,737
ALL	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
15-0536	26	94.30	96.34	94.40	15.98	102.05	64.21	161.43	83.75 to 98.85	24,604	23,226
43-0079											
44-0001	30	96.07	94.82	95.13	10.32	99.67	63.87	121.14	91.09 to 100.13	41,632	39,604
44-0008	13	98.48	100.34	96.20	16.66	104.30	50.00	158.95	86.79 to 118.38	41,461	39,886
44-0011	27	98.03	101.26	92.57	19.36	109.38	48.00	166.50	87.14 to 114.18	21,479	19,884
73-0008											
73-0017											
NonValid School											
ALL	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	21.63	95% Median C.I.:	93.10 to 98.92	(! : Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	95	STD:	21.15	95% Wgt. Mean C.I.:	91.29 to 98.06	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	98	AVG.ABS.DEV:	14.90	95% Mean C.I.:	93.56 to 102.02	
TOTAL Assessed Value:	2,847,435							
AVG. Adj. Sales Price:	31,329	COD:	15.56	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	29,660	PRD:	103.29	MIN Sales Ratio:	48.00			

Printed: 03/29/2006 20:48:02

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	18	90.05	96.58	87.45	25.40	110.43	48.00	166.50	75.60 to 115.94	10,636	9,301
Prior TO 1860											
1860 TO 1899	2	84.89	84.89	75.13	14.94	112.99	72.21	97.57	N/A	60,750	45,642
1900 TO 1919	25	98.48	98.59	95.19	13.32	103.57	63.87	149.77	93.86 to 105.27	23,230	22,113
1920 TO 1939	18	94.89	101.73	99.16	16.69	102.59	73.73	158.95	87.15 to 113.48	35,880	35,579
1940 TO 1949	5	87.14	84.90	89.74	18.02	94.61	50.00	108.55	N/A	30,400	27,281
1950 TO 1959	7	95.66	94.48	92.26	7.66	102.41	77.38	115.05	77.38 to 115.05	59,842	55,212
1960 TO 1969	3	88.60	91.41	89.57	4.54	102.06	86.79	98.85	N/A	45,666	40,901
1970 TO 1979	10	103.67	103.86	104.33	11.98	99.54	81.04	132.04	86.54 to 121.14	25,175	26,265
1980 TO 1989	5	99.90	102.76	99.15	6.26	103.64	93.29	121.74	N/A	68,485	67,905
1990 TO 1994	2	96.01	96.01	96.02	1.38	99.99	94.68	97.33	N/A	48,000	46,090
1995 TO 1999	1	79.30	79.30	79.30			79.30	79.30	N/A	70,000	55,510
2000 TO Present											
ALL	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

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	11	115.94	111.05	103.33	22.63	107.47	67.73	166.50	77.00 to 161.43	2,359	2,437
5000 TO 9999	9	93.10	92.94	92.79	22.06	100.16	48.00	149.77	69.67 to 113.10	6,000	5,567
Total \$											
1 TO 9999	20	97.42	102.90	96.21	26.00	106.95	48.00	166.50	80.00 to 117.50	3,997	3,846
10000 TO 29999	31	98.48	98.82	98.74	17.06	100.08	50.00	138.46	87.15 to 112.45	16,474	16,266
30000 TO 59999	33	96.70	97.03	97.26	9.08	99.77	63.87	158.95	93.86 to 99.29	40,716	39,601
60000 TO 99999	8	88.65	88.66	88.78	7.64	99.86	77.38	100.13	77.38 to 100.13	72,675	64,521
100000 TO 149999	3	88.74	84.75	84.85	7.92	99.88	72.21	93.29	N/A	110,166	93,475
150000 TO 249999	1	100.86	100.86	100.86			100.86	100.86	N/A	161,425	162,810
ALL	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	21.63	95% Median C.I.:	93.10 to 98.92	(! : Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	95	STD:	21.15	95% Wgt. Mean C.I.:	91.29 to 98.06	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	98	AVG.ABS.DEV:	14.90	95% Mean C.I.:	93.56 to 102.02	
TOTAL Assessed Value:	2,847,435							
AVG. Adj. Sales Price:	31,329	COD:	15.56	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	29,660	PRD:	103.29	MIN Sales Ratio:	48.00			

Printed: 03/29/2006 20:48:02

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	16	91.35	99.62	86.92	28.63	114.61	48.00	166.50	72.00 to 118.38	3,403	2,958
5000 TO 9999	9	89.90	93.70	86.42	21.60	108.42	50.00	149.77	64.21 to 113.10	9,194	7,946
Total \$ _____											
1 TO 9999	25	89.90	97.49	86.62	26.39	112.55	48.00	166.50	80.00 to 113.10	5,488	4,753
10000 TO 29999	34	97.60	98.36	95.14	14.31	103.39	63.87	138.46	88.03 to 108.55	21,109	20,083
30000 TO 59999	29	95.84	96.84	95.14	8.20	101.79	77.38	128.10	92.81 to 100.42	47,203	44,908
60000 TO 99999	5	96.75	102.97	94.59	20.69	108.85	72.21	158.95	N/A	79,880	75,560
100000 TO 149999	2	91.01	91.01	90.94	2.50	100.08	88.74	93.29	N/A	111,500	101,400
150000 TO 249999	1	100.86	100.86	100.86			100.86	100.86	N/A	161,425	162,810
ALL _____											
	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	90.51	97.43	87.87	26.98	110.88	48.00	161.43	72.00 to 133.33	15,050	13,224
0	7	89.60	95.23	84.79	22.67	112.31	67.73	166.50	67.73 to 166.50	3,700	3,137
10	7	87.14	86.18	79.01	22.99	109.07	50.00	117.50	50.00 to 117.50	11,714	9,255
15	2	93.30	93.30	87.70	14.01	106.39	80.22	106.38	N/A	14,000	12,277
20	29	98.92	102.27	98.92	12.93	103.39	63.87	149.77	95.39 to 110.45	28,003	27,699
25	9	94.34	97.96	94.82	13.83	103.30	72.21	158.95	77.37 to 101.94	54,350	51,536
30	29	94.79	97.04	93.18	11.25	104.14	77.38	132.04	88.60 to 103.75	41,207	38,397
35	1	100.86	100.86	100.86			100.86	100.86	N/A	161,425	162,810
40	1	97.33	97.33	97.33			97.33	97.33	N/A	48,500	47,205
ALL _____											
	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	90.51	97.43	87.87	26.98	110.88	48.00	161.43	72.00 to 133.33	15,050	13,224
0	7	89.60	95.23	84.79	22.67	112.31	67.73	166.50	67.73 to 166.50	3,700	3,137
100	9	97.33	102.21	94.94	14.51	107.66	79.30	132.04	86.54 to 121.74	34,138	32,411
101	64	96.73	97.21	94.84	13.18	102.50	50.00	158.95	93.86 to 99.29	35,626	33,788
104	5	100.13	101.61	98.68	10.42	102.96	84.05	128.10	N/A	45,774	45,172
ALL _____											
	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	21.63	95% Median C.I.:	93.10 to 98.92	(! : Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	95	STD:	21.15	95% Wgt. Mean C.I.:	91.29 to 98.06	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	98	AVG.ABS.DEV:	14.90	95% Mean C.I.:	93.56 to 102.02	
TOTAL Assessed Value:	2,847,435							
AVG. Adj. Sales Price:	31,329	COD:	15.56	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	29,660	PRD:	103.29	MIN Sales Ratio:	48.00			

Printed: 03/29/2006 20:48:02

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	11	90.51	97.43	87.87	26.98	110.88	48.00	161.43	72.00 to 133.33	15,050	13,224
0	7	89.60	95.23	84.79	22.67	112.31	67.73	166.50	67.73 to 166.50	3,700	3,137
10	2	83.75	83.75	61.25	40.30	136.73	50.00	117.50	N/A	9,000	5,512
20	19	98.48	100.85	97.96	15.83	102.95	64.21	149.77	88.60 to 113.10	17,282	16,930
25	6	107.20	112.12	111.04	15.71	100.97	87.14	158.95	87.14 to 158.95	37,233	41,344
30	37	96.70	95.73	93.11	11.64	102.82	63.87	132.04	88.74 to 99.90	36,067	33,581
35	3	94.34	93.94	94.00	0.66	99.94	92.81	94.68	N/A	51,666	48,566
40	11	95.66	97.21	93.94	8.99	103.48	72.21	128.10	86.79 to 106.92	68,811	64,639
ALL	96	95.75	97.79	94.67	15.56	103.29	48.00	166.50	93.10 to 98.92	31,329	29,660

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:	16	MEDIAN:	97	COV:	40.88	95% Median C.I.:	83.16 to 108.77
TOTAL Sales Price:	472,100	WGT. MEAN:	96	STD:	43.84	95% Wgt. Mean C.I.:	86.13 to 105.71
TOTAL Adj.Sales Price:	462,100	MEAN:	107	AVG.ABS.DEV:	24.20	95% Mean C.I.:	83.87 to 130.58
TOTAL Assessed Value:	443,250						
AVG. Adj. Sales Price:	28,881	COD:	24.86	MAX Sales Ratio:	214.57		
AVG. Assessed Value:	27,703	PRD:	111.79	MIN Sales Ratio:	68.91		

Printed: 03/29/2006 20:48:05

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	95.80	92.88	83.75	12.08	110.89	74.07	108.77	N/A	11,500	9,631
10/01/02 TO 12/31/02	1	98.77	98.77	98.77			98.77	98.77	N/A	15,000	14,815
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	2	94.48	94.48	101.65	7.91	92.95	87.00	101.96	N/A	85,250	86,655
10/01/03 TO 12/31/03	3	95.97	88.00	75.15	10.21	117.10	69.31	98.71	N/A	11,366	8,541
01/01/04 TO 03/31/04	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
04/01/04 TO 06/30/04	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	68.91	68.91	68.91			68.91	68.91	N/A	45,000	31,010
01/01/05 TO 03/31/05	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
04/01/05 TO 06/30/05	3	90.03	91.62	95.67	6.86	95.77	83.16	101.68	N/A	41,333	39,541
<u>Study Years</u>											
07/01/02 TO 06/30/03	4	97.28	94.35	88.30	9.68	106.85	74.07	108.77	N/A	12,375	10,927
07/01/03 TO 06/30/04	7	98.71	111.41	100.96	25.55	110.36	69.31	214.57	69.31 to 214.57	34,300	34,627
07/01/04 TO 06/30/05	5	90.03	111.67	91.10	36.47	122.58	68.91	214.57	N/A	34,500	31,429
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	5	95.97	90.59	97.23	9.24	93.17	69.31	101.96	N/A	40,920	39,787
01/01/04 TO 12/31/04	3	112.34	131.94	92.51	43.22	142.63	68.91	214.57	N/A	26,833	24,823
<u>ALL</u>	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	2	95.96	95.96	87.99	13.34	109.07	83.16	108.77	N/A	17,250	15,177
PALISADE	6	91.40	125.82	84.91	53.79	148.18	68.91	214.57	68.91 to 214.57	13,916	11,816
RURAL	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
STRATTON	3	101.68	97.89	100.99	3.91	96.93	90.03	101.96	N/A	87,666	88,535
TRENTON	4	97.34	90.69	82.36	8.27	110.11	69.31	98.77	N/A	12,275	10,110
<u>ALL</u>	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	14	95.89	107.26	93.19	27.19	115.10	68.91	214.57	74.07 to 108.77	25,257	23,536
3	2	107.01	107.01	104.82	4.98	102.09	101.68	112.34	N/A	54,250	56,867
<u>ALL</u>	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

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:	16	MEDIAN:	97	COV:	40.88	95% Median C.I.:	83.16 to 108.77
TOTAL Sales Price:	472,100	WGT. MEAN:	96	STD:	43.84	95% Wgt. Mean C.I.:	86.13 to 105.71
TOTAL Adj.Sales Price:	462,100	MEAN:	107	AVG.ABS.DEV:	24.20	95% Mean C.I.:	83.87 to 130.58
TOTAL Assessed Value:	443,250						
AVG. Adj. Sales Price:	28,881	COD:	24.86	MAX Sales Ratio:	214.57		
AVG. Assessed Value:	27,703	PRD:	111.79	MIN Sales Ratio:	68.91		

Printed: 03/29/2006 20:48:05

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	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536	6	91.40	125.82	84.91	53.79	148.18	68.91	214.57	68.91 to 214.57	13,916	11,816
43-0079											
44-0001	3	108.77	101.42	99.71	8.94	101.72	83.16	112.34	N/A	22,166	22,101
44-0008	3	101.68	97.89	100.99	3.91	96.93	90.03	101.96	N/A	87,666	88,535
44-0011	4	97.34	90.69	82.36	8.27	110.11	69.31	98.77	N/A	12,275	10,110
73-0008											
73-0017											
NonValid School											
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	108.77	108.77	108.77			108.77	108.77	N/A	6,500	7,070
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	92.88	92.88	96.54	6.33	96.21	87.00	98.77	N/A	9,250	8,930
1920 TO 1939	7	95.97	123.29	90.41	42.97	136.37	69.31	214.57	69.31 to 214.57	9,871	8,924
1940 TO 1949	1	83.16	83.16	83.16			83.16	83.16	N/A	28,000	23,285
1950 TO 1959	1	90.03	90.03	90.03			90.03	90.03	N/A	19,500	17,555
1960 TO 1969	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
1970 TO 1979	3	101.96	94.40	97.22	14.20	97.10	68.91	112.34	N/A	81,333	79,075
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

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:	16	MEDIAN:	97	COV:	40.88	95% Median C.I.:	83.16 to 108.77
TOTAL Sales Price:	472,100	WGT. MEAN:	96	STD:	43.84	95% Wgt. Mean C.I.:	86.13 to 105.71
TOTAL Adj.Sales Price:	462,100	MEAN:	107	AVG.ABS.DEV:	24.20	95% Mean C.I.:	83.87 to 130.58
TOTAL Assessed Value:	443,250						
AVG. Adj. Sales Price:	28,881	COD:	24.86	MAX Sales Ratio:	214.57		
AVG. Assessed Value:	27,703	PRD:	111.79	MIN Sales Ratio:	68.91		

Printed: 03/29/2006 20:48:05

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	98.71	142.17	141.90	49.88	100.18	87.00	214.57	N/A	3,520	4,995
5000 TO 9999	2	102.28	102.28	103.13	6.34	99.18	95.80	108.77	N/A	5,750	5,930
Total \$ _____											
1 TO 9999	7	98.71	130.77	126.58	37.50	103.31	87.00	214.57	87.00 to 214.57	4,157	5,262
10000 TO 29999	5	83.16	83.07	81.25	10.92	102.24	69.31	98.77	N/A	22,500	18,281
30000 TO 59999	2	90.63	90.63	86.96	23.96	104.22	68.91	112.34	N/A	38,500	33,480
60000 TO 99999	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
150000 TO 249999	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

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	95.89	94.37	94.52	3.10	99.84	87.00	98.71	N/A	3,900	3,686
5000 TO 9999	3	214.57	179.30	163.63	16.44	109.58	108.77	214.57	N/A	4,500	7,363
Total \$ _____											
1 TO 9999	7	98.71	130.77	126.58	37.50	103.31	87.00	214.57	87.00 to 214.57	4,157	5,262
10000 TO 29999	5	83.16	83.07	81.25	10.92	102.24	69.31	98.77	N/A	22,500	18,281
30000 TO 59999	2	90.63	90.63	86.96	23.96	104.22	68.91	112.34	N/A	38,500	33,480
60000 TO 99999	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
150000 TO 249999	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	95.99	108.34	96.95	27.16	111.75	68.91	214.57	68.91 to 214.57	38,125	36,961
10	3	98.71	97.82	98.30	0.94	99.51	95.97	98.77	N/A	7,366	7,241
15	1	69.31	69.31	69.31			69.31	69.31	N/A	27,000	18,715
20	4	98.74	121.53	99.19	37.06	122.53	74.07	214.57	N/A	27,000	26,780
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

