

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Holt County**  
**45**

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

45 Holt

---

### Residential Real Property - Current

<b>Number of Sales</b>	<b>263</b>	<b>COD</b>	<b>19.09</b>
Total Sales Price	13989512	<b>PRD</b>	<b>105.43</b>
Total Adj. Sales Price	14058742	COV	29.17
Total Assessed Value	12732775	STD	27.85
Avg. Adj. Sales Price	53455.29	Avg. Abs. Dev.	18.38
Avg. Assessed Value	48413.59	Min	23.62
<b>Median</b>	<b>96.25</b>	Max	314.00
Wgt. Mean	90.57	95% Median C.I.	93.95 to 97.95
Mean	95.48	95% Wgt. Mean C.I.	87.74 to 93.40
		95% Mean C.I.	92.12 to 98.85
% of Value of the Class of all Real Property Value in the County			16.4
% of Records Sold in the Study Period			6.12
% of Value Sold in the Study Period			7.12
Average Assessed Value of the Base			41,563

---

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>263</b>	<b>96.25</b>	<b>19.09</b>	<b>105.43</b>
<b>2005</b>	222	98.07	19.64	105.66
<b>2004</b>	212	93.79	21.06	104.67
<b>2003</b>	244	93	21.3	102.53
<b>2002</b>	285	94	19.67	102.92
<b>2001</b>	339	97	21.98	106.34

## 2006 Commission Summary

45 Holt

### Commercial Real Property - Current

<b>Number of Sales</b>	<b>49</b>	<b>COD</b>	<b>25.52</b>
Total Sales Price	6604370	<b>PRD</b>	<b>108.33</b>
Total Adj. Sales Price	6623924	COV	36.61
Total Assessed Value	5928970	STD	35.50
Avg. Adj. Sales Price	135182.12	Avg. Abs. Dev.	24.38
Avg. Assessed Value	120999.39	Min	35.14
<b>Median</b>	<b>95.54</b>	Max	223.58
Wgt. Mean	89.51	95% Median C.I.	86.08 to 99.55
Mean	96.96	95% Wgt. Mean C.I.	77.01 to 102.01
		95% Mean C.I.	87.02 to 106.91
% of Value of the Class of all Real Property Value in the County			4.71
% of Records Sold in the Study Period			6.54
% of Value Sold in the Study Period			11.55
Average Assessed Value of the Base			68,549

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>49</b>	<b>95.54</b>	<b>25.52</b>	<b>108.33</b>
<b>2005</b>	48	95.55	24.20	107.49
<b>2004</b>	45	95.11	39.05	120.81
<b>2003</b>	55	98	27.12	75.98
<b>2002</b>	61	95	28.71	73.04
<b>2001</b>	75	93	44.28	118.11



## 2006 Commission Summary

45 Holt

### Agricultural Land - Current

<b>Number of Sales</b>	<b>194</b>	<b>COD</b>	<b>23.09</b>
Total Sales Price	46310654	<b>PRD</b>	<b>100.38</b>
Total Adj. Sales Price	43712322	COV	30.06
Total Assessed Value	35698915	STD	24.64
Avg. Adj. Sales Price	225321.25	Avg. Abs. Dev.	17.87
Avg. Assessed Value	184015.03	Min	20.00
<b>Median</b>	<b>77.38</b>	Max	200.49
Wgt. Mean	81.67	95% Median C.I.	74.75 to 83.09
Mean	81.98	95% Wgt. Mean C.I.	77.23 to 86.11
		95% Mean C.I.	78.51 to 85.45
% of Value of the Class of all Real Property Value in the County			78.89
% of Records Sold in the Study Period			2.81
% of Value Sold in the Study Period			0.02
Average Assessed Value of the Base			124,612

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>194</b>	<b>77.38</b>	<b>23.09</b>	<b>100.38</b>
<b>2005</b>	161	77.88	25.87	103.00
<b>2004</b>	140	76.66	22.81	100.41
<b>2003</b>	104	75	25.35	100.26
<b>2002</b>	120	77	25.35	101.83
<b>2001</b>	149	76	20.12	103.55

## **2006 Opinions of the Property Tax Administrator for Holt 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 Holt County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Holt County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

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

### **Agricultural Land**

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

## 2006 Opinions of the Property Tax Administrator for Holt County

---

### Recommendations

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

Residential

Commercial

Agricultural

AL: Ewing +18.80%

Dated this 10th day of April, 2006.



*Catherine D. Lang*

Catherine D. Lang  
Property Tax Administrator

**2006 Correlation Section  
for Holt County**

---

**Residential Real Property**

**I. Correlation**

Holt: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Holt County has been achieved. The measures of central tendency reflect that the median and mean for the qualified sales file are both within the acceptable level of value. The weighted mean is below the acceptable range at 90.57. Both the coefficient of dispersion and the price related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. A review of the subclasses does indicate that the Assessor Location of Ewing is out of compliance. This subclass includes nineteen qualified sales but is only indicating a median level of value of 80.80%. Other than this subclass, there is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>451</b>	<b>339</b>	<b>75.17</b>
<b>2002</b>	<b>390</b>	<b>285</b>	<b>73.08</b>
<b>2003</b>	<b>396</b>	<b>244</b>	<b>61.62</b>
<b>2004</b>	<b>421</b>	<b>212</b>	<b>50.36</b>
<b>2005</b>	<b>424</b>	<b>222</b>	<b>52.36</b>
<b>2006</b>	<b>419</b>	<b>263</b>	<b>62.77</b>

Holt: RESIDENTIAL: A review of the table indicates that the county’s percent of sales used has increased nearly 11 percent from the previous year.

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

## 2006 Correlation Section for Holt County

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

### Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>93</b>	<b>10.76</b>	<b>103.01</b>	<b>97</b>
<b>2002</b>	<b>94.14</b>	<b>0.08</b>	<b>94.22</b>	<b>94</b>
<b>2003</b>	<b>92</b>	<b>0.83</b>	<b>92.76</b>	<b>93</b>
<b>2004</b>	<b>95.43</b>	<b>5.17</b>	<b>100.36</b>	<b>93.79</b>
<b>2005</b>	<b>97.95</b>	<b>0.64</b>	<b>98.58</b>	<b>98.07</b>
<b>2006</b>	<b>96.35</b>	<b>0.22</b>	<b>96.56</b>	<b>96.25</b>

**2006 Correlation Section  
for Holt County**

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

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>6.86</b>	<b>2001</b>	<b>10.76</b>
<b>-0.08</b>	<b>2002</b>	<b>0.08</b>
<b>2</b>	<b>2003</b>	<b>1</b>
<b>-0.48</b>	<b>2004</b>	<b>5.17</b>
<b>0.81</b>	<b>2005</b>	<b>0.64</b>
<b>1.24</b>	<b>2006</b>	<b>0.22</b>

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

## 2006 Correlation Section for Holt County

---

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

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

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

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

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

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

**2006 Correlation Section  
for Holt County**

---

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.25</b>	<b>90.57</b>	<b>95.48</b>

Holt: RESIDENTIAL: Both the median and mean measures of central tendency are within the required level of value and correlate to one another, the weighted mean is slightly below the acceptable range.

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>19.09</b>	<b>105.43</b>
<b>Difference</b>	<b>4.09</b>	<b>2.43</b>

Holt: RESIDENTIAL: Both the coefficient of dispersion and the price related differential are outside the acceptable range. A brief study of the residential statistics indicates a lack of uniformity as seven of the eight assessor locations are outside the range.



**2006 Correlation Section  
for Holt County**

---

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>263</b>	<b>263</b>	<b>0</b>
<b>Median</b>	<b>96.35</b>	<b>96.25</b>	<b>-0.1</b>
<b>Wgt. Mean</b>	<b>89.44</b>	<b>90.57</b>	<b>1.13</b>
<b>Mean</b>	<b>95.57</b>	<b>95.48</b>	<b>-0.09</b>
<b>COD</b>	<b>19.93</b>	<b>19.09</b>	<b>-0.84</b>
<b>PRD</b>	<b>106.86</b>	<b>105.43</b>	<b>-1.43</b>
<b>Min Sales Ratio</b>	<b>25.86</b>	<b>23.62</b>	<b>-2.24</b>
<b>Max Sales Ratio</b>	<b>314.00</b>	<b>314.00</b>	<b>0</b>

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

## 2006 Correlation Section for Holt County

---

### Commerical Real Property

#### I. Correlation

Holt: COMMERCIAL: A review of the 2006 Commercial statistics indicates that an accurate measurement of the commercial property in Holt County has been achieved. The measures of central tendency reflect that the median and mean for the qualified sales file are both within the acceptable level of value. The weighted mean is below the acceptable range at 89.51. Both the coefficient of dispersion and the price related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Commercial real property, the statistical measurements appear to achieve an acceptable level of value in Holt County.

#### II. Analysis of Percentage of Sales Used

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>113</b>	<b>75</b>	<b>66.37</b>
<b>2002</b>	<b>100</b>	<b>61</b>	<b>61</b>
<b>2003</b>	<b>104</b>	<b>55</b>	<b>52.88</b>
<b>2004</b>	<b>92</b>	<b>45</b>	<b>48.91</b>
<b>2005</b>	<b>92</b>	<b>48</b>	<b>52.17</b>
<b>2006</b>	<b>92</b>	<b>49</b>	<b>53.26</b>

Holt: COMMERCIAL: The table represents the 2006 assessment year is consistent with the previous years, and would indicate that Holt County has an adequate portion of the sales file utilized in the determination of the level of value.

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

## 2006 Correlation Section for Holt County

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

### Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>93</b>	<b>2.46</b>	<b>95.29</b>	<b>93</b>
<b>2002</b>	<b>81.87</b>	<b>29.28</b>	<b>105.84</b>	<b>95</b>
<b>2003</b>	<b>97</b>	<b>-2.31</b>	<b>94.76</b>	<b>98</b>
<b>2004</b>	<b>93.69</b>	<b>-2.62</b>	<b>91.23</b>	<b>95.11</b>
<b>2005</b>	<b>93.21</b>	<b>0.04</b>	<b>93.24</b>	<b>95.55</b>
<b>2006</b>	<b>95.56</b>	<b>-0.14</b>	<b>95.43</b>	<b>95.54</b>

**2006 Correlation Section  
for Holt County**

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

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
-0.21	2001	2.46
37.17	2002	29.28
4	2003	-2
-1.96	2004	-2.62
-3.07	2005	0.04
0.93	2006	-0.14

Holt: COMMERCIAL: The percentage change of total assessed value in the sales file and the percent change in the assessed value are similar and appear to support each other.