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:	16	MEDIAN:	97	COV:	40.88	95% Median C.I.:	83.16 to 108.77
TOTAL Sales Price:	472,100	WGT. MEAN:	96	STD:	43.84	95% Wgt. Mean C.I.:	86.13 to 105.71
TOTAL Adj.Sales Price:	462,100	MEAN:	107	AVG.ABS.DEV:	24.20	95% Mean C.I.:	83.87 to 130.58
TOTAL Assessed Value:	443,250						
AVG. Adj. Sales Price:	28,881	COD:	24.86	MAX Sales Ratio:	214.57		
AVG. Assessed Value:	27,703	PRD:	111.79	MIN Sales Ratio:	68.91		

Printed: 03/29/2006 20:48:05

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	108.77	108.77	108.77			108.77	108.77	N/A	6,500	7,070
304	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
336	1	95.80	95.80	95.80			95.80	95.80	N/A	5,000	4,790
344	1	69.31	69.31	69.31			69.31	69.31	N/A	27,000	18,715
349	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
353	4	148.87	146.59	95.41	45.66	153.64	74.07	214.57	N/A	14,500	13,835
384	2	97.34	97.34	97.32	1.41	100.02	95.97	98.71	N/A	3,550	3,455
406	3	87.00	85.86	89.47	12.56	95.97	68.91	101.68	N/A	41,666	37,280
442	2	94.40	94.40	93.83	4.63	100.61	90.03	98.77	N/A	17,250	16,185
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

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	15	95.97	107.60	94.78	26.49	113.52	68.91	214.57	83.16 to 108.77	25,706	24,364
04	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	93	COV:	25.87	95% Median C.I.:	90.72 to 98.76	(!: Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	92	STD:	25.09	95% Wgt. Mean C.I.:	87.99 to 96.28	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	97	AVG.ABS.DEV:	18.36	95% Mean C.I.:	91.97 to 102.00	
TOTAL Assessed Value:	2,771,135							
AVG. Adj. Sales Price:	31,329	COD:	19.68	MAX Sales Ratio:	167.25			
AVG. Assessed Value:	28,865	PRD:	105.26	MIN Sales Ratio:	46.67			

Printed: 02/27/2006 15:05:09

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	12	95.02	94.86	90.24	18.98	105.12	48.00	137.40	83.75 to 110.50	24,041	21,695
10/01/03 TO 12/31/03	9	93.77	92.68	93.58	9.56	99.03	75.65	118.00	77.00 to 98.76	44,611	41,746
01/01/04 TO 03/31/04	11	95.30	98.14	91.69	17.14	107.03	69.95	154.46	72.00 to 115.94	26,881	24,648
04/01/04 TO 06/30/04	17	93.03	99.47	90.53	20.08	109.88	61.17	161.43	77.68 to 122.86	32,233	29,179
07/01/04 TO 09/30/04	14	96.97	103.14	91.29	26.29	112.98	50.00	166.50	70.07 to 133.17	41,637	38,008
10/01/04 TO 12/31/04	12	86.66	86.95	87.31	20.53	99.60	46.67	136.29	67.73 to 100.50	37,066	32,362
01/01/05 TO 03/31/05	5	107.99	110.53	104.28	13.55	106.00	88.59	145.67	N/A	20,650	21,533
04/01/05 TO 06/30/05	16	92.14	95.48	99.05	20.06	96.39	47.50	167.25	80.00 to 115.12	21,437	21,234
____Study Years____											
07/01/03 TO 06/30/04	49	93.49	96.79	91.50	17.39	105.79	48.00	161.43	90.24 to 99.67	31,299	28,637
07/01/04 TO 06/30/05	47	93.10	97.18	92.80	22.07	104.72	46.67	167.25	88.59 to 100.43	31,361	29,103
____Calendar Yrs____											
01/01/04 TO 12/31/04	54	93.26	97.37	90.18	21.30	107.97	46.67	166.50	90.35 to 100.50	34,655	31,252
____ALL____											
	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	25	94.04	92.51	94.14	12.59	98.27	47.50	127.18	89.60 to 99.67	32,006	30,129
LAKER'S N SHORE	10	100.25	96.24	86.28	22.61	111.55	48.00	133.33	67.87 to 124.82	14,445	12,462
PALISADE	24	92.05	95.08	91.12	19.12	104.35	46.67	161.43	80.61 to 102.20	20,284	18,482
RURAL RES	10	93.30	96.46	91.95	17.60	104.90	70.07	167.25	77.57 to 109.87	80,172	73,721
STRATTON	9	102.98	98.88	89.41	21.92	110.59	50.00	136.29	68.85 to 126.80	31,555	28,215
TRENTON	18	92.90	105.50	93.49	25.07	112.84	65.19	166.50	86.91 to 120.67	27,250	25,475
____ALL____											
	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

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	76	92.92	97.15	92.62	19.23	104.89	46.67	166.50	90.35 to 98.76	27,124	25,122
3	20	93.67	96.35	91.09	21.55	105.78	48.00	167.25	77.68 to 109.87	47,308	43,091
____ALL____											
	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	93	COV:	25.87	95% Median C.I.:	90.72 to 98.76	(!: Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	92	STD:	25.09	95% Wgt. Mean C.I.:	87.99 to 96.28	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	97	AVG.ABS.DEV:	18.36	95% Mean C.I.:	91.97 to 102.00	
TOTAL Assessed Value:	2,771,135							
AVG. Adj. Sales Price:	31,329	COD:	19.68	MAX Sales Ratio:	167.25			
AVG. Assessed Value:	28,865	PRD:	105.26	MIN Sales Ratio:	46.67			

Printed: 02/27/2006 15:05:09

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	83	93.56	97.21	92.34	17.64	105.27	47.50	167.25	91.59 to 98.76	35,725	32,989
2	13	83.75	95.53	77.82	34.48	122.76	46.67	166.50	67.73 to 133.33	3,265	2,541
ALL	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	80	92.89	96.58	92.04	18.94	104.94	46.67	167.25	90.24 to 98.28	34,511	31,763
06	6	90.00	91.55	78.36	27.64	116.83	48.00	133.33	48.00 to 133.33	3,658	2,866
07	10	100.09	103.49	94.71	18.47	109.27	67.87	137.40	69.95 to 127.18	22,475	21,285
ALL	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536	26	92.05	94.52	90.91	18.14	103.97	46.67	161.43	81.85 to 97.15	24,604	22,369
43-0079											
44-0001	30	93.80	92.43	93.02	12.41	99.37	47.50	127.18	89.60 to 99.67	41,632	38,727
44-0008	13	95.30	100.42	91.34	25.86	109.94	50.00	167.25	77.57 to 126.80	41,461	37,871
44-0011	27	100.00	102.76	92.32	23.95	111.31	48.00	166.50	80.00 to 119.97	21,479	19,829
73-0008											
73-0017											
NonValid School											
ALL	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	93	COV:	25.87	95% Median C.I.:	90.72 to 98.76	(! : Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	92	STD:	25.09	95% Wgt. Mean C.I.:	87.99 to 96.28	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	97	AVG.ABS.DEV:	18.36	95% Mean C.I.:	91.97 to 102.00	
TOTAL Assessed Value:	2,771,135							
AVG. Adj. Sales Price:	31,329	COD:	19.68	MAX Sales Ratio:	167.25			
AVG. Assessed Value:	28,865	PRD:	105.26	MIN Sales Ratio:	46.67			

Printed: 02/27/2006 15:05:09

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	18	86.68	93.94	80.73	29.34	116.37	46.67	166.50	72.00 to 115.94	10,636	8,586
Prior TO 1860											
1860 TO 1899	2	81.28	81.28	72.65	13.80	111.88	70.07	92.50	N/A	60,750	44,135
1900 TO 1919	25	100.43	101.07	94.51	17.26	106.93	61.17	154.46	92.22 to 105.06	23,230	21,956
1920 TO 1939	18	92.72	99.58	97.07	22.16	102.58	47.50	167.25	80.61 to 113.25	35,880	34,829
1940 TO 1949	5	86.91	80.97	83.61	15.88	96.84	50.00	106.34	N/A	30,400	25,417
1950 TO 1959	7	89.20	86.66	84.83	5.64	102.15	77.57	93.56	77.57 to 93.56	59,842	50,766
1960 TO 1969	3	90.35	87.90	82.59	6.58	106.44	77.76	95.60	N/A	45,666	37,715
1970 TO 1979	10	109.05	106.97	107.85	13.69	99.19	69.95	137.40	86.12 to 127.18	25,175	27,151
1980 TO 1989	5	100.50	105.40	100.09	7.79	105.30	93.77	124.82	N/A	68,485	68,550
1990 TO 1994	2	99.06	99.06	99.07	0.61	99.99	98.45	99.67	N/A	48,000	47,552
1995 TO 1999	1	67.87	67.87	67.87			67.87	67.87	N/A	70,000	47,510
2000 TO Present											
ALL	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

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	11	115.94	111.83	104.53	23.30	106.98	67.73	166.50	77.00 to 161.43	2,359	2,465
5000 TO 9999	9	93.10	96.11	96.00	30.95	100.12	46.67	154.46	48.00 to 145.67	6,000	5,760
Total \$											
1 TO 9999	20	102.50	104.75	98.77	28.26	106.06	46.67	166.50	80.00 to 123.75	3,997	3,948
10000 TO 29999	31	100.50	99.90	99.38	21.26	100.52	47.50	145.83	87.14 to 118.00	16,474	16,372
30000 TO 59999	33	92.70	93.88	94.13	12.02	99.73	61.17	167.25	89.20 to 98.45	40,716	38,328
60000 TO 99999	8	85.66	84.90	84.74	10.41	100.19	67.87	98.28	67.87 to 98.28	72,675	61,586
100000 TO 149999	3	77.57	80.47	80.42	10.19	100.06	70.07	93.77	N/A	110,166	88,600
150000 TO 249999	1	99.91	99.91	99.91			99.91	99.91	N/A	161,425	161,280
ALL	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	93	COV:	25.87	95% Median C.I.:	90.72 to 98.76	(! : Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	92	STD:	25.09	95% Wgt. Mean C.I.:	87.99 to 96.28	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	97	AVG.ABS.DEV:	18.36	95% Mean C.I.:	91.97 to 102.00	
TOTAL Assessed Value:	2,771,135							
AVG. Adj. Sales Price:	31,329	COD:	19.68	MAX Sales Ratio:	167.25			
AVG. Assessed Value:	28,865	PRD:	105.26	MIN Sales Ratio:	46.67			

Printed: 02/27/2006 15:05:09

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	16	91.35	98.72	84.96	30.79	116.19	46.67	166.50	72.00 to 123.75	3,403	2,891
5000 TO 9999	9	90.35	86.81	77.85	27.75	111.52	47.50	145.67	50.00 to 110.50	10,138	7,892
Total \$ _____											
1 TO 9999	25	90.35	94.43	80.50	29.91	117.30	46.67	166.50	72.00 to 110.50	5,828	4,691
10000 TO 29999	35	93.49	100.88	94.43	20.68	106.83	61.17	154.46	88.59 to 112.28	21,406	20,214
30000 TO 59999	28	93.39	94.31	92.44	10.18	102.02	65.19	122.86	90.72 to 99.67	47,460	43,873
60000 TO 99999	6	85.66	97.41	88.51	26.01	110.05	70.07	167.25	70.07 to 167.25	85,733	75,886
100000 TO 149999	1	93.77	93.77	93.77			93.77	93.77	N/A	108,000	101,275
150000 TO 249999	1	99.91	99.91	99.91			99.91	99.91	N/A	161,425	161,280
ALL _____											
	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	83.75	95.22	80.93	31.12	117.65	48.00	161.43	68.85 to 133.33	15,050	12,180
0	7	89.60	91.94	79.46	26.34	115.71	46.67	166.50	46.67 to 166.50	3,700	2,940
10	7	87.14	81.93	73.45	26.39	111.54	47.50	120.67	47.50 to 120.67	11,714	8,604
15	2	90.39	90.39	84.13	16.17	107.44	75.78	105.00	N/A	14,000	11,777
20	29	102.20	104.55	98.00	18.76	106.68	61.17	154.46	90.24 to 115.12	28,003	27,442
25	9	92.74	97.84	94.18	15.76	103.89	70.07	167.25	77.92 to 100.43	54,350	51,185
30	29	93.77	94.94	89.26	13.64	106.36	65.19	137.40	86.12 to 100.50	41,207	36,781
35	1	99.91	99.91	99.91			99.91	99.91	N/A	161,425	161,280
40	1	99.67	99.67	99.67			99.67	99.67	N/A	48,500	48,340
ALL _____											
	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	83.75	95.22	80.93	31.12	117.65	48.00	161.43	68.85 to 133.33	15,050	12,180
0	7	89.60	91.94	79.46	26.34	115.71	46.67	166.50	46.67 to 166.50	3,700	2,940
100	9	99.67	101.28	93.02	18.72	108.88	67.87	137.40	69.95 to 127.18	34,138	31,757
101	64	93.30	97.07	92.56	17.79	104.87	47.50	167.25	91.14 to 99.91	35,626	32,976
104	5	98.28	99.13	96.23	10.01	103.02	80.61	122.86	N/A	45,774	44,049
ALL _____											
	96	93.30	96.98	92.14	19.68	105.26	46.67	167.25	90.72 to 98.76	31,329	28,865

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	93	COV:	25.87	95% Median C.I.:	90.72 to 98.76	(!: Derived)
TOTAL Sales Price:	3,007,645	WGT. MEAN:	92	STD:	25.09	95% Wgt. Mean C.I.:	87.99 to 96.28	
TOTAL Adj.Sales Price:	3,007,645	MEAN:	97	AVG.ABS.DEV:	18.36	95% Mean C.I.:	91.97 to 102.00	
TOTAL Assessed Value:	2,771,135							
AVG. Adj. Sales Price:	31,329	COD:	19.68	MAX Sales Ratio:	167.25			
AVG. Assessed Value:	28,865	PRD:	105.26	MIN Sales Ratio:	46.67			

Printed: 02/27/2006 15:05:10

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	11	83.75	95.22	80.93	31.12	117.65	48.00	161.43	68.85 to 133.33	15,050	12,180	
0	7	89.60	91.94	79.46	26.34	115.71	46.67	166.50	46.67 to 166.50	3,700	2,940	
10	2	85.33	85.33	61.78	41.41	138.13	50.00	120.67	N/A	9,000	5,560	
20	19	102.98	103.62	98.31	20.56	105.41	47.50	154.46	90.35 to 126.80	17,282	16,990	
25	6	106.84	113.60	111.37	18.62	102.00	87.14	167.25	87.14 to 167.25	37,233	41,466	
30	37	92.50	94.17	89.89	15.97	104.76	61.17	145.83	86.12 to 98.76	36,067	32,422	
35	3	92.74	94.25	94.15	2.48	100.11	91.54	98.45	N/A	51,666	48,641	
40	11	92.70	93.77	90.93	10.00	103.12	70.07	122.86	77.76 to 108.23	68,811	62,572	
<u>ALL</u>	<u>96</u>	<u>93.30</u>	<u>96.98</u>	<u>92.14</u>	<u>19.68</u>	<u>105.26</u>	<u>46.67</u>	<u>167.25</u>	<u>90.72 to 98.76</u>	<u>31,329</u>	<u>28,865</u>	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	16	MEDIAN:	97	COV:	40.88	95% Median C.I.:	83.16 to 108.77
TOTAL Sales Price:	472,100	WGT. MEAN:	96	STD:	43.84	95% Wgt. Mean C.I.:	86.13 to 105.71
TOTAL Adj.Sales Price:	462,100	MEAN:	107	AVG.ABS.DEV:	24.20	95% Mean C.I.:	83.87 to 130.58
TOTAL Assessed Value:	443,250						
AVG. Adj. Sales Price:	28,881	COD:	24.86	MAX Sales Ratio:	214.57		
AVG. Assessed Value:	27,703	PRD:	111.79	MIN Sales Ratio:	68.91		

Printed: 02/27/2006 15:05:12

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	95.80	92.88	83.75	12.08	110.89	74.07	108.77	N/A	11,500	9,631
10/01/02 TO 12/31/02	1	98.77	98.77	98.77			98.77	98.77	N/A	15,000	14,815
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	2	94.48	94.48	101.65	7.91	92.95	87.00	101.96	N/A	85,250	86,655
10/01/03 TO 12/31/03	3	95.97	88.00	75.15	10.21	117.10	69.31	98.71	N/A	11,366	8,541
01/01/04 TO 03/31/04	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
04/01/04 TO 06/30/04	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	68.91	68.91	68.91			68.91	68.91	N/A	45,000	31,010
01/01/05 TO 03/31/05	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
04/01/05 TO 06/30/05	3	90.03	91.62	95.67	6.86	95.77	83.16	101.68	N/A	41,333	39,541
<u>Study Years</u>											
07/01/02 TO 06/30/03	4	97.28	94.35	88.30	9.68	106.85	74.07	108.77	N/A	12,375	10,927
07/01/03 TO 06/30/04	7	98.71	111.41	100.96	25.55	110.36	69.31	214.57	69.31 to 214.57	34,300	34,627
07/01/04 TO 06/30/05	5	90.03	111.67	91.10	36.47	122.58	68.91	214.57	N/A	34,500	31,429
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	5	95.97	90.59	97.23	9.24	93.17	69.31	101.96	N/A	40,920	39,787
01/01/04 TO 12/31/04	3	112.34	131.94	92.51	43.22	142.63	68.91	214.57	N/A	26,833	24,823
<u>ALL</u>											
	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	2	95.96	95.96	87.99	13.34	109.07	83.16	108.77	N/A	17,250	15,177
PALISADE	6	91.40	125.82	84.91	53.79	148.18	68.91	214.57	68.91 to 214.57	13,916	11,816
RURAL	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
STRATTON	3	101.68	97.89	100.99	3.91	96.93	90.03	101.96	N/A	87,666	88,535
TRENTON	4	97.34	90.69	82.36	8.27	110.11	69.31	98.77	N/A	12,275	10,110
<u>ALL</u>											
	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

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	14	95.89	107.26	93.19	27.19	115.10	68.91	214.57	74.07 to 108.77	25,257	23,536
3	2	107.01	107.01	104.82	4.98	102.09	101.68	112.34	N/A	54,250	56,867
<u>ALL</u>											
	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	16	MEDIAN:	97	COV:	40.88	95% Median C.I.:	83.16 to 108.77
TOTAL Sales Price:	472,100	WGT. MEAN:	96	STD:	43.84	95% Wgt. Mean C.I.:	86.13 to 105.71
TOTAL Adj.Sales Price:	462,100	MEAN:	107	AVG.ABS.DEV:	24.20	95% Mean C.I.:	83.87 to 130.58
TOTAL Assessed Value:	443,250						
AVG. Adj. Sales Price:	28,881	COD:	24.86	MAX Sales Ratio:	214.57		
AVG. Assessed Value:	27,703	PRD:	111.79	MIN Sales Ratio:	68.91		

Printed: 02/27/2006 15:05:12

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	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536	6	91.40	125.82	84.91	53.79	148.18	68.91	214.57	68.91 to 214.57	13,916	11,816
43-0079											
44-0001	3	108.77	101.42	99.71	8.94	101.72	83.16	112.34	N/A	22,166	22,101
44-0008	3	101.68	97.89	100.99	3.91	96.93	90.03	101.96	N/A	87,666	88,535
44-0011	4	97.34	90.69	82.36	8.27	110.11	69.31	98.77	N/A	12,275	10,110
73-0008											
73-0017											
NonValid School											
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	1	108.77	108.77	108.77			108.77	108.77	N/A	6,500	7,070
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	92.88	92.88	96.54	6.33	96.21	87.00	98.77	N/A	9,250	8,930
1920 TO 1939	7	95.97	123.29	90.41	42.97	136.37	69.31	214.57	69.31 to 214.57	9,871	8,924
1940 TO 1949	1	83.16	83.16	83.16			83.16	83.16	N/A	28,000	23,285
1950 TO 1959	1	90.03	90.03	90.03			90.03	90.03	N/A	19,500	17,555
1960 TO 1969	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
1970 TO 1979	3	101.96	94.40	97.22	14.20	97.10	68.91	112.34	N/A	81,333	79,075
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	16	MEDIAN:	97	COV:	40.88	95% Median C.I.:	83.16 to 108.77
TOTAL Sales Price:	472,100	WGT. MEAN:	96	STD:	43.84	95% Wgt. Mean C.I.:	86.13 to 105.71
TOTAL Adj.Sales Price:	462,100	MEAN:	107	AVG.ABS.DEV:	24.20	95% Mean C.I.:	83.87 to 130.58
TOTAL Assessed Value:	443,250						
AVG. Adj. Sales Price:	28,881	COD:	24.86	MAX Sales Ratio:	214.57		
AVG. Assessed Value:	27,703	PRD:	111.79	MIN Sales Ratio:	68.91		

Printed: 02/27/2006 15:05:12

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	98.71	142.17	141.90	49.88	100.18	87.00	214.57	N/A	3,520	4,995
5000 TO 9999	2	102.28	102.28	103.13	6.34	99.18	95.80	108.77	N/A	5,750	5,930
Total \$ _____											
1 TO 9999	7	98.71	130.77	126.58	37.50	103.31	87.00	214.57	87.00 to 214.57	4,157	5,262
10000 TO 29999	5	83.16	83.07	81.25	10.92	102.24	69.31	98.77	N/A	22,500	18,281
30000 TO 59999	2	90.63	90.63	86.96	23.96	104.22	68.91	112.34	N/A	38,500	33,480
60000 TO 99999	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
150000 TO 249999	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

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	95.89	94.37	94.52	3.10	99.84	87.00	98.71	N/A	3,900	3,686
5000 TO 9999	3	214.57	179.30	163.63	16.44	109.58	108.77	214.57	N/A	4,500	7,363
Total \$ _____											
1 TO 9999	7	98.71	130.77	126.58	37.50	103.31	87.00	214.57	87.00 to 214.57	4,157	5,262
10000 TO 29999	5	83.16	83.07	81.25	10.92	102.24	69.31	98.77	N/A	22,500	18,281
30000 TO 59999	2	90.63	90.63	86.96	23.96	104.22	68.91	112.34	N/A	38,500	33,480
60000 TO 99999	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
150000 TO 249999	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	95.99	108.34	96.95	27.16	111.75	68.91	214.57	68.91 to 214.57	38,125	36,961
10	3	98.71	97.82	98.30	0.94	99.51	95.97	98.77	N/A	7,366	7,241
15	1	69.31	69.31	69.31			69.31	69.31	N/A	27,000	18,715
20	4	98.74	121.53	99.19	37.06	122.53	74.07	214.57	N/A	27,000	26,780
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	16	MEDIAN:	97	COV:	40.88	95% Median C.I.:	83.16 to 108.77
TOTAL Sales Price:	472,100	WGT. MEAN:	96	STD:	43.84	95% Wgt. Mean C.I.:	86.13 to 105.71
TOTAL Adj.Sales Price:	462,100	MEAN:	107	AVG.ABS.DEV:	24.20	95% Mean C.I.:	83.87 to 130.58
TOTAL Assessed Value:	443,250						
AVG. Adj. Sales Price:	28,881	COD:	24.86	MAX Sales Ratio:	214.57		
AVG. Assessed Value:	27,703	PRD:	111.79	MIN Sales Ratio:	68.91		

Printed: 02/27/2006 15:05:12

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	108.77	108.77	108.77			108.77	108.77	N/A	6,500	7,070
304	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
336	1	95.80	95.80	95.80			95.80	95.80	N/A	5,000	4,790
344	1	69.31	69.31	69.31			69.31	69.31	N/A	27,000	18,715
349	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
353	4	148.87	146.59	95.41	45.66	153.64	74.07	214.57	N/A	14,500	13,835
384	2	97.34	97.34	97.32	1.41	100.02	95.97	98.71	N/A	3,550	3,455
406	3	87.00	85.86	89.47	12.56	95.97	68.91	101.68	N/A	41,666	37,280
442	2	94.40	94.40	93.83	4.63	100.61	90.03	98.77	N/A	17,250	16,185
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

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	15	95.97	107.60	94.78	26.49	113.52	68.91	214.57	83.16 to 108.77	25,706	24,364
04	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
ALL	16	97.34	107.23	95.92	24.86	111.79	68.91	214.57	83.16 to 108.77	28,881	27,703

2006 Assessment Survey for Hitchcock 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, Judy McDonald-Assessment Administrator Assistant, Tara Drain-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:** \$62,394 was the total expenditures for the assessment function in 2004-05.
 - 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:** \$71,095 was appraisal expenditures in 2004-05.
12. **Other miscellaneous funds:** N/A
13. **Total budget:** \$133,489
 - a. **Was any of last year's budget not used?** N/A

B. Residential Appraisal Information

- 1. **Data collection done by:** Appraisal and office staff
- 2. **Valuation done by:** Appraisal and office staff
- 3. **Date of last appraisal:** ¹ (see endnotes) Per the Appraiser and State Assessment Administrative Manager, Stratton and Trenton were reappraised for 2006 and the remainder of the county in 2004/2005.
- 4. **Date of last “update”:** ² Same as appraisal
- 5. **Pickup work done by:** ³ Appraiser and Office Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	132			132

Note: All information was reported under permits.

- 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 Currently multiple regression is not utilized in Hitchcock County; however sales derived from the market are used to create the depreciation schedules.
- 9. **Number of market areas/neighborhoods for this property class:** Six, which basically follow the “Assessor’s Location” on the Statistical Report.
- 10. **How are these defined?** Location and similar characteristics

C. Commercial/Industrial Appraisal Information

- 1. **Data collection done by:** Appraisal and office staff
- 2. **Valuation done by:** Appraiser and office staff
- 3. **Date of last appraisal:** ¹ 1995 - Approximate completion date
- 4. **Date of last “update”:** ² 2005

5. Pickup work done by whom: ³ Appraisal and Office Staff

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

Note: All information was reported under permits.

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? June 2002

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ 2005 – when applicable

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 Hitchcock County has few commercial properties; therefore this approach is generally not applicable however it may be used to assist in valuing properties in some cases.

10. Number of market areas/neighborhoods for this property class? Five; which follows the Assessor's Location on the Statistical Report.

11. How are these defined? Location and similar characteristics

D. Agricultural Appraisal Information

1. Data collection done by: Appraiser and office staff

2. Valuation done by: Appraiser and office staff

3. Date of last appraisal: ¹ 2004/2005 – Agricultural buildings

4. Date of last "update": ² See appraisal for agricultural buildings; 2006 – Agricultural land

5. Pickup work done by whom: ³ Appraiser and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	35			35

Note: All information was reported under permits.

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 Not applicable for agricultural buildings or agricultural land
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 Agricultural land is analyzed and values adjusted, (if applicable) to arrive at 74-80% of market value for agricultural land. An Excel spreadsheet is developed with sales in the current study period and with similar land classification groups; which assist the Appraiser and the Assessment Administrative Manager in establishing values for the current year.
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 Hitchcock County.
 - a. **By what method? (Physical inspection, FSA maps, etc.)** FSA maps and all other forms of discovery
 - b. **By whom?** Staff
 - c. **What proportion is complete / implemented at this time?** 100%
10. **Number of market areas/neighborhoods for this property class:** 1
11. **How are these defined?** Topography and land classification groups—county-wide
12. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** Yes, a one mile corridor along the Republican River which is indicated by Area 100 on the Statistical Report

E. Computer, Automation Information and GIS

1. **Administrative software:** TerraScan
2. **CAMA software:** TerraScan
3. **Cadastral maps or GIS software:** Approximately 1930 Cadastral Maps
 - 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? Trenton and Culbertson

c. When was zoning implemented? June 2000

G. Contracted Services

1. Appraisal Services: Pritchard & Abbott are contracted to appraise oil and gas mineral interest

2. Other Services: N/A

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

The Assessment Manager and the 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.

II. Assessment Actions

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

- 1. Residential-A** sales review was completed in the residential class for 2006. Depreciation and cost factors were recalculated and valuations were adjusted in Stratton and Trenton. Pick up work was timely completed for 2006.
- 2. Commercial**-No overall action was taken in this class of property for 2006. A sales review was completed and pick up work timely done (including an addition to the Ethanol Plant).
- 3. Agricultural**-After completion of the sales review and market study, adjustments were implemented for agricultural land and special value properties. Irrigated grass was revalued to reflect irrigated land. A study was also completed for the implementation of market areas; for 2006 Hitchcock County utilizes one market area for agricultural land.

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 44 - Hitchcock

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,161	Value 282,234,655	Total Growth 2,905,335 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

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	179	396,310	0	0	36	290,935	215	687,245	
2. Res Improv Land	967	2,298,480	0	0	191	1,497,770	1,158	3,796,250	
3. Res Improvements	975	27,360,320	0	0	205	11,801,375	1,180	39,161,695	
4. Res Total	1,154	30,055,110	0	0	241	13,590,080	1,395	43,645,190	343,895
% of Total	82.72	68.86	0.00	0.00	17.27	31.13	33.52	15.46	11.83
5. Rec UnImp Land	0	0	0	0	18	45,200	18	45,200	
6. Rec Improv Land	1	2,000	0	0	40	115,090	41	117,090	
7. Rec Improvements	1	7,975	0	0	170	2,310,945	171	2,318,920	
8. Rec Total	1	9,975	0	0	188	2,471,235	189	2,481,210	40,845
% of Total	0.52	0.40	0.00	0.00	99.47	99.59	4.54	0.87	1.40
Res+Rec Total	1,155	30,065,085	0	0	429	16,061,315	1,584	46,126,400	384,740
% of Total	72.91	65.17	0.00	0.00	27.08	34.82	38.06	16.34	13.24

County 44 - Hitchcock

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,161	Value 282,234,655	Total Growth 2,905,335 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

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	28	55,435	0	0	3	19,530	31	74,965	
10. Comm Improv Land	126	321,135	0	0	19	139,645	145	460,780	
11. Comm Improvements	132	5,142,535	0	0	37	2,213,185	169	7,355,720	
12. Comm Total	160	5,519,105	0	0	40	2,372,360	200	7,891,465	91,840
% of Total	80.00	69.93	0.00	0.00	20.00	30.06	4.80	2.79	3.16
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	3	39,415	0	0	3	133,620	6	173,035	
15. Ind Improvements	4	1,945,705	0	0	3	15,889,470	7	17,835,175	
16. Ind Total	4	1,985,120	0	0	3	16,023,090	7	18,008,210	2,250,000
% of Total	57.14	11.02	0.00	0.00	42.85	88.97	0.16	6.38	77.44
Comm+Ind Total	164	7,504,225	0	0	43	18,395,450	7	18,008,210	2,250,000
% of Total	79.22	28.97	0.00	0.00	20.77	71.02	4.97	9.17	80.60
17. Taxable Total	1,319	37,569,310	0	0	472	34,456,765	1,791	72,026,075	2,726,580
% of Total	73.64	52.16	0.00	0.00	26.35	22.29	43.04	25.51	93

County 44 - Hitchcock

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	134	42,461,780
24. Mineral Interest-Non-Producing	0	0	0	0	23	9,950
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	134	42,461,780	0	0		
24. Mineral Interest-Non-Producing	23	9,950	0	0		
25. Mineral Interest Total	157	42,471,730	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	128	0	152	280

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,735	105,230,555	1,735	105,230,555
28. Ag-Improved Land	0	0	0	0	448	43,974,380	448	43,974,380
29. Ag-Improvements	0	0	0	0	478	18,531,915	478	18,531,915
30. Ag-Total Taxable							2,213	167,736,850