## 2006 Correlation Section for Holt County

---

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

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

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

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

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

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

**2006 Correlation Section  
for Holt County**

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95.54</b>	<b>89.51</b>	<b>96.96</b>

Holt: COMMERCIAL: The median and mean measures of central tendency are within the acceptable range. The weighted mean is two percentage points below the range and has a six point difference between the median, possibly indicating some high priced properties are under valued.

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>25.52</b>	<b>108.33</b>
<b>Difference</b>	<b>5.52</b>	<b>5.33</b>

Holt: COMMERCIAL: The coefficient of dispersion and the price related differential are both above the acceptable range, indicating a question of assessment uniformity and regressivity.

**2006 Correlation Section  
for Holt County**

---

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>49</b>	<b>49</b>	<b>0</b>
<b>Median</b>	<b>95.56</b>	<b>95.54</b>	<b>-0.02</b>
<b>Wgt. Mean</b>	<b>88.69</b>	<b>89.51</b>	<b>0.82</b>
<b>Mean</b>	<b>94.69</b>	<b>96.96</b>	<b>2.27</b>
<b>COD</b>	<b>24.24</b>	<b>25.52</b>	<b>1.28</b>
<b>PRD</b>	<b>106.77</b>	<b>108.33</b>	<b>1.56</b>
<b>Min Sales Ratio</b>	<b>35.14</b>	<b>35.14</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>171.89</b>	<b>223.58</b>	<b>51.69</b>

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

## 2006 Correlation Section for Holt County

---

### Agricultural Land

#### I. Correlation

Holt: AGRICULTURAL UNIMPROVED: A review of the 2006 Agricultural Unimproved statistics indicates that an accurate measurement of the unimproved agricultural property in Holt County has been achieved. The measures of central tendency reflect that the median is within the acceptable range. Both the mean and weighted mean measures are slightly above the range. The price related differential is within the range. The coefficient of dispersion is slightly above the acceptable range, but not significantly so. After reviewing the qualified unimproved agricultural sales file it appears the older sales in the sales file are skewing the statistics. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Agricultural Unimproved real property, the statistical measurements appear to achieve an acceptable level of value in Holt County.

#### II. Analysis of Percentage of Sales Used

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>241</b>	<b>149</b>	<b>61.83</b>
<b>2002</b>	<b>191</b>	<b>120</b>	<b>62.83</b>
<b>2003</b>	<b>207</b>	<b>104</b>	<b>50.24</b>
<b>2004</b>	<b>324</b>	<b>140</b>	<b>43.21</b>
<b>2005</b>	<b>358</b>	<b>161</b>	<b>44.97</b>
<b>2006</b>	<b>350</b>	<b>194</b>	<b>55.43</b>

Holt: AGRICULTURAL UNIMPROVED: A review of the table indicates that the county's percent of sales used has increased 11 percent from the previous year. The percent of sales used is still slightly below the desired percentage, but is a significant improvement.



**2006 Correlation Section  
for Holt County**

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>76</b>	<b>4.34</b>	<b>79.3</b>	<b>76</b>
<b>2002</b>	<b>73.26</b>	<b>7.29</b>	<b>78.6</b>	<b>77</b>
<b>2003</b>	<b>70</b>	<b>6.54</b>	<b>74.58</b>	<b>75</b>
<b>2004</b>	<b>68.14</b>	<b>12.49</b>	<b>76.65</b>	<b>76.66</b>
<b>2005</b>	<b>70.16</b>	<b>7.36</b>	<b>75.32</b>	<b>77.88</b>
<b>2006</b>	<b>68.30</b>	<b>13.56</b>	<b>77.56</b>	<b>77.38</b>

**2006 Correlation Section  
for Holt County**

---

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

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2001</b>	<b>4.34</b>
<b>12.03</b>	<b>2002</b>	<b>7.29</b>
<b>6</b>	<b>2003</b>	<b>7</b>
<b>17.35</b>	<b>2004</b>	<b>12.49</b>
<b>19.07</b>	<b>2005</b>	<b>7.36</b>
<b>15.93</b>	<b>2006</b>	<b>13.56</b>

## 2006 Correlation Section for Holt County

---

Holt: AGRICULTURAL UNIMPROVED: The percentage change of total assessed value in the sales file and the percent change in the assessed value are similar and appear to support each other.

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

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

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

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

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

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

## 2006 Correlation Section for Holt County

---

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

	Median	Wgt. Mean	Mean
<b>R&amp;O Statistics</b>	<b>77.38</b>	<b>81.67</b>	<b>81.98</b>

Holt: AGRICULTURAL UNIMPROVED: The median measure of central tendency is within the acceptable range for level of value. The weighted mean is above the range by 1.67 points and the mean is above by 1.98 points. It appears the older sales in the unimproved agricultural sales file are skewing the statistics. The indication is that the median is a reliable measure of the level of value for the class of property.

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

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

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

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

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

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

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

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

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

**2006 Correlation Section  
for Holt County**

---

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>23.09</b>	<b>100.38</b>
<b>Difference</b>	<b>3.09</b>	<b>0</b>

Holt: AGRICULTURAL UNIMPROVED: The price related differential is within the acceptable range. The coefficient of dispersion is slightly above the acceptable range, but not unreasonable.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>195</b>	<b>194</b>	<b>-1</b>
<b>Median</b>	<b>68.30</b>	<b>77.38</b>	<b>9.08</b>
<b>Wgt. Mean</b>	<b>71.49</b>	<b>81.67</b>	<b>10.18</b>
<b>Mean</b>	<b>70.96</b>	<b>81.98</b>	<b>11.02</b>
<b>COD</b>	<b>22.92</b>	<b>23.09</b>	<b>0.17</b>
<b>PRD</b>	<b>99.27</b>	<b>100.38</b>	<b>1.11</b>
<b>Min Sales Ratio</b>	<b>17.24</b>	<b>20.00</b>	<b>2.76</b>
<b>Max Sales Ratio</b>	<b>174.18</b>	<b>200.49</b>	<b>26.31</b>

Holt: AGRICULTURAL UNIMPROVED: A review of the agricultural unimproved statistics indicates one less sale between the preliminary and final statistics. Further verification done by the assessor determined the sale now has an improvement located on the property and was changed to the improved agricultural file. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the agricultural unimproved real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Holt County.

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

45 Holt

	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	175,799,695	178,721,315	2,921,620	1.66	2,535,905	0.22
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	40,466,425	41,283,670	817,245	2.02	*-----	2.02
<b>4. Total Residential (sum lines 1-3)</b>	<b>216,266,120</b>	<b>220,004,985</b>	<b>3,738,865</b>	<b>1.73</b>	<b>2,535,905</b>	<b>0.56</b>
5. Commercial	43,916,800	45,904,240	1,987,440	4.53	2,055,360	-0.15
6. Industrial	5,439,060	5,439,060	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	35,673,310	36,652,785	979,475	2.75	1,647,285	-1.87
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>85,029,170</b>	<b>87,996,085</b>	<b>2,966,915</b>	<b>3.49</b>	<b>2,055,360</b>	<b>1.07</b>
<b>10. Total Non-Agland Real Property</b>	<b>301,295,290</b>	<b>308,001,070</b>	<b>6,705,780</b>	<b>2.23</b>	<b>6,238,550</b>	<b>0.16</b>
11. Irrigated	267,527,185	303,901,120	36,373,935	13.6		
12. Dryland	37,424,250	37,267,770	-156,480	-0.42		
13. Grassland	380,576,720	437,683,080	57,106,360	15.01		
14. Wasteland	196,598	1,981,805	15,825	0.8		
15. Other Agland	808,220	806,230	-1,990	-0.25		
<b>16. Total Agricultural Land</b>	<b>688,302,355</b>	<b>781,640,005</b>	<b>93,337,650</b>	<b>13.56</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>989,597,645</b>	<b>1,089,641,075</b>	<b>100,043,430</b>	<b>10.11</b>	<b>6,238,550</b>	<b>9.48</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	29.17	95% Median C.I.:	93.95 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	91	STD:	27.85	95% Wgt. Mean C.I.:	87.74 to 93.40
TOTAL Adj.Sales Price:	14,058,742	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.12 to 98.85
TOTAL Assessed Value:	12,732,775						
AVG. Adj. Sales Price:	53,455	COD:	19.09	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	48,413	PRD:	105.43	MIN Sales Ratio:	23.62		

Printed: 03/29/2006 20:48:21

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	32	99.20	98.06	93.32	12.00	105.07	65.27	137.35	95.41 to 104.00	48,719	45,467
10/01/03 TO 12/31/03	19	104.96	107.64	105.14	19.40	102.38	61.00	194.28	96.04 to 128.66	55,826	58,697
01/01/04 TO 03/31/04	24	94.51	94.16	93.64	12.57	100.55	65.81	149.56	83.02 to 101.96	56,262	52,686
04/01/04 TO 06/30/04	53	97.45	97.07	95.35	20.44	101.81	23.62	193.45	90.08 to 101.14	57,408	54,736
07/01/04 TO 09/30/04	30	96.03	93.87	91.26	15.08	102.86	51.25	149.50	83.42 to 100.23	59,265	54,084
10/01/04 TO 12/31/04	28	92.88	92.93	82.89	17.69	112.12	46.81	157.50	84.42 to 98.75	59,914	49,661
01/01/05 TO 03/31/05	24	96.27	97.05	92.46	13.81	104.96	70.55	127.79	85.00 to 105.13	43,136	39,886
04/01/05 TO 06/30/05	53	85.91	90.13	79.32	29.41	113.64	32.12	314.00	75.42 to 96.25	48,211	38,240
____Study Years____											
07/01/03 TO 06/30/04	128	98.07	98.34	96.05	17.19	102.38	23.62	194.28	96.04 to 101.02	54,786	52,622
07/01/04 TO 06/30/05	135	92.62	92.77	85.11	20.90	109.00	32.12	314.00	85.70 to 96.63	52,192	44,422
____Calendar Yrs____											
01/01/04 TO 12/31/04	135	95.20	94.98	91.46	17.52	103.85	23.62	193.45	92.50 to 97.95	58,137	53,174
____ALL____											
	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
AMELIA	1	126.11	126.11	126.11			126.11	126.11	N/A	13,500	17,025
ATKINSON	36	97.96	102.88	86.91	23.43	118.37	55.95	194.28	83.50 to 111.97	48,594	42,234
CHAMBERS	10	91.67	112.94	89.29	37.20	126.49	68.33	314.00	77.44 to 121.10	35,680	31,859
EWING	19	80.80	86.11	83.56	23.96	103.04	27.00	131.10	69.52 to 101.25	37,626	31,441
INMAN	7	48.41	67.90	49.46	61.16	137.28	23.62	157.50	23.62 to 157.50	18,257	9,030
O'NEILL	126	97.94	96.90	94.36	14.53	102.69	48.82	154.73	95.20 to 100.06	59,638	56,276
PAGE	4	80.57	84.25	77.35	30.69	108.91	50.85	125.00	N/A	26,500	20,498
RURAL	40	95.40	89.87	87.25	17.31	103.00	30.33	149.56	85.91 to 98.45	70,834	61,805
STUART	20	95.13	95.02	88.86	16.42	106.93	51.05	138.36	85.00 to 104.39	32,127	28,550
____ALL____											
	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	222	96.30	96.36	91.36	19.38	105.46	23.62	314.00	93.75 to 98.62	50,503	46,141
2	17	96.08	92.84	91.91	15.47	101.01	30.33	149.56	82.61 to 102.78	64,597	59,370
3	24	94.79	89.28	84.63	19.24	105.49	32.12	130.50	82.25 to 104.00	72,863	61,665
____ALL____											
	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	29.17	95% Median C.I.:	93.95 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	91	STD:	27.85	95% Wgt. Mean C.I.:	87.74 to 93.40
TOTAL Adj.Sales Price:	14,058,742	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.12 to 98.85
TOTAL Assessed Value:	12,732,775						
AVG. Adj. Sales Price:	53,455	COD:	19.09	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	48,413	PRD:	105.43	MIN Sales Ratio:	23.62		

Printed: 03/29/2006 20:48:21

**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	233	96.25	95.73	90.72	18.86	105.52	23.62	314.00	93.26 to 98.07	58,753	53,303
2	30	96.03	93.53	84.81	20.99	110.29	27.00	157.50	85.00 to 101.25	12,305	10,436
ALL											
	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	261	96.35	95.65	90.63	19.04	105.53	23.62	314.00	94.11 to 97.95	53,669	48,642
06											
07	2	74.05	74.05	72.50	11.86	102.14	65.27	82.83	N/A	25,500	18,487
ALL											
	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413



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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	29.17	95% Median C.I.:	93.95 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	91	STD:	27.85	95% Wgt. Mean C.I.:	87.74 to 93.40
TOTAL Adj.Sales Price:	14,058,742	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.12 to 98.85
TOTAL Assessed Value:	12,732,775						
AVG. Adj. Sales Price:	53,455	COD:	19.09	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	48,413	PRD:	105.43	MIN Sales Ratio:	23.62		

Printed: 03/29/2006 20:48:21

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0006											
02-0049											
08-0038											
36-0070											
36-0100											
45-0002	6	66.28	73.77	64.31	32.61	114.71	41.23	125.00	41.23 to 125.00	31,666	20,363
45-0003	1	39.38	39.38	39.38			39.38	39.38	N/A	8,000	3,150
45-0007	140	97.76	96.69	93.75	13.97	103.14	48.82	154.73	95.13 to 99.98	60,240	56,473
45-0020	3	63.25	73.29	76.60	19.70	95.68	59.62	97.00	N/A	131,000	100,341
45-0021	44	97.96	102.08	88.55	23.00	115.28	30.33	194.28	85.56 to 109.80	49,459	43,793
45-0025											
45-0029	21	84.52	89.84	84.02	25.54	106.94	27.00	131.10	69.53 to 109.50	34,399	28,901
45-0030	7	71.51	74.07	57.15	41.82	129.62	23.62	157.50	23.62 to 157.50	21,828	12,474
45-0044	21	95.29	95.68	91.99	16.29	104.01	51.05	138.36	85.00 to 105.72	36,254	33,350
45-0049											
45-0060	1	104.70	104.70	104.70			104.70	104.70	N/A	67,500	70,670
45-0074											
45-0089	1	85.83	85.83	85.83			85.83	85.83	N/A	90,000	77,250
45-0090	1	82.25	82.25	82.25			82.25	82.25	N/A	158,000	129,960
45-0137	12	86.20	103.94	81.33	38.34	127.80	32.12	314.00	77.44 to 106.15	42,985	34,958
45-0180	2	96.36	96.36	96.17	0.29	100.20	96.08	96.65	N/A	54,350	52,267
45-0210	3	96.90	84.88	98.38	19.00	86.27	51.25	106.48	N/A	93,743	92,228
54-0583											
92-0045											
NonValid School											
ALL	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	29.17	95% Median C.I.:	93.95 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	91	STD:	27.85	95% Wgt. Mean C.I.:	87.74 to 93.40
TOTAL Adj.Sales Price:	14,058,742	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.12 to 98.85
TOTAL Assessed Value:	12,732,775						
AVG. Adj. Sales Price:	53,455	COD:	19.09	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	48,413	PRD:	105.43	MIN Sales Ratio:	23.62		

Printed: 03/29/2006 20:48:21

**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	35	94.89	90.65	78.13	22.07	116.02	27.00	157.50	73.25 to 101.25	13,357	10,437
Prior TO 1860											
1860 TO 1899	5	100.50	103.22	87.20	35.03	118.37	41.23	193.45	N/A	41,000	35,753
1900 TO 1919	35	88.05	101.04	90.16	33.65	112.07	23.62	314.00	82.61 to 109.88	26,537	23,925
1920 TO 1939	36	99.38	101.73	88.99	21.21	114.32	32.12	194.28	95.90 to 109.32	31,261	27,818
1940 TO 1949	27	97.03	94.67	90.01	18.33	105.18	51.84	151.00	77.69 to 104.39	40,681	36,616
1950 TO 1959	23	85.17	87.21	83.90	17.79	103.94	46.81	129.17	72.72 to 98.78	46,203	38,766
1960 TO 1969	22	100.76	101.79	96.66	14.77	105.30	68.80	150.57	85.91 to 112.45	76,945	74,375
1970 TO 1979	40	96.21	93.67	92.28	11.28	101.50	59.62	132.81	88.91 to 100.23	85,898	79,269
1980 TO 1989	16	98.99	96.61	96.67	10.17	99.94	65.27	132.36	85.70 to 104.70	76,203	73,665
1990 TO 1994	8	91.67	91.48	89.06	7.75	102.71	76.77	104.96	76.77 to 104.96	95,150	84,743
1995 TO 1999	12	97.10	90.76	95.42	12.38	95.11	48.41	111.77	76.57 to 102.54	116,769	111,425
2000 TO Present	4	78.86	77.42	70.98	10.17	109.07	60.03	91.94	N/A	165,125	117,212
ALL	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	14	102.63	117.79	115.72	30.80	101.78	68.33	314.00	75.83 to 125.00	2,253	2,607
5000 TO 9999	23	98.07	101.59	102.37	25.98	99.24	27.00	149.56	85.00 to 130.19	6,545	6,700
Total \$											
1 TO 9999	37	101.25	107.72	104.68	27.54	102.90	27.00	314.00	94.44 to 113.07	4,921	5,151
10000 TO 29999	62	100.96	102.38	102.42	21.27	99.96	23.62	194.28	96.65 to 109.05	17,137	17,552
30000 TO 59999	60	84.85	89.06	88.67	20.77	100.44	46.81	151.00	78.98 to 96.63	44,432	39,398
60000 TO 99999	68	96.21	92.23	91.94	12.09	100.31	32.12	129.85	91.94 to 99.91	75,853	69,743
100000 TO 149999	28	85.76	87.32	86.93	13.81	100.45	59.62	120.89	78.77 to 96.04	121,729	105,816
150000 TO 249999	7	97.00	94.10	94.65	9.69	99.41	68.80	111.77	68.80 to 111.77	179,528	169,926
250000 TO 499999	1	60.03	60.03	60.03			60.03	60.03	N/A	325,000	195,110
ALL	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	29.17	95% Median C.I.:	93.95 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	91	STD:	27.85	95% Wgt. Mean C.I.:	87.74 to 93.40
TOTAL Adj.Sales Price:	14,058,742	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.12 to 98.85
TOTAL Assessed Value:	12,732,775						
AVG. Adj. Sales Price:	53,455	COD:	19.09	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	48,413	PRD:	105.43	MIN Sales Ratio:	23.62		