County 44 - Hitchcock

2006 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
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	13	18.000	38,100	13	18.000	38,100	
32. HomeSite Improv Land	330	869.100	1,902,280	330	869.100	1,902,280	
33. HomeSite Improvements	295		13,495,230	295		13,495,230	178,755
34. HomeSite Total				308	887.100	15,435,610	
35. FarmSite UnImp Land	32	32.240	16,120	32	32.240	16,120	
36. FarmSite Impr Land	115	153.150	104,675	115	153.150	104,675	
37. FarmSite Improv	458		5,036,685	458		5,036,685	0
38. FarmSite Total				490	185.390	5,157,480	
39. Road & Ditches		5,451.430			5,451.430		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				798	6,523.920	20,593,090	178,755

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	237	33,896.660	12,140,100	237	33,896.660	12,140,100
44. Recapture Val			16,584,530			16,584,530

County 44 - Hitchcock

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 10

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	5,453.610	5,140,885	5,453.610	5,140,885
47. 2A1	0.000	0	0.000	0	521.160	364,815	521.160	364,815
48. 2A	0.000	0	0.000	0	1,207.210	784,690	1,207.210	784,690
49. 3A1	0.000	0	0.000	0	131.000	78,600	131.000	78,600
50. 3A	0.000	0	0.000	0	280.720	140,360	280.720	140,360
51. 4A1	0.000	0	0.000	0	538.500	236,940	538.500	236,940
52. 4A	0.000	0	0.000	0	445.000	195,800	445.000	195,800
53. Total	0.000	0	0.000	0	8,577.200	6,942,090	8,577.200	6,942,090
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	3,539.350	1,557,310	3,539.350	1,557,310
56. 2D1	0.000	0	0.000	0	304.000	121,600	304.000	121,600
57. 2D	0.000	0	0.000	0	726.840	254,390	726.840	254,390
58. 3D1	0.000	0	0.000	0	232.000	74,240	232.000	74,240
59. 3D	0.000	0	0.000	0	115.000	31,625	115.000	31,625
60. 4D1	0.000	0	0.000	0	608.160	167,255	608.160	167,255
61. 4D	0.000	0	0.000	0	442.650	97,385	442.650	97,385
62. Total	0.000	0	0.000	0	5,968.000	2,303,805	5,968.000	2,303,805
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	934.720	192,940	934.720	192,940
65. 2G1	0.000	0	0.000	0	385.420	77,085	385.420	77,085
66. 2G	0.000	0	0.000	0	1,001.290	195,330	1,001.290	195,330
67. 3G1	0.000	0	0.000	0	106.000	20,140	106.000	20,140
68. 3G	0.000	0	0.000	0	436.490	87,970	436.490	87,970
69. 4G1	0.000	0	0.000	0	1,573.950	325,470	1,573.950	325,470
70. 4G	0.000	0	0.000	0	14,431.750	2,923,270	14,431.750	2,923,270
71. Total	0.000	0	0.000	0	18,869.620	3,822,205	18,869.620	3,822,205
72. Waste	0.000	0	0.000	0	2,017.810	88,325	2,017.810	88,325
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		540.010		540.010	
75. Total	0.000	0	0.000	0	35,432.630	13,156,425	35,432.630	13,156,425

County 44 - Hitchcock

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 90

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	24,372.930	20,629,620	24,372.930	20,629,620
47. 2A1	0.000	0	0.000	0	1,330.270	931,190	1,330.270	931,190
48. 2A	0.000	0	0.000	0	1,143.630	743,360	1,143.630	743,360
49. 3A1	0.000	0	0.000	0	654.000	392,400	654.000	392,400
50. 3A	0.000	0	0.000	0	106.800	53,400	106.800	53,400
51. 4A1	0.000	0	0.000	0	877.240	385,985	877.240	385,985
52. 4A	0.000	0	0.000	0	859.190	378,045	859.190	378,045
53. Total	0.000	0	0.000	0	29,344.060	23,514,000	29,344.060	23,514,000
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	147,534.980	64,915,395	147,534.980	64,915,395
56. 2D1	0.000	0	0.000	0	1,804.910	721,965	1,804.910	721,965
57. 2D	0.000	0	0.000	0	2,010.050	703,515	2,010.050	703,515
58. 3D1	0.000	0	0.000	0	18,784.550	6,011,070	18,784.550	6,011,070
59. 3D	0.000	0	0.000	0	267.000	73,425	267.000	73,425
60. 4D1	0.000	0	0.000	0	7,787.860	2,141,670	7,787.860	2,141,670
61. 4D	0.000	0	0.000	0	4,076.250	896,770	4,076.250	896,770
62. Total	0.000	0	0.000	0	182,265.600	75,463,810	182,265.600	75,463,810
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	13,590.010	2,730,605	13,590.010	2,730,605
65. 2G1	0.000	0	0.000	0	1,460.470	292,095	1,460.470	292,095
66. 2G	0.000	0	0.000	0	2,037.350	395,960	2,037.350	395,960
67. 3G1	0.000	0	0.000	0	3,105.300	590,000	3,105.300	590,000
68. 3G	0.000	0	0.000	0	638.000	121,220	638.000	121,220
69. 4G1	0.000	0	0.000	0	7,161.760	1,372,930	7,161.760	1,372,930
70. 4G	0.000	0	0.000	0	154,943.740	29,440,100	154,943.740	29,440,100
71. Total	0.000	0	0.000	0	182,936.630	34,942,910	182,936.630	34,942,910
72. Waste	0.000	0	0.000	0	4,445.880	66,615	4,445.880	66,615
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		396.070		396.070	
75. Total	0.000	0	0.000	0	398,992.170	133,987,335	398,992.170	133,987,335

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	37,921.260	30,456,090	37,921.260	30,456,090
77.Dry Land	0.000	0	0.000	0	188,233.600	77,767,615	188,233.600	77,767,615
78.Grass	0.000	0	0.000	0	201,806.250	38,765,115	201,806.250	38,765,115
79.Waste	0.000	0	0.000	0	6,463.690	154,940	6,463.690	154,940
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	936.080	0	936.080	0
82.Total	0.000	0	0.000	0	434,424.800	147,143,760	434,424.800	147,143,760

2006 Agricultural Land Detail

County 44 - Hitchcock

Market Area: **10**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,453.610	63.58%	5,140,885	74.05%	942.657
2A1	521.160	6.08%	364,815	5.26%	700.005
2A	1,207.210	14.07%	784,690	11.30%	650.002
3A1	131.000	1.53%	78,600	1.13%	600.000
3A	280.720	3.27%	140,360	2.02%	500.000
4A1	538.500	6.28%	236,940	3.41%	440.000
4A	445.000	5.19%	195,800	2.82%	440.000
Irrigated Total	8,577.200	100.00%	6,942,090	100.00%	809.365
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	3,539.350	59.31%	1,557,310	67.60%	439.998
2D1	304.000	5.09%	121,600	5.28%	400.000
2D	726.840	12.18%	254,390	11.04%	349.994
3D1	232.000	3.89%	74,240	3.22%	320.000
3D	115.000	1.93%	31,625	1.37%	275.000
4D1	608.160	10.19%	167,255	7.26%	275.018
4D	442.650	7.42%	97,385	4.23%	220.004
Dry Total	5,968.000	100.00%	2,303,805	100.00%	386.026
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	934.720	4.95%	192,940	5.05%	206.414
2G1	385.420	2.04%	77,085	2.02%	200.002
2G	1,001.290	5.31%	195,330	5.11%	195.078
3G1	106.000	0.56%	20,140	0.53%	190.000
3G	436.490	2.31%	87,970	2.30%	201.539
4G1	1,573.950	8.34%	325,470	8.52%	206.785
4G	14,431.750	76.48%	2,923,270	76.48%	202.558
Grass Total	18,869.620	100.00%	3,822,205	100.00%	202.558
Irrigated Total	8,577.200	24.21%	6,942,090	52.77%	809.365
Dry Total	5,968.000	16.84%	2,303,805	17.51%	386.026
Grass Total	18,869.620	53.25%	3,822,205	29.05%	202.558
Waste	2,017.810	5.69%	88,325	0.67%	43.772
Other	0.000	0.00%	0	0.00%	0.000
Exempt	540.010	1.52%			
Market Area Total	35,432.630	100.00%	13,156,425	100.00%	371.308

As Related to the County as a Whole

Irrigated Total	8,577.200	22.62%	6,942,090	22.79%	
Dry Total	5,968.000	3.17%	2,303,805	2.96%	
Grass Total	18,869.620	9.35%	3,822,205	9.86%	
Waste	2,017.810	31.22%	88,325	57.01%	
Other	0.000	0.00%	0	0.00%	
Exempt	540.010	57.69%			
Market Area Total	35,432.630	8.16%	13,156,425	8.94%	

2006 Agricultural Land Detail

County 44 - Hitchcock

Market Area: **90**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	24,372.930	83.06%	20,629,620	87.73%	846.415
2A1	1,330.270	4.53%	931,190	3.96%	700.000
2A	1,143.630	3.90%	743,360	3.16%	650.000
3A1	654.000	2.23%	392,400	1.67%	600.000
3A	106.800	0.36%	53,400	0.23%	500.000
4A1	877.240	2.99%	385,985	1.64%	439.999
4A	859.190	2.93%	378,045	1.61%	440.001
Irrigated Total	29,344.060	100.00%	23,514,000	100.00%	801.320
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	147,534.980	80.95%	64,915,395	86.02%	440.000
2D1	1,804.910	0.99%	721,965	0.96%	400.000
2D	2,010.050	1.10%	703,515	0.93%	349.998
3D1	18,784.550	10.31%	6,011,070	7.97%	320.000
3D	267.000	0.15%	73,425	0.10%	275.000
4D1	7,787.860	4.27%	2,141,670	2.84%	275.001
4D	4,076.250	2.24%	896,770	1.19%	219.998
Dry Total	182,265.600	100.00%	75,463,810	100.00%	414.032
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	13,590.010	7.43%	2,730,605	7.81%	200.927
2G1	1,460.470	0.80%	292,095	0.84%	200.000
2G	2,037.350	1.11%	395,960	1.13%	194.350
3G1	3,105.300	1.70%	590,000	1.69%	189.997
3G	638.000	0.35%	121,220	0.35%	190.000
4G1	7,161.760	3.91%	1,372,930	3.93%	191.702
4G	154,943.740	84.70%	29,440,100	84.25%	190.005
Grass Total	182,936.630	100.00%	34,942,910	100.00%	191.011
Irrigated Total	29,344.060	7.35%	23,514,000	17.55%	801.320
Dry Total	182,265.600	45.68%	75,463,810	56.32%	414.032
Grass Total	182,936.630	45.85%	34,942,910	26.08%	191.011
Waste	4,445.880	1.11%	66,615	0.05%	14.983
Other	0.000	0.00%	0	0.00%	0.000
Exempt	396.070	0.10%			
Market Area Total	398,992.170	100.00%	133,987,335	100.00%	335.814

As Related to the County as a Whole

Irrigated Total	29,344.060	77.38%	23,514,000	77.21%	
Dry Total	182,265.600	96.83%	75,463,810	97.04%	
Grass Total	182,936.630	90.65%	34,942,910	90.14%	
Waste	4,445.880	68.78%	66,615	42.99%	
Other	0.000	0.00%	0	0.00%	
Exempt	396.070	42.31%			
Market Area Total	398,992.170	91.84%	133,987,335	91.06%	

2006 Agricultural Land Detail

County 44 - Hitchcock

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	37,921.260	30,456,090
Dry	0.000	0	0.000	0	188,233.600	77,767,615
Grass	0.000	0	0.000	0	201,806.250	38,765,115
Waste	0.000	0	0.000	0	6,463.690	154,940
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	936.080	0
Total	0.000	0	0.000	0	434,424.800	147,143,760

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	37,921.260	30,456,090	37,921.260	8.73%	30,456,090	20.70%	803.140
Dry	188,233.600	77,767,615	188,233.600	43.33%	77,767,615	52.85%	413.144
Grass	201,806.250	38,765,115	201,806.250	46.45%	38,765,115	26.35%	192.090
Waste	6,463.690	154,940	6,463.690	1.49%	154,940	0.11%	23.970
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	936.080	0	936.080	0.22%	0	0.00%	0.000
Total	434,424.800	147,143,760	434,424.800	100.00%	147,143,760	100.00%	338.709

* Department of Property Assessment & Taxation Calculates

**2005 PLAN OF ASSESSMENT
FOR
HITCHCOCK COUNTY
By Judy McDonald and Jeffrey Wilhelm**

Introduction

Pursuant to section 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 to 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 Administrative Assistant

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

Hitchcock County became a State assumed county in July 2000. As we were a State CAPS county previously, we received the same CAMA package that is now used by the State assumed counties when they converted those counties in Feb. 2000. At this time all data is entered in the ATR file and appraisal file. We have all Residential data, Recreational mobile homes, Commercial properties and Rural houses with digital pictures and sketches in the Appraisal File. Rural out-buildings with pictures are all entered at the present time. Ag land is entered in the ATR file and appraisal file. The data being used is from a completed review of all properties in the county during 2004 and review of sales that have taken place and building permits that we obtain. We have been taking and entering on the computer current Digital pictures of all sales and review work.

Parcel Count

Hitchcock County has approx 4434 parcels. Of this total we have the following:

1389 Residential with a value of	\$42,328,515
203 Commercial with a value of	\$7,780,450
6 Industrial with a value of	\$15,689,735
2210 Agricultural with a value of	\$156,056,150
309 Rural acreages with a value of	\$13,673,510
167 Minerals	\$23,859,710
189 Recreational with a value of	\$ 2,457,650
14 Central Assessed parcels	\$13,760,484
128 Exempt parcels	
675 Personal Property Schedule B	\$34,215,203

Cadastral Maps

The counties Cadastral maps are not dated and are assumed to be around 1930. Rural maps are 4 sections to a page and a scale of 1" = 660'. There are scaled City maps with scale of 1" = 100'. All split parcels and new subdivisions are kept up to date by the assessment staff, as well as ownership changes. At the present time, they are in need of up dating and some repair work as many years of use has taken its toll. We are anxiously awaiting GIS system.

Property Record Cards

The system contains information from the current county wide review and yearly updated figures. The rural parcels each contain a map from the FSA Office. We utilize the property records available from the Terra Scan system by printing ATR property card and also Appraisal print-out. These records are in good condition. The Terra Scan system has both a working and historical appraisal file that at the present time needs design changes.

Real Estate Transfers (521's)

Real estate transfer statements are handled by the Assessment staff for change of ownership, record cards, any splits or combinations that needs to be made. Sales file info is up-dated and supporting data is attached. Sales verification forms are mailed to the buyer and seller to be completed and returned to the office on all 521's. Each sale is given to the Appraisal staff for verification such as new digital pictures and reviewed for accuracy of information.

Current plan for Hitchcock 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	.95	18.30	106.50
Commercial	.96	18.64	103.77
Ag-Land	.77	15.65	98.95
Re-capture	.80		

- * Coefficient of Dispersion
- ** Price Related Differential

Tax year 2006

Conduct a complete reappraisal in the Village of Stratton with a review and a statistical study done in the other Villages. Review of all Improvements on Leased Land. Do a study on the predominant use and value on land in Special Valuation. Do a study on the value of ag land in city limits. Get neighborhood excess land value in line with ag prices. Review mobile homes at Good Life Marina. Address the issue of the last 4 digits in the zip code. Implement GIS. Review Laker's North Shore land sales. We will do regular pick-up work from permits received from the Village offices and also the Zoning Director. The Appraisal staff will continue to up-date the Depreciation Tables and Site improvement tables from the market. We will look at possible Market Areas in rural sales. County was completely reviewed on site in 2004. Will start 1/3 county wide review.

Tax year 2007

Review statistics to determine if any adjustments need to be made. Review market areas, if created, and special valuation that is in place. Do normal pick-up work and sales review. We will continue to update Digital pictures of any properties as needed. Utilize new GIS. Work on completing 2/3 of county wide review.

Tax year 2008

Review statistics to determine if any major or minor adjustments need to be made. Review market areas and special valuation as needed. Do regular pick-up work and sales review. Continue to use GIS. Finish up county wide review.

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 Hitchcock & Harlan

Jeffrey S. Wilhelm
Appraiser for Hitchcock & Harlan

2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Hitchcock County

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

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Hitchcock County is 78% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hitchcock County is in compliance with generally accepted mass appraisal practices.

Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Hitchcock County is 78% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Hitchcock County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Hitchcock County is 80% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Hitchcock County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Hitchcock County

Recommendations

It is my recommendation that the Tax Equalization and Review Commission make adjustment.

Residential

Commercial

Agricultural

Grassland: +13.00%

Dated this 10th day of April, 2006.



Catherine D. Lang

Catherine D. Lang
Property Tax Administrator

**SPECIAL VALUE SECTION
CORRELATION For
Hitchcock County**

I. Agricultural Land Value Correlation

In Hitchcock County there are forty-eight qualified unimproved agricultural sales that are valued as having non-influenced values. The measures of central tendency rounded (median 78%, weighted mean 80%, mean 79%) are very similar and offer support for each other. The measures of dispersion will indicate the coefficient of dispersion (15.96%) and the price-related differential (98.59%) to be within the prescribed parameters. Overall the measures of central tendency and measures of dispersion indicate that the standards of level of value and quality of assessment have been met.

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

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	92.63	97.95	94.61	6.86	103.53	91.08	110.15	N/A	81,000	76,635
10/01/02 TO 12/31/02	3	97.93	93.04	90.87	6.44	102.39	81.14	100.06	N/A	92,166	83,751
01/01/03 TO 03/31/03	3	83.37	83.66	83.71	11.23	99.93	69.76	97.84	N/A	100,777	84,363
04/01/03 TO 06/30/03	2	76.95	76.95	73.71	10.24	104.40	69.07	84.83	N/A	68,000	50,120
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	79.62	77.56	79.37	16.74	97.72	54.17	100.24	54.17 to 100.24	115,605	91,759
01/01/04 TO 03/31/04	8	90.64	86.31	90.05	11.60	95.84	61.98	101.99	61.98 to 101.99	130,801	117,791
04/01/04 TO 06/30/04	1	61.44	61.44	61.44			61.44	61.44	N/A	21,045	12,930
07/01/04 TO 09/30/04	3	66.17	68.93	68.57	5.53	100.53	64.82	75.81	N/A	98,800	67,743
10/01/04 TO 12/31/04	5	73.35	72.98	74.68	4.76	97.73	67.86	78.47	N/A	135,460	101,160
01/01/05 TO 03/31/05	5	75.81	73.98	73.87	7.94	100.15	65.10	85.49	N/A	112,620	83,197
04/01/05 TO 06/30/05	8	64.30	70.95	72.45	18.91	97.94	55.78	100.89	55.78 to 100.89	106,226	76,957
<u>Study Years</u>											
07/01/02 TO 06/30/03	11	91.08	88.90	87.12	11.02	102.04	69.07	110.15	69.76 to 100.06	87,075	75,862
07/01/03 TO 06/30/04	16	85.04	80.93	85.13	15.83	95.06	54.17	101.99	62.48 to 93.84	117,293	99,848
07/01/04 TO 06/30/05	21	69.20	71.87	72.94	12.27	98.54	55.78	100.89	64.82 to 76.60	113,648	82,889
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	12	81.49	78.98	79.81	14.41	98.97	54.17	100.24	68.35 to 90.66	103,964	82,970
01/01/04 TO 12/31/04	17	75.81	77.86	81.54	13.98	95.49	61.44	101.99	66.17 to 91.78	120,068	97,899
<u>ALL</u>											
	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4083	7	85.56	84.12	84.48	8.80	99.58	63.77	97.84	63.77 to 97.84	104,642	88,403	
4085	3	67.86	67.65	66.99	8.89	100.98	58.49	76.60	N/A	78,933	52,878	
4087	3	100.06	87.25	96.89	12.92	90.04	61.44	100.24	N/A	83,015	80,436	
4089	7	73.35	74.76	75.19	11.65	99.43	61.98	91.08	61.98 to 91.08	134,128	100,845	
4091	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845	
4285	1	97.93	97.93	97.93			97.93	97.93	N/A	56,000	54,840	
4289	1	69.02	69.02	69.02			69.02	69.02	N/A	102,000	70,400	
4291	5	75.81	73.22	71.33	8.17	102.64	64.82	84.83	N/A	84,000	59,918	
4293	1	78.47	78.47	78.47			78.47	78.47	N/A	282,000	221,280	
4327	2	74.45	74.45	65.89	23.28	112.99	57.12	91.78	N/A	108,700	71,622	
4329	2	101.39	101.39	100.61	8.64	100.77	92.63	110.15	N/A	45,000	45,275	
4331	1	62.48	62.48	62.48			62.48	62.48	N/A	108,000	67,475	
4531	3	69.07	78.35	80.75	17.27	97.03	65.10	100.89	N/A	124,000	100,126	
4533	2	74.41	74.41	73.30	7.00	101.51	69.20	79.62	N/A	82,500	60,475	
4535	4	62.77	66.78	69.34	18.81	96.31	54.17	87.41	N/A	47,432	32,888	
4537	3	83.37	88.07	93.31	7.39	94.39	81.18	99.67	N/A	192,501	179,615	
4539	2	97.91	97.91	101.42	4.16	96.54	93.84	101.99	N/A	117,880	119,552	
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
90	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	

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	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
15-0536	12	72.23	76.81	78.67	18.79	97.64	58.49	100.24	61.98 to 91.08	89,916	70,735
43-0079											
44-0001	9	69.07	75.89	75.49	14.90	100.54	62.48	100.89	65.10 to 97.93	122,766	92,673
44-0008	14	84.43	84.96	87.32	10.20	97.30	63.77	101.99	75.81 to 97.84	137,472	120,045
44-0011	12	74.69	76.61	73.99	18.88	103.54	54.17	110.15	57.12 to 91.78	72,010	53,281
73-0008											
73-0017	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845
NonValid School											
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	6	78.61	77.43	80.23	17.24	96.52	54.17	97.93	54.17 to 97.93	33,880	27,180
100.01 TO 180.00	22	75.81	76.91	75.02	13.98	102.52	55.78	110.15	66.17 to 84.83	80,140	60,121
180.01 TO 330.00	8	81.98	79.11	77.52	12.83	102.05	58.49	100.06	58.49 to 100.06	143,688	111,391
330.01 TO 650.00	9	73.35	76.65	77.19	17.30	99.29	57.12	100.24	61.98 to 91.08	152,933	118,052
650.01 +	3	100.89	100.85	100.62	0.77	100.23	99.67	101.99	N/A	242,954	244,460
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

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	16	75.81	76.03	74.49	11.89	102.06	62.48	110.15	64.82 to 85.49	91,556	68,201
DRY-N/A	8	90.87	88.71	88.37	7.66	100.38	73.35	101.99	73.35 to 101.99	138,982	122,823
GRASS	6	61.71	66.30	62.62	13.39	105.87	54.17	93.84	54.17 to 93.84	54,846	34,344
GRASS-N/A	13	84.83	80.73	83.98	17.88	96.13	55.78	100.89	65.10 to 100.06	115,446	96,951
IRRGTD	1	97.93	97.93	97.93			97.93	97.93	N/A	56,000	54,840
IRRGTD-N/A	4	79.80	77.66	76.16	5.32	101.97	68.35	82.68	N/A	189,625	144,413
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

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	20	75.93	78.10	77.09	12.62	101.31	62.48	110.15	69.02 to 85.49	103,369	79,687
DRY-N/A	4	91.22	91.01	94.25	6.44	96.56	79.62	101.99	N/A	127,340	120,017
GRASS	13	67.86	74.79	76.45	19.07	97.82	54.17	100.89	61.44 to 93.84	81,614	62,396
GRASS-N/A	6	81.20	79.17	85.22	22.52	92.90	55.78	100.06	55.78 to 100.06	128,149	109,214
IRRGTD	1	97.93	97.93	97.93			97.93	97.93	N/A	56,000	54,840
IRRGTD-N/A	4	79.80	77.66	76.16	5.32	101.97	68.35	82.68	N/A	189,625	144,413
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

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	24	78.11	80.25	80.48	13.35	99.72	62.48	110.15	69.20 to 89.50	107,364	86,408
GRASS	18	69.42	77.30	80.80	21.38	95.68	54.17	100.89	61.98 to 93.84	98,984	79,976
GRASS-N/A	1	55.78	55.78	55.78			55.78	55.78	N/A	48,160	26,865
IRRGTD	4	79.80	81.47	76.95	10.10	105.87	68.35	97.93	N/A	178,625	137,455
IRRGTD-N/A	1	82.68	82.68	82.68			82.68	82.68	N/A	100,000	82,675
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	61.44	69.82	66.87	21.52	104.41	54.17	93.84	N/A	21,093	14,105
30000 TO 59999	11	84.83	83.21	83.14	13.86	100.09	55.78	110.15	67.86 to 97.93	48,517	40,335
60000 TO 99999	8	78.11	83.04	82.46	11.16	100.71	69.07	100.06	69.07 to 100.06	82,455	67,990
100000 TO 149999	16	66.54	71.74	72.58	12.45	98.85	58.49	100.24	63.77 to 82.68	114,578	83,159
150000 TO 249999	8	87.01	83.35	82.77	14.72	100.71	57.12	101.99	57.12 to 101.99	186,470	154,334
250000 TO 499999	2	89.07	89.07	90.32	11.90	98.61	78.47	99.67	N/A	319,752	288,797
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	4	58.61	66.31	62.08	19.33	106.81	54.17	93.84	N/A	27,860	17,295
30000 TO 59999	11	84.83	85.38	85.11	11.30	100.31	67.86	110.15	69.76 to 97.93	50,048	42,597
60000 TO 99999	20	67.97	71.86	70.25	12.79	102.30	57.12	100.06	64.82 to 75.81	102,834	72,240
100000 TO 149999	5	85.56	88.70	88.85	5.77	99.83	81.14	100.24	N/A	137,320	122,006
150000 TO 249999	7	83.37	85.29	83.92	12.57	101.64	68.35	101.99	68.35 to 101.99	208,337	174,833
250000 TO 499999	1	99.67	99.67	99.67			99.67	99.67	N/A	357,504	356,315
ALL _____	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

**SPECIAL VALUE SECTION
CORRELATION For
Hitchcock County**

II. Special Value Correlation

Only a small portion of Hitchcock County is affected by special value (primarily along the river). For assessment valuation purposes, the special value has been established using similar uninfluenced sales that have occurred in the surrounding area and valued the same as other agricultural property in the county. It is the opinion that the level of value for special value within Hitchcock County is equal to uninfluenced agricultural level of value.

PA&T 2006 Special Value Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

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	92.63	97.95	94.61	6.86	103.53	91.08	110.15	N/A	81,000	76,635
10/01/02 TO 12/31/02	3	97.93	93.04	90.87	6.44	102.39	81.14	100.06	N/A	92,166	83,751
01/01/03 TO 03/31/03	3	83.37	83.66	83.71	11.23	99.93	69.76	97.84	N/A	100,777	84,363
04/01/03 TO 06/30/03	2	76.95	76.95	73.71	10.24	104.40	69.07	84.83	N/A	68,000	50,120
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	79.62	77.56	79.37	16.74	97.72	54.17	100.24	54.17 to 100.24	115,605	91,759
01/01/04 TO 03/31/04	8	90.64	86.31	90.05	11.60	95.84	61.98	101.99	61.98 to 101.99	130,801	117,791
04/01/04 TO 06/30/04	1	61.44	61.44	61.44			61.44	61.44	N/A	21,045	12,930
07/01/04 TO 09/30/04	3	66.17	68.93	68.57	5.53	100.53	64.82	75.81	N/A	98,800	67,743
10/01/04 TO 12/31/04	5	73.35	72.98	74.68	4.76	97.73	67.86	78.47	N/A	135,460	101,160
01/01/05 TO 03/31/05	5	75.81	73.98	73.87	7.94	100.15	65.10	85.49	N/A	112,620	83,197
04/01/05 TO 06/30/05	8	64.30	70.95	72.45	18.91	97.94	55.78	100.89	55.78 to 100.89	106,226	76,957
<u>Study Years</u>											
07/01/02 TO 06/30/03	11	91.08	88.90	87.12	11.02	102.04	69.07	110.15	69.76 to 100.06	87,075	75,862
07/01/03 TO 06/30/04	16	85.04	80.93	85.13	15.83	95.06	54.17	101.99	62.48 to 93.84	117,293	99,848
07/01/04 TO 06/30/05	21	69.20	71.87	72.94	12.27	98.54	55.78	100.89	64.82 to 76.60	113,648	82,889
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	12	81.49	78.98	79.81	14.41	98.97	54.17	100.24	68.35 to 90.66	103,964	82,970
01/01/04 TO 12/31/04	17	75.81	77.86	81.54	13.98	95.49	61.44	101.99	66.17 to 91.78	120,068	97,899
<u>ALL</u>											
	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

PA&T 2006 Special Value Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4083	7	85.56	84.12	84.48	8.80	99.58	63.77	97.84	63.77 to 97.84	104,642	88,403	
4085	3	67.86	67.65	66.99	8.89	100.98	58.49	76.60	N/A	78,933	52,878	
4087	3	100.06	87.25	96.89	12.92	90.04	61.44	100.24	N/A	83,015	80,436	
4089	7	73.35	74.76	75.19	11.65	99.43	61.98	91.08	61.98 to 91.08	134,128	100,845	
4091	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845	
4285	1	97.93	97.93	97.93			97.93	97.93	N/A	56,000	54,840	
4289	1	69.02	69.02	69.02			69.02	69.02	N/A	102,000	70,400	
4291	5	75.81	73.22	71.33	8.17	102.64	64.82	84.83	N/A	84,000	59,918	
4293	1	78.47	78.47	78.47			78.47	78.47	N/A	282,000	221,280	
4327	2	74.45	74.45	65.89	23.28	112.99	57.12	91.78	N/A	108,700	71,622	
4329	2	101.39	101.39	100.61	8.64	100.77	92.63	110.15	N/A	45,000	45,275	
4331	1	62.48	62.48	62.48			62.48	62.48	N/A	108,000	67,475	
4531	3	69.07	78.35	80.75	17.27	97.03	65.10	100.89	N/A	124,000	100,126	
4533	2	74.41	74.41	73.30	7.00	101.51	69.20	79.62	N/A	82,500	60,475	
4535	4	62.77	66.78	69.34	18.81	96.31	54.17	87.41	N/A	47,432	32,888	
4537	3	83.37	88.07	93.31	7.39	94.39	81.18	99.67	N/A	192,501	179,615	
4539	2	97.91	97.91	101.42	4.16	96.54	93.84	101.99	N/A	117,880	119,552	
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
90	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	

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	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932	

PA&T 2006 Special Value Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
15-0536	12	72.23	76.81	78.67	18.79	97.64	58.49	100.24	61.98 to 91.08	89,916	70,735
43-0079											
44-0001	9	69.07	75.89	75.49	14.90	100.54	62.48	100.89	65.10 to 97.93	122,766	92,673
44-0008	14	84.43	84.96	87.32	10.20	97.30	63.77	101.99	75.81 to 97.84	137,472	120,045
44-0011	12	74.69	76.61	73.99	18.88	103.54	54.17	110.15	57.12 to 91.78	72,010	53,281
73-0008											
73-0017	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845
NonValid School											
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	6	78.61	77.43	80.23	17.24	96.52	54.17	97.93	54.17 to 97.93	33,880	27,180
100.01 TO 180.00	22	75.81	76.91	75.02	13.98	102.52	55.78	110.15	66.17 to 84.83	80,140	60,121
180.01 TO 330.00	8	81.98	79.11	77.52	12.83	102.05	58.49	100.06	58.49 to 100.06	143,688	111,391
330.01 TO 650.00	9	73.35	76.65	77.19	17.30	99.29	57.12	100.24	61.98 to 91.08	152,933	118,052
650.01 +	3	100.89	100.85	100.62	0.77	100.23	99.67	101.99	N/A	242,954	244,460
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