Printed: 03/29/2006 20:48:21

**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	21	85.00	83.88	63.83	31.30	131.40	23.62	157.50	68.33 to 104.00	4,311	2,752
5000 TO 9999	23	95.41	105.46	93.23	26.61	113.12	51.25	314.00	86.67 to 109.50	8,076	7,529
Total \$ _____											
1 TO 9999	44	94.20	95.16	83.59	27.93	113.83	23.62	314.00	79.63 to 101.25	6,279	5,249
10000 TO 29999	71	98.62	95.66	83.59	23.07	114.43	32.12	154.73	85.17 to 105.00	23,718	19,827
30000 TO 59999	55	94.71	96.02	90.25	18.31	106.39	51.84	194.28	84.52 to 98.61	50,250	45,351
60000 TO 99999	66	97.70	96.34	93.27	12.25	103.30	59.62	151.00	92.38 to 100.93	81,694	76,193
100000 TO 149999	20	91.97	91.16	89.63	11.51	101.70	68.80	120.89	82.25 to 97.30	128,013	114,745
150000 TO 249999	6	98.49	93.07	88.41	8.56	105.26	60.03	102.54	60.03 to 102.54	192,083	169,830
250000 TO 499999	1	111.77	111.77	111.77			111.77	111.77	N/A	230,000	257,075
ALL _____											
	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	94.89	90.65	78.13	22.07	116.02	27.00	157.50	73.25 to 101.25	13,357	10,437
10	18	95.06	90.74	95.66	18.11	94.86	39.38	132.36	75.83 to 104.70	43,977	42,067
15	9	88.16	99.64	92.89	27.96	107.27	68.78	154.73	72.25 to 135.30	16,222	15,068
20	52	97.90	98.19	83.72	28.05	117.28	23.62	314.00	85.17 to 105.00	36,258	30,356
25	24	95.98	94.23	91.13	12.76	103.40	61.00	121.09	85.91 to 106.15	45,061	41,064
30	104	96.36	96.56	91.75	15.69	105.25	48.82	194.28	92.38 to 98.86	68,568	62,911
35	16	96.60	94.66	96.51	10.04	98.09	69.53	112.45	83.02 to 102.54	115,568	111,534
40	4	110.62	106.10	101.74	13.31	104.28	82.25	120.89	N/A	95,375	97,032
45	1	60.03	60.03	60.03			60.03	60.03	N/A	325,000	195,110
ALL _____											
	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95	53,455	48,413

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	29.17	95% Median C.I.:	93.95 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	91	STD:	27.85	95% Wgt. Mean C.I.:	87.74 to 93.40
TOTAL Adj.Sales Price:	14,058,742	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.12 to 98.85
TOTAL Assessed Value:	12,732,775						
AVG. Adj. Sales Price:	53,455	COD:	19.09	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	48,413	PRD:	105.43	MIN Sales Ratio:	23.62		

Printed: 03/29/2006 20:48:21

<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	36	94.67	89.48	75.90	22.87	117.89	27.00	157.50	73.03 to 101.25		14,042	10,658
100	7	83.02	85.39	83.11	12.73	102.74	65.27	111.97	65.27 to 111.97		23,728	19,720
101	166	97.30	98.26	92.09	17.55	106.70	39.38	314.00	94.96 to 99.98		64,290	59,206
102	9	92.68	96.64	97.64	13.19	98.97	74.50	148.84	79.05 to 100.50		48,327	47,189
103	2	104.55	104.55	104.57	0.91	99.98	103.60	105.49	N/A		75,200	78,635
104	33	86.09	92.18	83.54	27.20	110.35	23.62	194.28	82.61 to 102.34		44,094	36,834
106	3	71.51	83.11	87.70	19.19	94.78	68.33	109.50	N/A		3,833	3,361
111	6	98.13	89.42	88.46	11.08	101.09	59.62	100.93	59.62 to 100.93		96,733	85,566
301	1	74.93	74.93	74.93			74.93	74.93	N/A		82,500	61,820
ALL												
	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95		53,455	48,413

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	35	94.89	90.65	78.13	22.07	116.02	27.00	157.50	73.25 to 101.25		13,357	10,437
10	7	75.83	88.30	89.40	34.63	98.76	39.38	135.30	39.38 to 135.30		6,357	5,683
15	2	105.06	105.06	99.19	24.21	105.92	79.63	130.50	N/A		6,500	6,447
20	15	99.91	109.61	84.16	34.04	130.24	32.12	314.00	74.50 to 111.97		22,501	18,938
25	22	99.00	96.64	91.40	18.03	105.73	23.62	133.67	83.50 to 113.07		28,152	25,730
30	101	96.90	94.48	90.41	16.53	104.50	41.23	194.28	91.23 to 99.19		70,534	63,773
35	51	97.45	97.13	93.92	13.29	103.41	66.93	150.57	90.54 to 101.02		65,619	61,632
40	26	93.36	95.15	89.85	21.23	105.89	50.85	193.45	79.05 to 98.86		71,802	64,515
45	1	79.46	79.46	79.46			79.46	79.46	N/A		39,000	30,990
50	3	83.83	96.93	85.76	37.79	113.02	55.95	151.00	N/A		66,800	57,288
ALL												
	263	96.25	95.48	90.57	19.09	105.43	23.62	314.00	93.95 to 97.95		53,455	48,413

**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:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	36.61	95% Median C.I.:	86.08 to 99.55	(! : Derived)
TOTAL Sales Price:	6,604,370	WGT. MEAN:	90	STD:	35.50	95% Wgt. Mean C.I.:	77.01 to 102.01	
TOTAL Adj.Sales Price:	6,623,924	MEAN:	97	AVG.ABS.DEV:	24.38	95% Mean C.I.:	87.02 to 106.91	
TOTAL Assessed Value:	5,928,970							
AVG. Adj. Sales Price:	135,182	COD:	25.52	MAX Sales Ratio:	223.58			
AVG. Assessed Value:	120,999	PRD:	108.33	MIN Sales Ratio:	35.14			

Printed: 03/29/2006 20:48:25

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	2	154.00	154.00	110.92	45.19	138.84	84.41	223.58	N/A	31,500	34,940
10/01/02 TO 12/31/02	3	93.07	99.46	85.11	32.12	116.86	57.81	147.50	N/A	74,333	63,263
01/01/03 TO 03/31/03	4	102.23	115.92	104.13	21.99	111.32	87.33	171.89	N/A	25,418	26,468
04/01/03 TO 06/30/03	1	82.42	82.42	82.42			82.42	82.42	N/A	45,000	37,090
07/01/03 TO 09/30/03	2	83.81	83.81	83.82	2.70	99.99	81.54	86.08	N/A	159,500	133,687
10/01/03 TO 12/31/03	1	100.00	100.00	100.00			100.00	100.00	N/A	12,520	12,520
01/01/04 TO 03/31/04	5	90.00	88.04	91.14	14.53	96.59	54.87	108.68	N/A	53,800	49,036
04/01/04 TO 06/30/04	7	95.54	81.70	67.32	21.70	121.37	42.64	115.38	42.64 to 115.38	27,127	18,261
07/01/04 TO 09/30/04	7	95.60	93.15	65.79	24.21	141.59	35.14	138.17	35.14 to 138.17	142,071	93,472
10/01/04 TO 12/31/04	2	93.41	93.41	92.32	2.98	101.19	90.63	96.20	N/A	71,750	66,237
01/01/05 TO 03/31/05	4	72.24	77.62	97.32	50.90	79.76	37.35	128.64	N/A	834,500	812,108
04/01/05 TO 06/30/05	11	98.36	106.33	90.63	26.87	117.32	71.35	166.67	74.73 to 144.92	84,076	76,201
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	96.31	115.25	93.06	35.55	123.85	57.81	223.58	82.42 to 171.89	43,267	40,263
07/01/03 TO 06/30/04	15	90.00	85.32	82.60	17.66	103.29	42.64	115.38	79.53 to 99.81	52,694	43,527
07/01/04 TO 06/30/05	24	95.90	96.63	90.23	26.42	107.08	35.14	166.67	76.27 to 119.39	225,035	203,059
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	93.44	101.72	88.43	18.59	115.03	81.54	171.89	81.54 to 171.89	59,774	52,857
01/01/04 TO 12/31/04	21	95.54	88.14	72.63	19.13	121.36	35.14	138.17	79.53 to 99.12	76,042	55,228
<u>ALL</u>	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ATKINSON	8	83.66	93.09	62.11	49.75	149.89	37.35	223.58	37.35 to 223.58	47,000	29,189
CHAMBERS	2	123.31	123.31	104.30	19.62	118.22	99.12	147.50	N/A	14,000	14,602
EWING	1	171.89	171.89	171.89			171.89	171.89	N/A	2,010	3,455
INMAN	1	100.00	100.00	100.00			100.00	100.00	N/A	12,520	12,520
O'NEILL	21	96.20	99.48	95.54	20.28	104.12	44.35	166.67	86.08 to 115.38	71,216	68,041
PAGE	2	70.64	70.64	65.69	22.33	107.55	54.87	86.42	N/A	17,500	11,495
RURAL	9	90.63	91.95	95.65	11.35	96.13	74.73	119.21	75.66 to 100.13	438,833	419,726
STUART	5	83.04	86.03	58.02	28.37	148.28	35.14	144.92	N/A	145,068	84,173
<u>ALL</u>	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

**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:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	36.61	95% Median C.I.:	86.08 to 99.55	(!: Derived)
TOTAL Sales Price:	6,604,370	WGT. MEAN:	90	STD:	35.50	95% Wgt. Mean C.I.:	77.01 to 102.01	
TOTAL Adj.Sales Price:	6,623,924	MEAN:	97	AVG.ABS.DEV:	24.38	95% Mean C.I.:	87.02 to 106.91	
TOTAL Assessed Value:	5,928,970							
AVG. Adj. Sales Price:	135,182	COD:	25.52	MAX Sales Ratio:	223.58			
AVG. Assessed Value:	120,999	PRD:	108.33	MIN Sales Ratio:	35.14			

Printed: 03/29/2006 20:48:25

**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	40	95.55	98.09	80.44	28.70	121.94	35.14	223.58	84.90 to 100.00	66,860	53,785
2	3	95.60	99.74	99.27	12.13	100.47	84.41	119.21	N/A	55,333	54,931
3	6	88.98	88.05	95.49	9.90	92.21	74.73	100.13	74.73 to 100.13	630,583	602,124
ALL	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

**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	45	95.56	97.33	89.49	27.39	108.77	35.14	223.58	84.41 to 100.00	146,376	130,988
2	4	92.77	92.81	93.16	4.46	99.62	87.33	98.36	N/A	9,250	8,617
ALL	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

**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:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	36.61	95% Median C.I.:	86.08 to 99.55	(! : Derived)
TOTAL Sales Price:	6,604,370	WGT. MEAN:	90	STD:	35.50	95% Wgt. Mean C.I.:	77.01 to 102.01	
TOTAL Adj.Sales Price:	6,623,924	MEAN:	97	AVG.ABS.DEV:	24.38	95% Mean C.I.:	87.02 to 106.91	
TOTAL Assessed Value:	5,928,970							
AVG. Adj. Sales Price:	135,182	COD:	25.52	MAX Sales Ratio:	223.58			
AVG. Assessed Value:	120,999	PRD:	108.33	MIN Sales Ratio:	35.14			