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	16	75.81	76.03	74.49	11.89	102.06	62.48	110.15	64.82 to 85.49	91,556	68,201
DRY-N/A	8	90.87	88.71	88.37	7.66	100.38	73.35	101.99	73.35 to 101.99	138,982	122,823
GRASS	6	61.71	66.30	62.62	13.39	105.87	54.17	93.84	54.17 to 93.84	54,846	34,344
GRASS-N/A	13	84.83	80.73	83.98	17.88	96.13	55.78	100.89	65.10 to 100.06	115,446	96,951
IRRGTD	1	97.93	97.93	97.93			97.93	97.93	N/A	56,000	54,840
IRRGTD-N/A	4	79.80	77.66	76.16	5.32	101.97	68.35	82.68	N/A	189,625	144,413
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

PA&T 2006 Special Value Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

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	20	75.93	78.10	77.09	12.62	101.31	62.48	110.15	69.02 to 85.49	103,369	79,687
DRY-N/A	4	91.22	91.01	94.25	6.44	96.56	79.62	101.99	N/A	127,340	120,017
GRASS	13	67.86	74.79	76.45	19.07	97.82	54.17	100.89	61.44 to 93.84	81,614	62,396
GRASS-N/A	6	81.20	79.17	85.22	22.52	92.90	55.78	100.06	55.78 to 100.06	128,149	109,214
IRRGTD	1	97.93	97.93	97.93			97.93	97.93	N/A	56,000	54,840
IRRGTD-N/A	4	79.80	77.66	76.16	5.32	101.97	68.35	82.68	N/A	189,625	144,413
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

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	24	78.11	80.25	80.48	13.35	99.72	62.48	110.15	69.20 to 89.50	107,364	86,408
GRASS	18	69.42	77.30	80.80	21.38	95.68	54.17	100.89	61.98 to 93.84	98,984	79,976
GRASS-N/A	1	55.78	55.78	55.78			55.78	55.78	N/A	48,160	26,865
IRRGTD	4	79.80	81.47	76.95	10.10	105.87	68.35	97.93	N/A	178,625	137,455
IRRGTD-N/A	1	82.68	82.68	82.68			82.68	82.68	N/A	100,000	82,675
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	61.44	69.82	66.87	21.52	104.41	54.17	93.84	N/A	21,093	14,105
30000 TO 59999	11	84.83	83.21	83.14	13.86	100.09	55.78	110.15	67.86 to 97.93	48,517	40,335
60000 TO 99999	8	78.11	83.04	82.46	11.16	100.71	69.07	100.06	69.07 to 100.06	82,455	67,990
100000 TO 149999	16	66.54	71.74	72.58	12.45	98.85	58.49	100.24	63.77 to 82.68	114,578	83,159
150000 TO 249999	8	87.01	83.35	82.77	14.72	100.71	57.12	101.99	57.12 to 101.99	186,470	154,334
250000 TO 499999	2	89.07	89.07	90.32	11.90	98.61	78.47	99.67	N/A	319,752	288,797
ALL	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

PA&T 2006 Special Value Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	48	MEDIAN:	78	COV:	18.47	95% Median C.I.:	69.07 to 85.49	
(AgLand) TOTAL Sales Price:	5,257,137	WGT. MEAN:	80	STD:	14.55	95% Wgt. Mean C.I.:	75.02 to 84.83	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,221,137	MEAN:	79	AVG.ABS.DEV:	12.38	95% Mean C.I.:	74.67 to 82.91	
(AgLand) TOTAL Assessed Value:	4,172,745							
AVG. Adj. Sales Price:	108,773	COD:	15.96	MAX Sales Ratio:	110.15			
AVG. Assessed Value:	86,932	PRD:	98.59	MIN Sales Ratio:	54.17			

Printed: 04/04/2006 10:53:25

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	4	58.61	66.31	62.08	19.33	106.81	54.17	93.84	N/A	27,860	17,295
30000 TO 59999	11	84.83	85.38	85.11	11.30	100.31	67.86	110.15	69.76 to 97.93	50,048	42,597
60000 TO 99999	20	67.97	71.86	70.25	12.79	102.30	57.12	100.06	64.82 to 75.81	102,834	72,240
100000 TO 149999	5	85.56	88.70	88.85	5.77	99.83	81.14	100.24	N/A	137,320	122,006
150000 TO 249999	7	83.37	85.29	83.92	12.57	101.64	68.35	101.99	68.35 to 101.99	208,337	174,833
250000 TO 499999	1	99.67	99.67	99.67			99.67	99.67	N/A	357,504	356,315
ALL _____	48	77.53	78.79	79.92	15.96	98.59	54.17	110.15	69.07 to 85.49	108,773	86,932

**SPECIAL VALUE SECTION
CORRELATION For
Hitchcock County**

III. Recapture Value Correlation

There were seven sales that occurred during the timeframe of the sales study that carried a “recapture” value, there is no statistical sample evidence to indicate that the recapture value within the county is outside of the acceptable range. Likewise, due to the lack of a significant sample, there is no evidence to indicate that the quality of assessment or assessment uniformity for recapture value is outside of the acceptable range.

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	7	MEDIAN:	79	COV:	45.63	95% Median C.I.:	14.82 to 124.51
(AgLand) TOTAL Sales Price:	1,114,616	WGT. MEAN:	61	STD:	32.91	95% Wgt. Mean C.I.:	14.20 to 107.99
(AgLand) TOTAL Adj.Sales Price:	1,114,616	MEAN:	72	AVG.ABS.DEV:	20.52	95% Mean C.I.:	41.68 to 102.55
(AgLand) TOTAL Assessed Value:	680,985						
AVG. Adj. Sales Price:	159,230	COD:	26.07	MAX Sales Ratio:	124.51		
AVG. Assessed Value:	97,283	PRD:	118.04	MIN Sales Ratio:	14.82		

(!: land+NAT=0)

Printed: 04/04/2006 11:01:31

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/02 TO 09/30/02	1	71.39	71.39	71.39			71.39	71.39	N/A	52,316	37,350
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	124.51	124.51	124.51			124.51	124.51	N/A	142,000	176,800
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	55.00	55.00	55.00			55.00	55.00	N/A	115,000	63,250
10/01/04 TO 12/31/04	1	78.73	78.73	78.73			78.73	78.73	N/A	235,000	185,025
01/01/05 TO 03/31/05	2	80.19	80.19	79.90	1.34	100.35	79.11	81.26	N/A	102,975	82,280
04/01/05 TO 06/30/05	1	14.82	14.82	14.82			14.82	14.82	N/A	364,350	54,000
____Study Years____											
07/01/02 TO 06/30/03	1	71.39	71.39	71.39			71.39	71.39	N/A	52,316	37,350
07/01/03 TO 06/30/04	1	124.51	124.51	124.51			124.51	124.51	N/A	142,000	176,800
07/01/04 TO 06/30/05	5	78.73	61.79	50.73	23.00	121.80	14.82	81.26	N/A	184,060	93,367
____Calendar Yrs____											
01/01/03 TO 12/31/03	1	124.51	124.51	124.51			124.51	124.51	N/A	142,000	176,800
01/01/04 TO 12/31/04	2	66.87	66.87	70.94	17.75	94.26	55.00	78.73	N/A	175,000	124,137
____ALL____	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4285	3	79.11	91.67	97.74	22.38	93.79	71.39	124.51	N/A	108,088	105,650
4287	1	55.00	55.00	55.00			55.00	55.00	N/A	115,000	63,250
4327	2	48.04	48.04	26.29	69.15	182.75	14.82	81.26	N/A	220,175	57,880
4329	1	78.73	78.73	78.73			78.73	78.73	N/A	235,000	185,025
____ALL____	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283
____ALL____	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	7	MEDIAN:	79	COV:	45.63	95% Median C.I.:	14.82 to 124.51
(AgLand) TOTAL Sales Price:	1,114,616	WGT. MEAN:	61	STD:	32.91	95% Wgt. Mean C.I.:	14.20 to 107.99
(AgLand) TOTAL Adj.Sales Price:	1,114,616	MEAN:	72	AVG.ABS.DEV:	20.52	95% Mean C.I.:	41.68 to 102.55
(AgLand) TOTAL Assessed Value:	680,985						
AVG. Adj. Sales Price:	159,230	COD:	26.07	MAX Sales Ratio:	124.51		
AVG. Assessed Value:	97,283	PRD:	118.04	MIN Sales Ratio:	14.82		

(!: land+NAT=0)

Printed: 04/04/2006 11:01:32

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283
ALL	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536											
43-0079											
44-0001	3	79.11	91.67	97.74	22.38	93.79	71.39	124.51	N/A	108,088	105,650
44-0008											
44-0011	4	66.87	57.45	46.06	33.71	124.74	14.82	81.26	N/A	197,587	91,008
73-0008											
73-0017											
NonValid School											
ALL	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	1	71.39	71.39	71.39			71.39	71.39	N/A	52,316	37,350
100.01 TO 180.00	4	67.05	57.55	41.12	33.76	139.94	14.82	81.26	N/A	171,325	70,452
180.01 TO 330.00	1	78.73	78.73	78.73			78.73	78.73	N/A	235,000	185,025
330.01 TO 650.00	1	124.51	124.51	124.51			124.51	124.51	N/A	142,000	176,800
ALL	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

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-N/A	1	81.26	81.26	81.26			81.26	81.26	N/A	76,000	61,760
GRASS	1	124.51	124.51	124.51			124.51	124.51	N/A	142,000	176,800
GRASS-N/A	3	55.00	47.07	29.08	34.29	161.88	14.82	71.39	N/A	177,222	51,533
IRRGTD-N/A	2	78.92	78.92	78.87	0.24	100.07	78.73	79.11	N/A	182,475	143,912
ALL	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4875

Type: Qualified

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

NUMBER of Sales:	7	MEDIAN:	79	COV:	45.63	95% Median C.I.:	14.82 to 124.51	
(AgLand) TOTAL Sales Price:	1,114,616	WGT. MEAN:	61	STD:	32.91	95% Wgt. Mean C.I.:	14.20 to 107.99	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	1,114,616	MEAN:	72	AVG.ABS.DEV:	20.52	95% Mean C.I.:	41.68 to 102.55	
(AgLand) TOTAL Assessed Value:	680,985							
AVG. Adj. Sales Price:	159,230	COD:	26.07	MAX Sales Ratio:	124.51			
AVG. Assessed Value:	97,283	PRD:	118.04	MIN Sales Ratio:	14.82			

Printed: 04/04/2006 11:01:32

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-N/A	1	81.26	81.26	81.26			81.26	81.26	N/A	76,000	61,760
GRASS	1	124.51	124.51	124.51			124.51	124.51	N/A	142,000	176,800
GRASS-N/A	3	55.00	47.07	29.08	34.29	161.88	14.82	71.39	N/A	177,222	51,533
IRRGTD	1	79.11	79.11	79.11			79.11	79.11	N/A	129,950	102,800
IRRGTD-N/A	1	78.73	78.73	78.73			78.73	78.73	N/A	235,000	185,025
ALL	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	81.26	81.26	81.26			81.26	81.26	N/A	76,000	61,760
GRASS	1	124.51	124.51	124.51			124.51	124.51	N/A	142,000	176,800
GRASS-N/A	3	55.00	47.07	29.08	34.29	161.88	14.82	71.39	N/A	177,222	51,533
IRRGTD	2	78.92	78.92	78.87	0.24	100.07	78.73	79.11	N/A	182,475	143,912
ALL	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	1	71.39	71.39	71.39			71.39	71.39	N/A	52,316	37,350
60000 TO 99999	1	81.26	81.26	81.26			81.26	81.26	N/A	76,000	61,760
100000 TO 149999	3	79.11	86.20	88.60	29.29	97.29	55.00	124.51	N/A	128,983	114,283
150000 TO 249999	1	78.73	78.73	78.73			78.73	78.73	N/A	235,000	185,025
250000 TO 499999	1	14.82	14.82	14.82			14.82	14.82	N/A	364,350	54,000
ALL	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	43.11	43.11	21.92	65.62	196.62	14.82	71.39	N/A	208,333	45,675
60000 TO 99999	2	68.13	68.13	65.45	19.27	104.10	55.00	81.26	N/A	95,500	62,505
100000 TO 149999	1	79.11	79.11	79.11			79.11	79.11	N/A	129,950	102,800
150000 TO 249999	2	101.62	101.62	95.97	22.52	105.88	78.73	124.51	N/A	188,500	180,912
ALL	7	78.73	72.12	61.10	26.07	118.04	14.82	124.51	14.82 to 124.51	159,230	97,283

2006

Methodology for Special Valuation

Hitchcock County

The Hitchcock County State Assessment office submits this report to the Department of Property Assessment and Taxation, pursuant to 350, Nebraska Administrative Code, Chapter 11, 005.04 (03/04). Hitchcock County submits that the following methodologies are used to value agricultural land that is influenced by forces other than purely agricultural purposes. The influence identified is recreational (mostly along the river)

Market Areas

Hitchcock County currently has 2 market areas throughout the county.

Market area 90 is the area least likely to be influenced by non-agricultural uses, and is that area most likely to be developed for agricultural, residential, commercial and industrial uses.

Market area 100 is the area along the river corridor. For several years the area along the Republican River has sold for uses other than agriculture usage. The influence on these sales has been for recreational use (e.g., hunting, fishing and quiet enjoyment).

Identification

The land in market area 90 has been identified as those areas least likely to be influenced by non-agricultural uses.

The land in market area 100 has been identified as areas that are located along the river. These parcels do have river frontage and some are parcels used primarily for recreational purposes. Other parcels are used for both agricultural and recreational.

Zoning

Zoning has not been a consideration in the recreational river corridor; this land is zoned agricultural with several different levels that do not exclude recreational usage.

Agricultural Values

Values are placed on agricultural properties using the sales comparison approach. Visual observation and analysis of sales data are used to check for influences other than pure agriculture usage. The highest and best use analysis allows the separation of these sales to create a pure agricultural value, which when applied, indicates the appropriate special valuation.

The special valuation market area 100 was created in conjunction with the Agricultural Market area 90. Special valuation values are determined by the agricultural tables developed for the related market area. This relationship is determined geographically and is considered to be the best indicator according to the sales.

Market Values (Recapture)

Analysis of sales in the special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible.

The sales that indicate a higher value for use other than agriculture use, becomes the recapture values. Further market analysis shows specific areas where these values are applied. To date, the non-agricultural influence in Hitchcock County exists in and along the river corridor.

Qualifying Property

Properties with questionable agricultural usage will be or have been notified of the intent to remove these properties from special valuation consideration. The Hitchcock County staff will investigate any claims of qualification for special valuation regarding these properties, as well as any new claims.