Printed: 03/29/2006 20:48:25

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0006											
02-0049											
08-0038											
36-0070	1	147.50	147.50	147.50			147.50	147.50	N/A	3,000	4,425
36-0100											
45-0002	2	70.64	70.64	65.69	22.33	107.55	54.87	86.42	N/A	17,500	11,495
45-0003											
45-0007	24	95.58	97.92	91.93	19.01	106.51	44.35	166.67	86.08 to 108.68	82,523	75,866
45-0020											
45-0021	8	83.66	93.09	62.11	49.75	149.89	37.35	223.58	37.35 to 223.58	47,000	29,189
45-0025											
45-0029	4	99.97	114.06	99.91	21.96	114.16	84.41	171.89	N/A	767,127	766,461
45-0030	1	100.00	100.00	100.00			100.00	100.00	N/A	12,520	12,520
45-0044	6	85.29	91.56	61.97	30.09	147.76	35.14	144.92	35.14 to 144.92	129,223	80,078
45-0049											
45-0060											
45-0074											
45-0089											
45-0090											
45-0137	1	99.12	99.12	99.12			99.12	99.12	N/A	25,000	24,780
45-0180	2	81.50	81.50	75.76	7.16	107.57	75.66	87.33	N/A	174,000	131,820
45-0210											
54-0583											
92-0045											
NonValid School											
ALL	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

**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:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	36.61	95% Median C.I.:	86.08 to 99.55	(! : Derived)
TOTAL Sales Price:	6,604,370	WGT. MEAN:	90	STD:	35.50	95% Wgt. Mean C.I.:	77.01 to 102.01	
TOTAL Adj.Sales Price:	6,623,924	MEAN:	97	AVG.ABS.DEV:	24.38	95% Mean C.I.:	87.02 to 106.91	
TOTAL Assessed Value:	5,928,970							
AVG. Adj. Sales Price:	135,182	COD:	25.52	MAX Sales Ratio:	223.58			
AVG. Assessed Value:	120,999	PRD:	108.33	MIN Sales Ratio:	35.14			

Printed: 03/29/2006 20:48:25

**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	4	92.77	92.81	93.16	4.46	99.62	87.33	98.36	N/A	9,250	8,617
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	8	115.41	128.79	93.48	38.52	137.77	76.27	223.58	76.27 to 223.58	52,253	48,848
1920 TO 1939	9	99.55	102.73	104.34	26.16	98.45	54.87	147.50	57.81 to 138.17	37,444	39,070
1940 TO 1949											
1950 TO 1959	5	119.21	106.69	107.13	11.63	99.59	84.90	122.39	N/A	73,000	78,203
1960 TO 1969	11	82.42	73.95	73.59	27.87	100.48	37.35	108.68	42.64 to 104.91	81,514	59,990
1970 TO 1979	3	90.63	86.99	80.81	7.68	107.65	74.73	95.60	N/A	161,666	130,635
1980 TO 1989	5	98.69	94.82	52.63	23.11	180.16	35.14	144.92	N/A	112,478	59,201
1990 TO 1994	2	83.73	83.73	83.43	0.82	100.35	83.04	84.41	N/A	88,920	74,190
1995 TO 1999	2	87.89	87.89	97.61	13.92	90.05	75.66	100.13	N/A	1,672,500	1,632,445
2000 TO Present											
ALL	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	147.50	135.57	131.09	19.11	103.42	87.33	171.89	N/A	2,670	3,500
5000 TO 9999	3	84.90	87.60	87.67	7.39	99.92	79.53	98.36	N/A	6,500	5,698
Total \$											
1 TO 9999	6	92.85	111.59	100.31	29.80	111.24	79.53	171.89	79.53 to 171.89	4,585	4,599
10000 TO 29999	11	99.81	112.77	111.48	26.30	101.16	54.87	223.58	86.42 to 144.92	17,365	19,358
30000 TO 59999	13	95.56	93.83	89.24	28.98	105.15	42.64	166.67	57.81 to 122.39	44,914	40,082
60000 TO 99999	5	98.69	90.45	91.18	14.92	99.20	44.35	108.68	N/A	63,532	57,926
100000 TO 149999	5	90.63	101.85	101.61	17.09	100.23	83.04	128.64	N/A	121,368	123,323
150000 TO 249999	5	81.54	74.86	75.31	16.07	99.41	37.35	93.07	N/A	161,400	121,550
250000 TO 499999	3	74.73	61.84	59.59	18.07	103.79	35.14	75.66	N/A	363,333	216,498
500000 +	1	100.13	100.13	100.13			100.13	100.13	N/A	3,000,000	3,003,870
ALL	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999



**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:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	36.61	95% Median C.I.:	86.08 to 99.55	(! : Derived)
TOTAL Sales Price:	6,604,370	WGT. MEAN:	90	STD:	35.50	95% Wgt. Mean C.I.:	77.01 to 102.01	
TOTAL Adj.Sales Price:	6,623,924	MEAN:	97	AVG.ABS.DEV:	24.38	95% Mean C.I.:	87.02 to 106.91	
TOTAL Assessed Value:	5,928,970							
AVG. Adj. Sales Price:	135,182	COD:	25.52	MAX Sales Ratio:	223.58			
AVG. Assessed Value:	120,999	PRD:	108.33	MIN Sales Ratio:	35.14			

Printed: 03/29/2006 20:48:25

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	117.42	122.91	113.34	31.33	108.44	84.90	171.89	N/A	3,252	3,686
5000 TO 9999	2	88.95	88.95	88.62	10.58	100.37	79.53	98.36	N/A	7,250	6,425
Total \$ _____											
1 TO 9999	6	92.85	111.59	100.31	29.80	111.24	79.53	171.89	79.53 to 171.89	4,585	4,599
10000 TO 29999	13	95.54	91.90	72.81	30.25	126.22	42.64	223.58	44.35 to 100.00	25,847	18,820
30000 TO 59999	13	96.20	101.81	86.01	29.55	118.37	37.35	166.67	71.35 to 138.17	50,530	43,462
60000 TO 99999	5	104.91	104.44	102.58	8.55	101.82	90.63	122.39	N/A	70,532	72,350
100000 TO 149999	7	83.04	81.28	70.34	17.21	115.55	35.14	119.39	35.14 to 119.39	185,120	130,221
150000 TO 249999	3	93.07	98.82	90.74	19.31	108.90	74.73	128.64	N/A	203,333	184,503
250000 TO 499999	1	75.66	75.66	75.66			75.66	75.66	N/A	345,000	261,020
500000 +	1	100.13	100.13	100.13			100.13	100.13	N/A	3,000,000	3,003,870
ALL											
	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	92.77	92.81	93.16	4.46	99.62	87.33	98.36	N/A	9,250	8,617
10	36	94.34	97.97	88.14	28.38	111.15	37.35	223.58	83.04 to 104.91	61,264	54,001
15	3	119.21	120.20	87.19	25.71	137.87	74.73	166.67	N/A	133,333	116,246
20	4	90.82	79.15	52.93	20.41	149.54	35.14	99.81	N/A	159,098	84,207
30	2	87.89	87.89	97.61	13.92	90.05	75.66	100.13	N/A	1,672,500	1,632,445
ALL											
	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

**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:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	36.61	95% Median C.I.:	86.08 to 99.55	(! : Derived)
TOTAL Sales Price:	6,604,370	WGT. MEAN:	90	STD:	35.50	95% Wgt. Mean C.I.:	77.01 to 102.01	
TOTAL Adj.Sales Price:	6,623,924	MEAN:	97	AVG.ABS.DEV:	24.38	95% Mean C.I.:	87.02 to 106.91	
TOTAL Assessed Value:	5,928,970							
AVG. Adj. Sales Price:	135,182	COD:	25.52	MAX Sales Ratio:	223.58			
AVG. Assessed Value:	120,999	PRD:	108.33	MIN Sales Ratio:	35.14			

Printed: 03/29/2006 20:48:25

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	92.77	92.81	93.16	4.46	99.62	87.33	98.36	N/A	9,250	8,617
325	2	43.05	43.05	43.05	0.94	100.01	42.64	43.46	N/A	53,000	22,815
332	2	78.91	78.91	78.82	3.34	100.11	76.27	81.54	N/A	164,500	129,655
336	1	95.56	95.56	95.56			95.56	95.56	N/A	35,892	34,300
340	1	99.12	99.12	99.12			99.12	99.12	N/A	25,000	24,780
343	1	86.08	86.08	86.08			86.08	86.08	N/A	160,000	137,720
344	2	99.37	99.37	114.03	19.96	87.14	79.53	119.21	N/A	28,750	32,785
350	1	83.04	83.04	83.04			83.04	83.04	N/A	126,840	105,330
352	3	119.39	117.92	117.30	11.72	100.52	96.20	138.17	N/A	63,666	74,683
353	13	115.38	118.82	89.76	32.46	132.37	37.35	223.58	74.73 to 166.67	80,923	72,640
386	1	95.60	95.60	95.60			95.60	95.60	N/A	65,000	62,140
406	6	84.66	86.16	86.19	18.84	99.97	54.87	130.82	54.87 to 130.82	42,333	36,487
421	1	35.14	35.14	35.14			35.14	35.14	N/A	425,000	149,340
442	1	82.42	82.42	82.42			82.42	82.42	N/A	45,000	37,090
444	1	104.91	104.91	104.91			104.91	104.91	N/A	66,662	69,935
458	1	100.00	100.00	100.00			100.00	100.00	N/A	12,520	12,520
528	4	92.55	94.24	74.53	31.18	126.44	44.35	147.50	N/A	33,750	25,155
531	1	87.54	87.54	87.54			87.54	87.54	N/A	140,000	122,550
821	1	99.81	99.81	99.81			99.81	99.81	N/A	15,500	15,470
896	2	87.89	87.89	97.61	13.92	90.05	75.66	100.13	N/A	1,672,500	1,632,445
ALL	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

**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	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999
04											
ALL	49	95.54	96.96	89.51	25.52	108.33	35.14	223.58	86.08 to 99.55	135,182	120,999

**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:	194	<b>MEDIAN:</b>	<b>77</b>	COV:	30.06	95% Median C.I.:	74.75 to 83.09	(!: Derived)
(AgLand) TOTAL Sales Price:	46,310,654	WGT. MEAN:	82	STD:	24.64	95% Wgt. Mean C.I.:	77.23 to 86.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	43,712,322	MEAN:	82	AVG.ABS.DEV:	17.87	95% Mean C.I.:	78.51 to 85.45	
(AgLand) TOTAL Assessed Value:	35,698,915							
AVG. Adj. Sales Price:	225,321	COD:	23.09	MAX Sales Ratio:	200.49			
AVG. Assessed Value:	184,015	PRD:	100.38	MIN Sales Ratio:	20.00			

Printed: 03/29/2006 20:48:39

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	7	89.01	99.05	90.70	18.47	109.21	77.31	136.13	77.31 to 136.13	239,873	217,560
10/01/02 TO 12/31/02	13	87.72	94.32	98.14	14.58	96.11	75.37	144.44	77.96 to 99.37	187,968	184,466
01/01/03 TO 03/31/03	33	84.82	90.33	92.26	26.47	97.91	46.11	200.49	76.23 to 101.00	229,518	211,745
04/01/03 TO 06/30/03	13	88.76	85.07	85.63	14.21	99.34	51.40	105.90	72.69 to 99.85	142,033	121,630
07/01/03 TO 09/30/03	3	83.09	86.59	94.32	11.48	91.80	74.03	102.65	N/A	386,546	364,610
10/01/03 TO 12/31/03	13	77.45	89.98	82.99	28.76	108.42	62.08	151.55	65.48 to 126.46	248,042	205,852
01/01/04 TO 03/31/04	27	85.25	83.99	83.97	16.25	100.01	51.32	124.30	76.21 to 93.81	354,787	297,929
04/01/04 TO 06/30/04	5	73.07	74.22	76.31	14.66	97.25	54.67	98.73	N/A	120,067	91,627
07/01/04 TO 09/30/04	4	82.43	90.34	72.84	40.68	124.02	47.53	148.96	N/A	86,750	63,187
10/01/04 TO 12/31/04	16	72.40	66.21	65.51	25.99	101.07	20.00	99.58	46.21 to 86.75	195,315	127,943
01/01/05 TO 03/31/05	30	72.60	76.67	73.58	19.23	104.20	51.54	145.87	64.86 to 76.38	225,906	166,226
04/01/05 TO 06/30/05	30	69.81	70.28	68.15	17.28	103.13	34.56	109.07	61.78 to 72.69	178,534	121,678
<u>Study Years</u>											
07/01/02 TO 06/30/03	66	87.81	91.01	92.22	20.59	98.68	46.11	200.49	79.52 to 91.45	205,200	189,239
07/01/03 TO 06/30/04	48	81.47	84.75	84.26	19.92	100.58	51.32	151.55	74.03 to 88.06	303,412	255,669
07/01/04 TO 06/30/05	80	71.47	72.87	70.09	21.39	103.97	20.00	148.96	65.74 to 73.53	195,066	136,712
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	62	84.26	88.97	89.38	23.66	99.55	46.11	200.49	76.40 to 91.45	222,656	199,011
01/01/04 TO 12/31/04	52	78.79	78.06	79.13	22.27	98.66	20.00	148.96	72.22 to 86.75	262,531	207,732
<u>ALL</u>											
	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015

**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:	194	<b>MEDIAN:</b>	<b>77</b>	COV:	30.06	95% Median C.I.:	74.75 to 83.09	(!: Derived)
(AgLand) TOTAL Sales Price:	46,310,654	WGT. MEAN:	82	STD:	24.64	95% Wgt. Mean C.I.:	77.23 to 86.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	43,712,322	MEAN:	82	AVG.ABS.DEV:	17.87	95% Mean C.I.:	78.51 to 85.45	
(AgLand) TOTAL Assessed Value:	35,698,915							
AVG. Adj. Sales Price:	225,321	COD:	23.09	MAX Sales Ratio:	200.49			
AVG. Assessed Value:	184,015	PRD:	100.38	MIN Sales Ratio:	20.00			

Printed: 03/29/2006 20:48:39

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0931	1	79.30	79.30	79.30			79.30	79.30	N/A	406,654	322,475
1011	2	97.71	97.71	95.48	10.29	102.34	87.66	107.76	N/A	154,250	147,275
1013	1	36.70	36.70	36.70			36.70	36.70	N/A	105,000	38,535
1015	3	92.63	89.66	82.20	10.17	109.08	74.03	102.30	N/A	88,713	72,918
1017	1	151.55	151.55	151.55			151.55	151.55	N/A	20,000	30,310
1019	1	79.12	79.12	79.12			79.12	79.12	N/A	162,000	128,175
1021	1	89.01	89.01	89.01			89.01	89.01	N/A	54,000	48,065
1195	1	145.87	145.87	145.87			145.87	145.87	N/A	320,000	466,790
1199	1	61.38	61.38	61.38			61.38	61.38	N/A	116,903	71,750
1201	5	70.31	72.08	72.29	4.12	99.71	67.56	76.91	N/A	87,505	63,255
1203	1	55.55	55.55	55.55			55.55	55.55	N/A	95,952	53,305
1205	2	81.73	81.73	80.08	8.53	102.06	74.75	88.70	N/A	65,500	52,450
1207	2	99.31	99.31	99.73	0.54	99.59	98.78	99.85	N/A	277,954	277,190
1209	3	68.85	71.58	74.18	5.68	96.49	67.07	78.81	N/A	103,275	76,610
1287	4	72.88	72.19	74.29	31.61	97.17	47.16	95.84	N/A	150,000	111,436
1291	1	93.81	93.81	93.81			93.81	93.81	N/A	127,500	119,610
1295	4	106.71	102.93	93.43	5.75	110.17	89.22	109.07	N/A	174,600	163,126
1299	2	90.94	90.94	86.49	15.50	105.15	76.85	105.03	N/A	204,460	176,830
1301	2	85.89	85.89	90.55	13.32	94.85	74.45	97.33	N/A	148,550	134,517
225	1	126.46	126.46	126.46			126.46	126.46	N/A	104,438	132,075
227	2	42.41	42.41	53.41	52.84	79.42	20.00	64.82	N/A	265,000	141,527
229	1	129.82	129.82	129.82			129.82	129.82	N/A	495,412	643,160
401	1	72.58	72.58	72.58			72.58	72.58	N/A	184,000	133,550
405	1	90.78	90.78	90.78			90.78	90.78	N/A	208,000	188,820
407	7	92.16	103.89	114.76	20.29	90.53	80.08	137.34	80.08 to 137.34	190,474	218,595
409	7	76.38	81.49	68.38	25.91	119.16	54.67	131.90	54.67 to 131.90	112,630	77,021
411	4	70.01	72.34	70.00	10.34	103.35	62.08	87.28	N/A	162,275	113,592
413	2	55.75	55.75	57.50	7.08	96.96	51.80	59.70	N/A	479,252	275,570
473	4	59.07	57.89	58.71	6.79	98.60	51.40	62.02	N/A	80,900	47,500
475	5	76.23	98.47	73.53	40.54	133.91	61.40	200.49	N/A	291,040	214,015
477	2	83.79	83.79	78.33	14.76	106.97	71.42	96.16	N/A	57,265	44,855
479	3	103.01	101.17	88.04	31.52	114.91	51.54	148.96	N/A	102,333	90,093
481	3	69.91	69.65	68.14	9.70	102.22	59.35	79.69	N/A	262,843	179,096
483	3	52.09	50.51	51.23	4.62	98.59	46.11	53.33	N/A	307,193	157,378
485	6	63.95	72.02	67.29	21.00	107.02	53.74	98.73	53.74 to 98.73	256,075	172,312
487	5	85.48	91.73	94.39	24.86	97.18	61.38	127.69	N/A	1,244,700	1,174,876
653	3	79.86	77.92	71.04	13.21	109.69	61.13	92.78	N/A	151,585	107,685
655	5	77.31	79.12	76.47	14.45	103.47	65.48	98.31	N/A	135,716	103,777

**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:	194	<b>MEDIAN:</b>	<b>77</b>	COV:	30.06	95% Median C.I.:	74.75 to 83.09	(!: Derived)
(AgLand) TOTAL Sales Price:	46,310,654	WGT. MEAN:	82	STD:	24.64	95% Wgt. Mean C.I.:	77.23 to 86.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	43,712,322	MEAN:	82	AVG.ABS.DEV:	17.87	95% Mean C.I.:	78.51 to 85.45	
(AgLand) TOTAL Assessed Value:	35,698,915							
AVG. Adj. Sales Price:	225,321	COD:	23.09	MAX Sales Ratio:	200.49			
AVG. Assessed Value:	184,015	PRD:	100.38	MIN Sales Ratio:	20.00			