Floyd Schippert
Assessment Administrative Manager

Jeff Wilhelm
State Appraiser

Judy K. McDonald
Assessment Administrative Assistant

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

	Median	Weighted Mean	Mean
--	--------	---------------	------

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

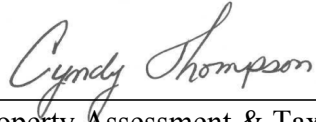
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

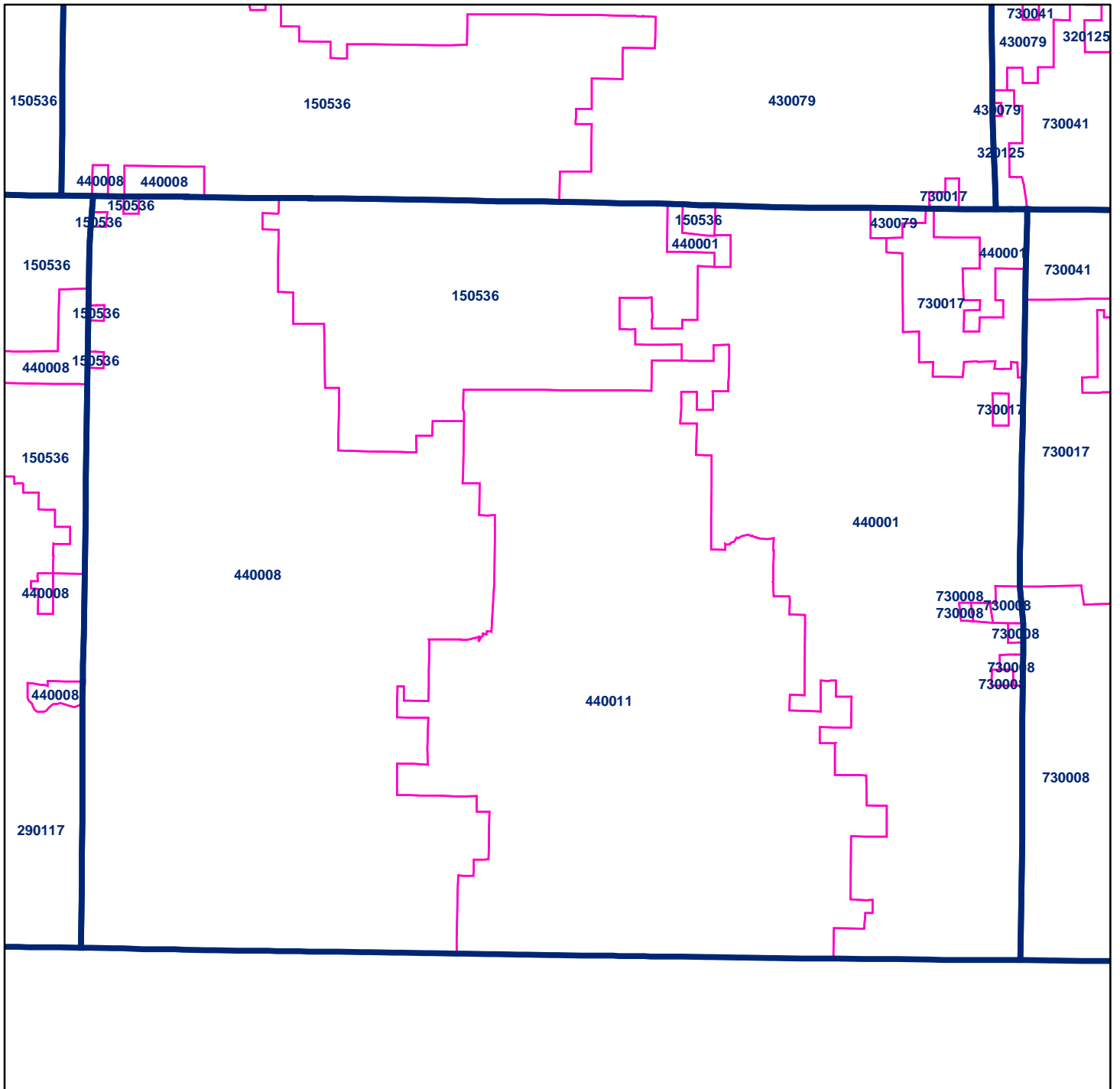
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Hitchcock County County Assessor, by certified mail, return receipt requested, 7048 1160 0001 1212 8182.

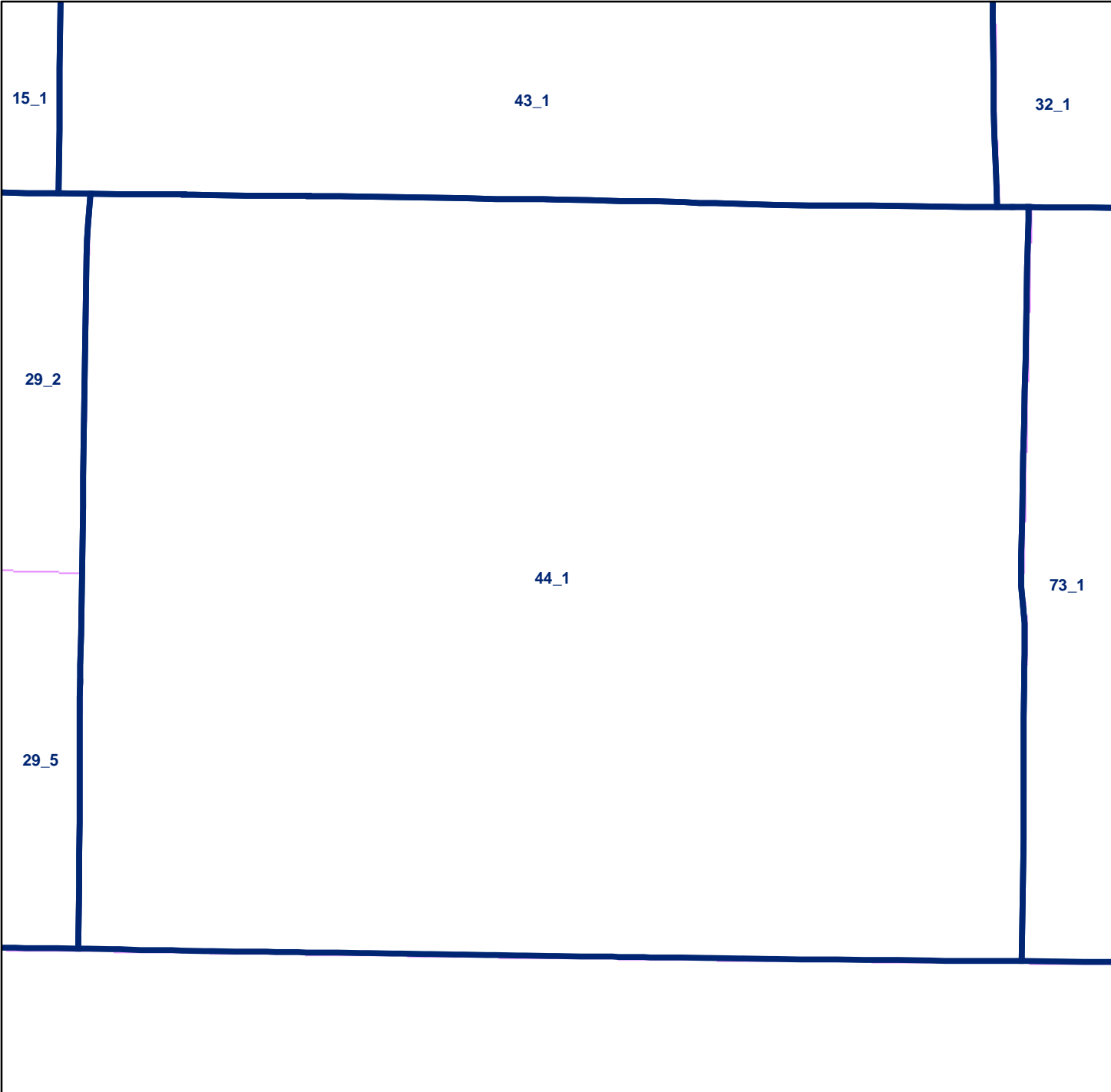
Dated this 10th day of April, 2006.



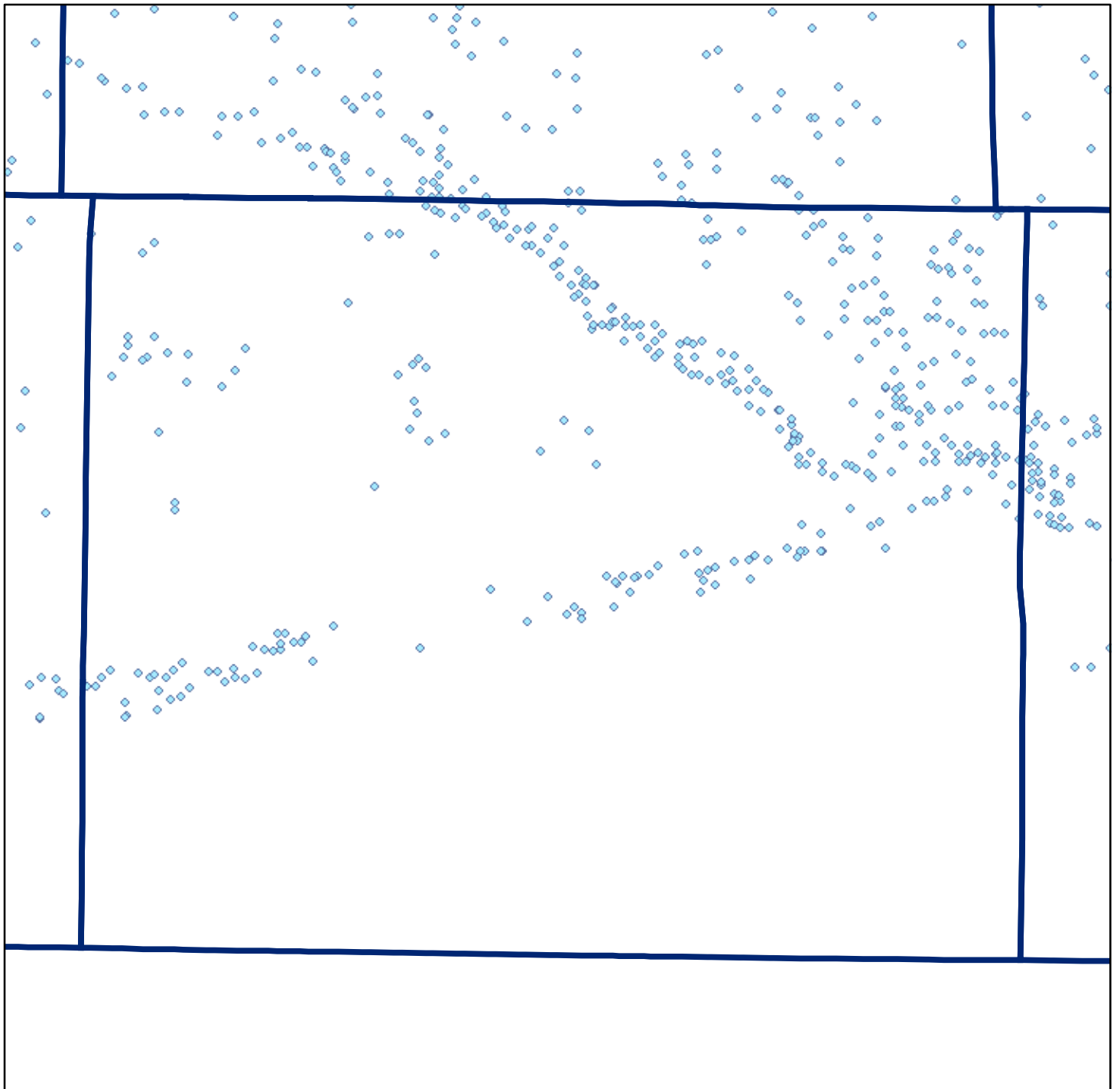
Property Assessment & Taxation



 School Districts



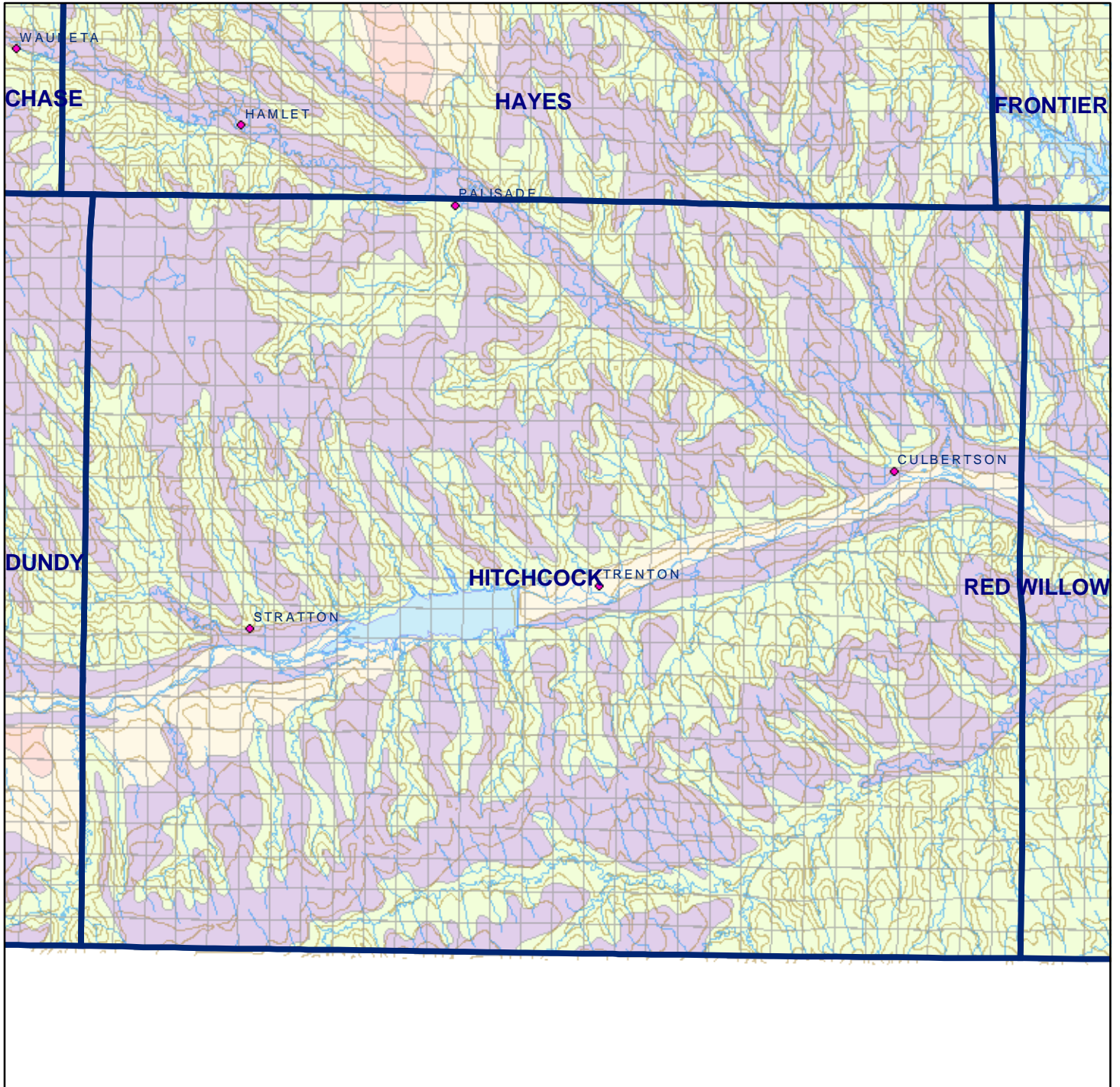
 Market Areas



● Registered Wells > 500 GPM

	3847	3849	3851	3853	3855	3857
4055	4053	4051	4049	4047	4045	4043
4081	4083	4085	4087	4089	4091	4093
4295	4293	4291	4289	4287	4285	4283
4321	4323	4325	4327	4329	4331	4333
4541	4539	4537	4535	4533	4531	4529

 Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

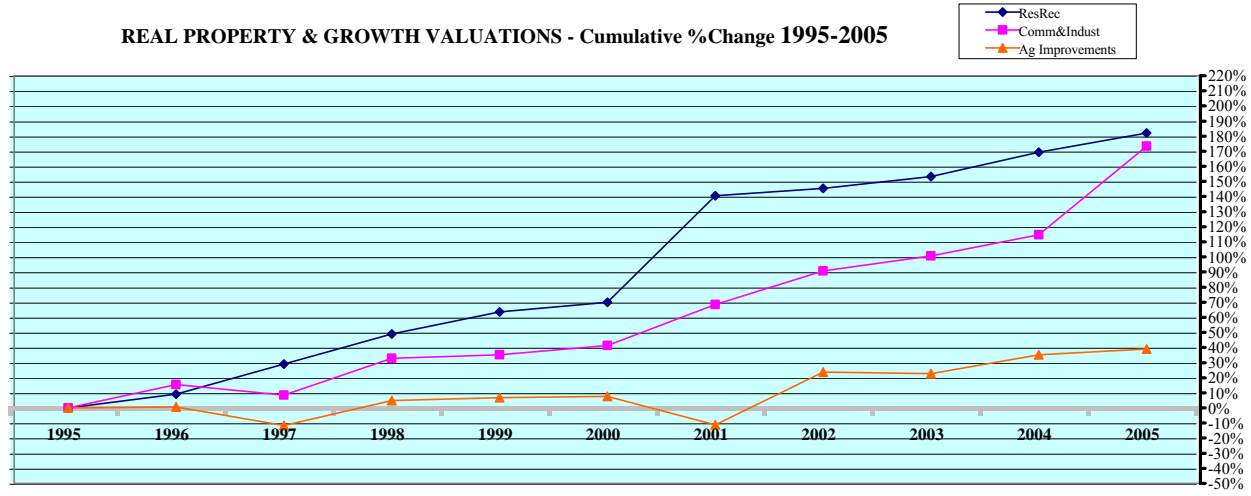
Soil Classes

- 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

Hitchcock County



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	14,520,127	not avail.	--	--	--	--	4,953,647	not avail.	--	--	--	--
1993	14,359,025	not avail.	--	--	--	--	4,746,416	not avail.	--	--	--	--
1994	16,250,760	not avail.	--	--	--	--	4,989,269	not avail.	--	--	--	--
1995	16,021,241	209,188	1.31%	15,812,053	--	--	5,214,992	673,971	12.92%	4,541,021	--	--
1996	17,391,510	149,972	0.86%	17,241,538	7.62%	9.04%	5,260,263	18,800	0.36%	5,241,463	0.51%	15.42%
1997	21,034,000	641,126	3.05%	20,392,874	17.26%	28.97%	5,468,075	541,638	9.91%	4,926,437	-6.35%	8.49%
1998	24,124,175	575,828	2.39%	23,548,347	11.95%	48.93%	6,205,687	173,931	2.80%	6,031,756	10.31%	32.83%
1999	26,579,987	706,551	2.66%	25,873,436	7.25%	63.63%	6,334,567	194,096	3.06%	6,140,471	-1.05%	35.22%
2000	27,746,848	883,924	3.19%	26,862,924	1.06%	69.89%	7,023,989	602,184	8.57%	6,421,805	1.38%	41.42%
2001	38,812,440	770,622	1.99%	38,041,818	37.10%	140.59%	7,670,810	16,000	0.21%	7,654,810	8.98%	68.57%
2002	39,868,065	1,066,825	2.68%	38,801,240	-0.03%	145.39%	9,402,890	744,680	7.92%	8,658,210	12.87%	90.67%
2003	40,754,705	723,375	1.77%	40,031,330	0.41%	153.17%	9,575,220	466,310	4.87%	9,108,910	-3.13%	100.59%
2004	42,876,255	275,000	0.64%	42,601,255	4.53%	169.42%	12,326,860	2,578,930	20.92%	9,747,930	1.80%	114.66%
2005	45,038,735	434,200	0.96%	44,604,535	4.03%	182.09%	23,569,080	11,153,275	47.32%	12,415,805	0.72%	173.41%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **10.93%**

Comm & Indust **10.58%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	14,693,973					
1993	not avail	not avail	14,139,961					
1994	not avail	not avail	14,569,575					
1995	9,589,603	5,358,641	14,948,244	184,408	1.23%	14,763,836	--	--
1996	10,160,482	4,896,815	15,057,297	198,457	1.32%	14,858,840	-0.60%	0.64%
1997	8,887,935	4,364,896	13,252,831	202,692	1.53%	13,050,139	-13.33%	-11.61%
1998	11,839,396	3,879,639	15,719,035	229,089	1.46%	15,489,946	16.88%	4.92%
1999	12,174,784	3,928,591	16,103,375	343,142	2.13%	15,760,233	0.26%	6.75%
2000	11,972,058	4,288,249	16,260,307	379,045	2.33%	15,881,262	-1.38%	7.57%
2001	9,454,825	3,934,290	13,389,115	268,075	2.00%	13,121,040	-19.31%	-11.13%
2002	13,152,840	5,515,070	18,667,910	382,555	2.05%	18,285,355	36.57%	23.85%
2003	13,570,595	4,994,820	18,565,415	456,320	2.46%	18,109,095	-2.99%	22.66%
2004	14,649,060	5,385,320	20,034,380	85,955	0.43%	19,948,425	7.45%	35.12%
2005	15,355,150	5,262,120	20,617,270	103,045	0.50%	20,514,225	2.40%	38.95%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **3.34%**

(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

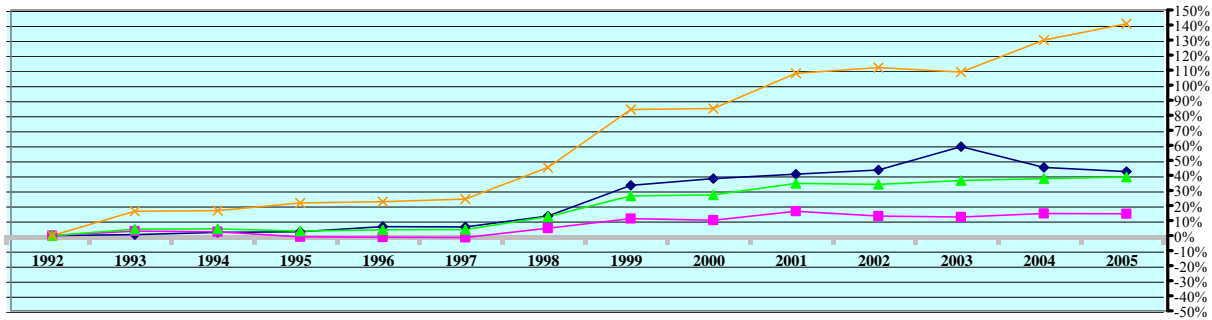
Cnty# **44**
County **HITCHCOCK**

FL area **2**

CHART 2

EXHIBIT **44B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	21,340,539	--	--	--	61,953,637	--	--	--	13,938,929	--	--	--
1993	21,486,282	145,743	0.68%	0.68%	63,749,196	1,795,559	2.90%	2.90%	16,201,298	2,262,369	16.23%	16.23%
1994	21,790,080	303,798	1.41%	2.11%	63,540,854	-208,342	-0.33%	2.56%	16,245,658	44,360	0.27%	16.55%
1995	21,897,687	107,607	0.49%	2.61%	61,374,850	-2,166,004	-3.41%	-0.93%	16,949,366	703,708	4.33%	21.60%
1996	22,603,984	706,297	3.23%	5.92%	61,241,569	-133,281	-0.22%	-1.15%	17,096,336	146,970	0.87%	22.65%
1997	22,570,556	-33,428	-0.15%	5.76%	61,185,636	-55,933	-0.09%	-1.24%	17,314,073	217,737	1.27%	24.21%
1998	24,107,344	1,536,788	6.81%	12.97%	65,010,120	3,824,484	6.25%	4.93%	20,261,451	2,947,378	17.02%	45.36%
1999	28,454,306	4,346,962	18.03%	33.33%	68,916,238	3,906,118	6.01%	11.24%	25,623,392	5,361,941	26.46%	83.83%
2000	29,403,365	949,059	3.34%	37.78%	68,322,920	-593,318	-0.86%	10.28%	25,723,172	99,780	0.39%	84.54%
2001	30,069,310	665,945	2.26%	40.90%	71,924,905	3,601,985	5.27%	16.09%	28,977,805	3,254,633	12.65%	107.89%
2002	30,654,710	585,400	1.95%	43.65%	70,020,540	-1,904,365	-2.65%	13.02%	29,515,630	537,825	1.86%	111.75%
2003	33,983,205	3,328,495	10.86%	59.24%	69,662,035	-358,505	-0.51%	12.44%	29,106,715	-408,915	-1.39%	108.82%
2004	31,019,540	-2,963,665	-8.72%	45.35%	70,997,460	1,335,425	1.92%	14.60%	32,055,970	2,949,255	10.13%	129.97%
2005	30,441,180	-578,360	-1.86%	42.64%	70,980,555	-16,905	-0.02%	14.57%	33,568,810	1,512,840	4.72%	140.83%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	69,587	--	--	--	97,302,692	--	--	--
1993	--	--	--	--	72,462	2,875	4.13%	4.13%	101,509,238	4,206,546	4.32%	4.32%
1994	--	--	--	--	76,192	--	0.00%	9.49%	101,652,784	143,546	0.14%	4.47%
1995	--	--	--	--	75,844	-348	-0.46%	8.99%	100,297,747	-1,355,037	-1.33%	3.08%
1996	--	--	--	--	72,956	-2,888	-3.81%	4.84%	101,014,845	717,098	0.71%	3.82%
1997	--	--	--	--	71,664	-1,292	-1.77%	2.98%	101,141,929	127,084	0.13%	3.95%
1998	--	--	--	--	66,302	-5,362	-7.48%	-4.72%	109,445,217	8,303,288	8.21%	12.48%
1999	--	--	--	--	63,704	-2,598	-3.92%	-8.45%	123,057,640	13,612,423	12.44%	26.47%
2000	--	--	--	--	61,799	-1,905	-2.99%	-11.19%	123,511,256	453,616	0.37%	26.94%
2001	--	--	--	--	98,260	36,461	59.00%	41.20%	131,070,280	7,559,024	6.12%	34.70%
2002	--	--	--	--	197,335	99,075	100.83%	183.58%	130,388,215	-682,065	-0.52%	34.00%
2003	150,635	n/a	n/a	n/a	0	n/a	n/a	n/a	132,902,590	2,514,375	1.93%	36.59%
2004	179,345	28,710	19.06%	19.06%	0	0	0	0	134,252,315	1,349,725	1.02%	37.97%
2005	132,370	-46,975	-26.19%	-12.13%	0	0	0	0	135,122,915	870,600	0.65%	38.87%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 44B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	21,340,539	30,481	700	--	--	61,926,981	186,901	331	--	--	13,938,143	188,799	74	--	--
1993	21,484,266	30,328	708	1.14%	1.14%	63,757,160	186,537	342	3.32%	3.32%	16,206,246	189,090	86	16.22%	16.22%
1994	21,796,472	30,852	706	-0.28%	0.86%	63,539,141	186,098	341	-0.29%	3.02%	16,233,346	188,827	86	0.00%	16.22%
1995	21,897,687	30,942	708	0.28%	1.14%	61,380,380	185,862	330	-3.23%	-0.30%	16,945,330	189,211	90	4.65%	21.62%
1996	22,733,337	31,135	730	3.11%	4.29%	61,289,295	185,473	330	0.00%	-0.30%	17,047,645	189,723	90	0.00%	21.62%
1997	22,580,116	30,986	729	-0.14%	4.14%	61,181,676	185,669	330	0.00%	-0.30%	17,304,499	189,624	91	1.11%	22.97%
1998	24,058,444	31,451	765	4.94%	9.29%	65,056,277	184,091	353	6.97%	6.65%	20,248,129	191,523	106	16.48%	43.24%
1999	28,230,249	32,538	868	13.46%	24.00%	69,119,661	183,199	377	6.80%	13.90%	25,620,681	191,570	134	26.42%	81.08%
2000	29,360,157	34,115	861	-0.81%	23.00%	68,356,492	181,313	377	0.00%	13.90%	25,702,128	191,850	134	0.00%	81.08%
2001	30,074,110	34,893	862	0.12%	23.14%	72,001,525	190,834	377	0.00%	13.90%	28,972,325	202,884	143	6.72%	93.24%
2002	30,752,375	35,824	858	-0.46%	22.57%	69,980,860	189,774	369	-2.12%	11.48%	38,906,155	202,433	192	34.27%	159.46%
2003	36,504,700	36,934	988	15.15%	41.14%	69,648,950	188,909	369	0.00%	11.48%	29,119,100	202,153	144	-25.00%	94.59%
2004	30,759,565	37,315	824	-16.57%	17.76%	71,149,530	188,523	377	2.28%	14.02%	32,039,100	202,125	159	10.08%	114.20%
2005	30,408,230	38,018	800	-2.97%	14.26%	70,983,375	188,111	377	-0.01%	14.00%	33,577,135	201,868	166	4.93%	124.77%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.03%

1.01%

6.43%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	69,587	6,958	10	--	--	0	0		--	--	97,275,250	413,140	235	--	--
1993	72,446	7,244	10	0.00%		0	0				101,520,118	413,199	246	4.68%	4.68%
1994	76,192	7,619	10	0.00%		0	0				101,645,151	413,397	246	0.00%	4.68%
1995	75,914	7,591	10	0.00%		0	0				100,299,311	413,607	242	-1.63%	2.98%
1996	73,480	7,348	10	0.00%		0	0				101,143,757	413,678	244	0.83%	3.83%
1997						71,257	7,126	10	--	--	101,137,548	413,405	245	0.41%	4.26%
1998						65,742	6,574	10	0.00%		109,428,592	413,639	265	8.16%	12.77%
1999						63,754	6,375	10	0.00%		123,034,345	413,683	297	12.08%	26.38%
2000						62,272	7,225	9	-10.00%		123,481,049	414,503	298	0.34%	26.81%
2001						98,260	6,946	14	55.56%		131,146,220	435,557	301	1.01%	28.09%
2002						1,381,680	6,632	208	1385.71%		141,021,070	434,663	324	7.64%	37.87%
2003	150,360	6,468	23	n/a	n/a	0	106	0	n/a	n/a	135,423,110	434,570	312	-3.70%	32.77%
2004	179,800	6,470	28	20.82%	n/a	0	0	0	n/a	n/a	134,127,995	434,432	309	-1.04%	31.38%
2005	132,390	6,405	21	-25.62%	n/a	0	0	0	n/a	n/a	135,101,130	434,402	311	0.73%	32.34%

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

2.18%

44
HITCHCOCK

FL area 2

CHART 4 EXHIBIT 44B 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
3,111	HITCHCOCK	34,238,037	4,927,215	9,507,472	42,576,375	7,810,870	15,758,210	2,462,360	135,122,915	15,355,150	5,262,120	23,859,710	296,880,434
<i>cnty sectorvalue % of total value:</i>		11.53%	1.66%	3.20%	14.34%	2.63%	5.31%	0.83%	45.51%	5.17%	1.77%	8.04%	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
594	CULBERTSON	1,190,855	216,954	483,866	10,002,855	2,000,810	1,985,120	0	0	0	0	0	15,880,460
386	PALISADE *	133,558	210,380	257,401	4,279,480	737,725	0	0	0	0	0	0	5,618,544
396	STRATTON	142,774	162,332	295,894	6,642,575	1,390,105	0	0	0	0	0	0	8,633,680
507	TRENTON	188,283	203,043	341,805	8,066,605	1,373,945	0	0	0	0	0	0	10,173,681
* Population displayed for Palisade is for the total village which is located in #43 Hayes & #44 Hitchcock.													
* Valuation displayed for Palisade is for the prtion of the village located within #44 Hitchcock.													
Total of All City Values:		1,655,470	792,709	1,378,966	28,991,515	5,502,585	1,985,120	0	0	0	0	0	40,306,365
<i>% total citysect of cnty sector</i>		4.84%	16.09%	14.50%	68.09%	70.45%	12.60%						13.58%

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
19.09%	CULBERTSON	3.48%	4.40%	5.09%	23.49%	25.62%	12.60%						5.35%
12.41%	PALISADE *	0.39%	4.27%	2.71%	10.05%	9.44%							1.89%
12.73%	STRATTON	0.42%	3.29%	3.11%	15.60%	17.80%							2.91%
16.30%	TRENTON	0.55%	4.12%	3.60%	18.95%	17.59%							3.43%

Cnty# **44**
County **HITCHCOCK**

FL area **2**