Printed: 03/29/2006 20:48:39

657	12	92.14	90.39	89.69	11.70	100.78	63.69	105.90	83.27 to 101.10	208,874	187,344
659	3	79.52	80.78	80.30	7.00	100.60	73.07	89.76	N/A	214,365	172,131
661	6	83.69	82.31	80.26	11.62	102.56	68.27	99.67	68.27 to 99.67	261,850	210,157
663	4	74.09	83.29	67.90	40.15	122.67	48.86	136.13	N/A	135,125	91,747
665	7	73.35	81.69	76.53	28.79	106.74	51.32	133.11	51.32 to 133.11	174,892	133,844
667	5	74.78	81.68	76.45	18.37	106.83	59.78	101.00	N/A	229,880	175,749
737	2	74.16	74.16	72.11	4.12	102.84	71.10	77.22	N/A	165,800	119,555
739	4	83.97	84.32	85.23	3.98	98.93	78.85	90.48	N/A	296,636	252,810
741	5	47.53	56.08	54.37	29.09	103.14	34.56	91.45	N/A	41,200	22,399
743	7	76.74	89.24	83.53	22.73	106.84	64.86	144.44	64.86 to 144.44	326,142	272,412
745	9	77.45	77.83	76.51	4.56	101.73	68.94	93.07	73.56 to 78.78	288,651	220,842
747	3	72.58	69.74	68.95	4.02	101.14	63.94	72.69	N/A	193,485	133,413
749	3	66.08	74.83	73.37	33.28	101.99	46.21	112.19	N/A	218,333	160,181
751	1	77.05	77.05	77.05			77.05	77.05	N/A	40,000	30,820
925	1	56.89	56.89	56.89			56.89	56.89	N/A	110,400	62,810
927	2	95.28	95.28	100.96	7.74	94.37	87.91	102.65	N/A	420,500	424,550
929	3	87.12	82.63	85.45	6.24	96.69	72.22	88.54	N/A	213,333	182,298
931	8	74.72	91.71	83.04	27.97	110.45	65.67	159.29	65.67 to 159.29	166,854	138,547
933	6	71.03	68.68	66.95	19.32	102.59	35.87	87.84	35.87 to 87.84	299,091	200,229

ALL	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015
-----	-----	-------	-------	-------	-------	--------	-------	--------	----------------	---------	---------

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4001	176	77.53	82.46	81.68	23.27	100.96	20.00	200.49	74.45 to 83.71	225,597	184,259
4002	18	76.98	77.26	81.59	21.02	94.69	34.56	144.44	64.86 to 86.40	222,619	181,624
ALL	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015
ALL	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015

**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:	194	<b>MEDIAN:</b>	<b>77</b>	COV:	30.06	95% Median C.I.:	74.75 to 83.09	(!: Derived)
(AgLand) TOTAL Sales Price:	46,310,654	WGT. MEAN:	82	STD:	24.64	95% Wgt. Mean C.I.:	77.23 to 86.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	43,712,322	MEAN:	82	AVG.ABS.DEV:	17.87	95% Mean C.I.:	78.51 to 85.45	
(AgLand) TOTAL Assessed Value:	35,698,915							
AVG. Adj. Sales Price:	225,321	COD:	23.09	MAX Sales Ratio:	200.49			
AVG. Assessed Value:	184,015	PRD:	100.38	MIN Sales Ratio:	20.00			

Printed: 03/29/2006 20:48:39

SCHOOL DISTRICT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0006	1	47.16	47.16	47.16			47.16	47.16	N/A	80,000	37,725
02-0049	2	70.26	70.26	70.31	1.20	99.93	69.42	71.10	N/A	261,000	183,512
08-0038	8	79.27	85.39	73.79	20.07	115.72	59.44	131.90	59.44 to 131.90	120,988	89,273
36-0070	5	97.33	99.91	106.19	20.47	94.09	74.45	145.87	N/A	205,204	217,897
36-0100											
45-0002	15	75.58	79.95	75.38	20.18	106.07	35.87	159.29	70.21 to 86.71	243,562	183,589
45-0003	4	60.89	60.43	59.33	7.68	101.86	51.80	68.13	N/A	318,401	188,892
45-0007	25	86.75	83.65	88.83	23.97	94.16	34.56	148.96	71.42 to 91.45	136,151	120,947
45-0020	12	76.72	77.56	80.15	9.79	96.77	56.89	102.65	71.84 to 86.40	336,938	270,050
45-0021	9	77.45	80.53	78.46	15.06	102.64	63.94	105.90	65.74 to 99.58	200,611	157,407
45-0025	1	126.46	126.46	126.46			126.46	126.46	N/A	104,438	132,075
45-0029	11	87.66	80.64	84.78	20.15	95.13	36.70	107.76	51.16 to 99.85	163,566	138,665
45-0030	5	87.12	86.77	80.57	16.28	107.70	65.67	116.20	N/A	116,400	93,781
45-0044	14	78.45	82.29	90.75	21.28	90.67	60.93	127.69	61.13 to 98.73	535,246	485,745
45-0049	6	61.71	62.32	63.36	9.61	98.37	51.40	73.35	51.40 to 73.35	260,766	165,212
45-0060	16	86.21	93.40	82.97	29.52	112.58	51.32	200.49	63.04 to 102.44	164,240	136,269
45-0074	13	64.82	73.86	78.48	38.70	94.12	20.00	137.34	52.09 to 121.37	320,257	251,321
45-0089	4	82.93	82.17	82.80	7.08	99.23	73.07	89.76	N/A	275,024	227,728
45-0090	7	76.21	75.89	75.54	15.20	100.46	48.86	99.67	48.86 to 99.67	291,728	220,377
45-0137	17	79.12	87.76	83.50	21.07	105.10	55.55	151.55	70.31 to 104.36	110,736	92,468
45-0180	12	85.88	85.48	84.11	12.70	101.63	63.69	105.75	72.63 to 98.44	214,818	180,682
45-0210	7	72.69	77.19	74.14	23.64	104.12	46.21	112.19	46.21 to 112.19	142,765	105,844
54-0583											
92-0045											
NonValid School											
ALL	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015

**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:	194	<b>MEDIAN:</b>	<b>77</b>	COV:	30.06	95% Median C.I.:	74.75 to 83.09	(!: Derived)
(AgLand) TOTAL Sales Price:	46,310,654	WGT. MEAN:	82	STD:	24.64	95% Wgt. Mean C.I.:	77.23 to 86.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	43,712,322	MEAN:	82	AVG.ABS.DEV:	17.87	95% Mean C.I.:	78.51 to 85.45	
(AgLand) TOTAL Assessed Value:	35,698,915							
AVG. Adj. Sales Price:	225,321	COD:	23.09	MAX Sales Ratio:	200.49			
AVG. Assessed Value:	184,015	PRD:	100.38	MIN Sales Ratio:	20.00			

Printed: 03/29/2006 20:48:39

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	123.63	123.63	131.16	20.48	94.26	98.31	148.96	N/A	9,250	12,132
30.01 TO 50.00	8	62.64	69.26	59.21	35.17	116.98	34.56	131.90	34.56 to 131.90	33,538	19,857
50.01 TO 100.00	17	77.05	81.57	77.76	20.01	104.90	47.16	151.55	68.85 to 94.61	75,519	58,721
100.01 TO 180.00	103	77.22	80.99	76.91	22.06	105.30	20.00	200.49	72.65 to 83.27	159,135	122,391
180.01 TO 330.00	35	76.40	76.25	75.76	17.04	100.64	46.21	124.30	70.24 to 79.65	304,876	230,987
330.01 TO 650.00	15	76.85	83.25	75.90	22.09	109.69	51.80	126.46	64.82 to 103.01	293,077	222,433
650.01 +	14	101.25	104.06	98.19	20.94	105.98	59.70	145.87	85.48 to 129.82	763,132	749,293
<u>ALL</u>											
	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	59.54	59.54	59.54			59.54	59.54	N/A	31,500	18,755
DRY-N/A	9	63.69	61.84	62.44	19.90	99.03	36.70	94.61	47.16 to 77.96	134,094	83,730
GRASS	50	86.00	88.08	86.83	26.70	101.44	20.00	200.49	74.03 to 91.45	149,340	129,665
GRASS-N/A	44	76.98	83.53	81.97	24.85	101.90	34.56	136.13	72.09 to 96.16	136,585	111,957
IRRGTD	6	82.98	85.76	85.19	13.50	100.68	72.69	101.00	72.69 to 101.00	195,370	166,427
IRRGTD-N/A	84	77.53	79.69	80.93	18.16	98.47	35.87	159.29	72.65 to 80.08	331,249	268,079
<u>ALL</u>											
	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015

**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	4	61.61	64.85	62.70	9.69	103.44	58.23	77.96	N/A	76,937	48,238
DRY-N/A	6	56.06	59.44	62.26	28.05	95.48	36.70	94.61	36.70 to 94.61	155,100	96,561
GRASS	83	78.46	84.93	83.39	26.52	101.84	20.00	200.49	75.37 to 89.22	147,149	122,707
GRASS-N/A	11	89.01	93.64	96.93	26.71	96.60	51.40	136.13	62.02 to 131.90	114,855	111,333
IRRGTD	66	77.38	78.97	75.33	16.90	104.84	35.87	159.29	73.07 to 80.08	284,280	214,135
IRRGTD-N/A	24	79.77	83.20	91.69	19.96	90.74	52.09	127.69	69.42 to 99.37	426,445	391,012
<u>ALL</u>											
	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015

**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:	194	<b>MEDIAN:</b>	<b>77</b>	COV:	30.06	95% Median C.I.:	74.75 to 83.09	(! : Derived)
(AgLand) TOTAL Sales Price:	46,310,654	WGT. MEAN:	82	STD:	24.64	95% Wgt. Mean C.I.:	77.23 to 86.11	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	43,712,322	MEAN:	82	AVG.ABS.DEV:	17.87	95% Mean C.I.:	78.51 to 85.45	
(AgLand) TOTAL Assessed Value:	35,698,915							
AVG. Adj. Sales Price:	225,321	COD:	23.09	MAX Sales Ratio:	200.49			
AVG. Assessed Value:	184,015	PRD:	100.38	MIN Sales Ratio:	20.00			

Printed: 03/29/2006 20:48:39

**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	9	59.54	61.11	61.52	20.84	99.34	36.70	94.61	47.16 to 77.96	111,927	68,853
DRY-N/A	1	66.08	66.08	66.08			66.08	66.08	N/A	231,000	152,645
GRASS	94	81.97	85.95	84.66	26.19	101.52	20.00	200.49	75.37 to 89.94	143,370	121,376
IRRGTD	89	77.60	80.26	81.12	17.93	98.94	35.87	159.29	73.35 to 83.09	325,406	263,972
IRRGTD-N/A	1	65.74	65.74	65.74			65.74	65.74	N/A	36,000	23,665
ALL	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	115.11	115.11	118.58	14.59	97.07	98.31	131.90	N/A	8,193	9,715
Total \$											
1 TO 9999	2	115.11	115.11	118.58	14.59	97.07	98.31	131.90	N/A	8,193	9,715
10000 TO 29999	4	120.56	119.48	111.88	25.53	106.80	85.25	151.55	N/A	21,250	23,773
30000 TO 59999	25	86.75	81.96	83.22	19.71	98.48	34.56	116.20	75.37 to 92.63	45,257	37,663
60000 TO 99999	24	74.60	82.12	81.93	24.57	100.23	47.16	200.49	63.69 to 87.91	79,861	65,433
100000 TO 149999	30	76.32	84.22	84.69	30.47	99.44	20.00	159.29	71.84 to 100.14	122,044	103,361
150000 TO 249999	61	78.46	79.28	78.77	16.57	100.64	46.11	137.34	72.69 to 83.71	203,668	160,431
250000 TO 499999	36	74.88	77.70	78.59	20.79	98.86	35.87	145.87	68.27 to 79.65	368,667	289,748
500000 +	12	81.09	84.68	87.05	26.79	97.29	53.74	127.69	61.38 to 112.03	933,809	812,858
ALL	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	98.31	98.31	98.31			98.31	98.31	N/A	6,500	6,390
Total \$											
1 TO 9999	1	98.31	98.31	98.31			98.31	98.31	N/A	6,500	6,390
10000 TO 29999	13	65.74	71.43	52.58	40.04	135.84	20.00	148.96	47.30 to 92.16	39,499	20,768
30000 TO 59999	32	81.39	82.04	75.40	22.47	108.80	36.70	151.55	67.56 to 91.45	62,089	46,813
60000 TO 99999	23	72.69	74.92	73.03	13.32	102.59	56.37	98.78	68.13 to 79.86	103,769	75,782
100000 TO 149999	38	73.02	76.21	70.06	23.51	108.77	35.87	136.13	65.48 to 78.81	178,140	124,808
150000 TO 249999	54	81.59	86.92	81.78	20.17	106.29	53.33	200.49	76.74 to 88.72	226,100	184,895
250000 TO 499999	25	79.65	85.49	81.87	20.05	104.43	53.74	145.87	73.56 to 88.54	442,939	362,619
500000 +	8	107.34	100.23	95.69	20.96	104.74	61.38	129.82	61.38 to 129.82	1,095,815	1,048,612
ALL	194	77.38	81.98	81.67	23.09	100.38	20.00	200.49	74.75 to 83.09	225,321	184,015



**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	30.02	95% Median C.I.:	93.75 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	89	STD:	28.69	95% Wgt. Mean C.I.:	86.52 to 92.36
TOTAL Adj.Sales Price:	14,058,742	MEAN:	96	AVG.ABS.DEV:	19.20	95% Mean C.I.:	92.10 to 99.04
TOTAL Assessed Value:	12,573,863						
AVG. Adj. Sales Price:	53,455	COD:	19.93	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	47,809	PRD:	106.86	MIN Sales Ratio:	25.86		

Printed: 02/27/2006 15:05:25

<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	32	100.28	98.54	92.94	13.02	106.03	65.27	137.35	95.62 to 106.22	48,719	45,278	
10/01/03 TO 12/31/03	19	104.96	107.64	105.14	19.40	102.38	61.00	194.28	96.04 to 128.66	55,826	58,697	
01/01/04 TO 03/31/04	24	95.10	94.91	92.91	16.78	102.15	42.08	149.56	77.69 to 101.98	56,262	52,273	
04/01/04 TO 06/30/04	53	97.45	97.43	93.06	18.89	104.69	27.00	193.45	88.19 to 101.14	57,408	53,424	
07/01/04 TO 09/30/04	30	93.63	92.75	89.40	16.97	103.75	51.25	149.50	81.52 to 100.23	59,265	52,980	
10/01/04 TO 12/31/04	28	92.88	92.80	82.75	17.83	112.15	46.81	157.50	84.42 to 98.75	59,914	49,576	
01/01/05 TO 03/31/05	24	96.51	97.75	92.59	13.05	105.57	70.55	127.79	85.17 to 105.13	43,136	39,941	
04/01/05 TO 06/30/05	53	84.68	89.98	77.78	32.16	115.68	25.86	314.00	73.03 to 96.08	48,211	37,499	
<u>Study Years</u>												
07/01/03 TO 06/30/04	128	98.53	98.75	94.83	17.51	104.13	27.00	194.28	96.90 to 101.14	54,786	51,954	
07/01/04 TO 06/30/05	135	92.50	92.56	84.07	22.14	110.10	25.86	314.00	85.56 to 96.25	52,192	43,878	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	135	95.20	94.98	90.00	18.02	105.53	27.00	193.45	92.38 to 98.07	58,137	52,323	
<u>ALL</u>												
	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809	

<b>ASSESSOR LOCATION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
AMELIA	1	126.11	126.11	126.11			126.11	126.11	N/A	13,500	17,025	
ATKINSON	36	97.90	101.04	83.85	26.44	120.49	42.08	194.28	79.46 to 112.60	48,594	40,746	
CHAMBERS	10	91.67	112.90	89.17	37.25	126.60	68.33	314.00	76.99 to 121.10	35,680	31,817	
EWING	19	80.80	86.07	83.50	23.92	103.08	27.00	131.10	69.52 to 101.25	37,626	31,417	
INMAN	7	71.51	79.10	57.25	42.55	138.16	39.38	157.50	39.38 to 157.50	18,257	10,452	
O'NEILL	126	97.94	97.24	93.33	15.29	104.19	48.82	184.26	95.20 to 100.06	59,638	55,663	
PAGE	4	80.57	84.25	77.35	30.69	108.91	50.85	125.00	N/A	26,500	20,498	
RURAL	40	95.40	88.97	85.81	19.44	103.69	25.86	149.56	85.83 to 98.45	70,834	60,782	
STUART	20	95.13	95.28	89.46	16.68	106.51	51.05	138.36	85.00 to 105.72	32,127	28,740	
<u>ALL</u>												
	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809	

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	222	96.36	96.62	90.31	20.00	106.99	27.00	314.00	93.26 to 98.75	50,503	45,610	
2	17	96.08	91.04	88.69	17.34	102.64	30.33	149.56	80.06 to 102.78	64,597	57,294	
3	24	94.79	89.06	84.31	21.48	105.63	25.86	130.50	78.03 to 104.00	72,863	61,430	
<u>ALL</u>												
	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	30.02	95% Median C.I.:	93.75 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	89	STD:	28.69	95% Wgt. Mean C.I.:	86.52 to 92.36
TOTAL Adj.Sales Price:	14,058,742	MEAN:	96	AVG.ABS.DEV:	19.20	95% Mean C.I.:	92.10 to 99.04
TOTAL Assessed Value:	12,573,863						
AVG. Adj. Sales Price:	53,455	COD:	19.93	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	47,809	PRD:	106.86	MIN Sales Ratio:	25.86		

Printed: 02/27/2006 15:05:25

**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	233	96.35	95.82	89.56	19.82	106.99	25.86	314.00	93.22 to 98.61	58,753	52,618
2	30	96.03	93.63	85.01	20.88	110.14	27.00	157.50	85.00 to 101.25	12,305	10,461
ALL											
	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	261	96.38	95.74	89.50	19.90	106.97	25.86	314.00	94.11 to 98.07	53,669	48,034
06											
07	2	74.05	74.05	72.50	11.86	102.14	65.27	82.83	N/A	25,500	18,487
ALL											
	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	30.02	95% Median C.I.:	93.75 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	89	STD:	28.69	95% Wgt. Mean C.I.:	86.52 to 92.36
TOTAL Adj.Sales Price:	14,058,742	MEAN:	96	AVG.ABS.DEV:	19.20	95% Mean C.I.:	92.10 to 99.04
TOTAL Assessed Value:	12,573,863						
AVG. Adj. Sales Price:	53,455	COD:	19.93	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	47,809	PRD:	106.86	MIN Sales Ratio:	25.86		

Printed: 02/27/2006 15:05:25

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0006											
02-0049											
08-0038											
36-0070											
36-0100											
45-0002	6	67.86	72.79	61.85	33.29	117.68	32.18	125.00	32.18 to 125.00	31,666	19,585
45-0003	1	39.38	39.38	39.38			39.38	39.38	N/A	8,000	3,150
45-0007	140	97.76	96.69	92.29	14.97	104.77	45.27	184.26	95.13 to 99.98	60,240	55,593
45-0020	3	62.45	73.02	76.38	19.95	95.61	59.62	97.00	N/A	131,000	100,052
45-0021	44	97.95	100.57	86.08	25.46	116.83	30.33	194.28	83.50 to 109.80	49,459	42,576
45-0025											
45-0029	21	84.52	89.81	83.95	25.50	106.98	27.00	131.10	69.53 to 109.50	34,399	28,879
45-0030	7	80.06	84.91	63.12	32.27	134.54	46.81	157.50	46.81 to 157.50	21,828	13,777
45-0044	21	95.29	95.92	92.49	16.54	103.71	51.05	138.36	85.00 to 106.13	36,254	33,531
45-0049											
45-0060	1	127.51	127.51	127.51			127.51	127.51	N/A	67,500	86,070
45-0074											
45-0089	1	85.83	85.83	85.83			85.83	85.83	N/A	90,000	77,250
45-0090	1	82.25	82.25	82.25			82.25	82.25	N/A	158,000	129,960
45-0137	12	86.20	103.38	80.44	38.99	128.51	25.86	314.00	76.99 to 106.15	42,985	34,579
45-0180	2	96.36	96.36	96.17	0.29	100.20	96.08	96.65	N/A	54,350	52,267
45-0210	3	96.90	84.88	98.38	19.00	86.27	51.25	106.48	N/A	93,743	92,228
54-0583											
92-0045											
NonValid School											
ALL	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	30.02	95% Median C.I.:	93.75 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	89	STD:	28.69	95% Wgt. Mean C.I.:	86.52 to 92.36
TOTAL Adj.Sales Price:	14,058,742	MEAN:	96	AVG.ABS.DEV:	19.20	95% Mean C.I.:	92.10 to 99.04
TOTAL Assessed Value:	12,573,863						
AVG. Adj. Sales Price:	53,455	COD:	19.93	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	47,809	PRD:	106.86	MIN Sales Ratio:	25.86		

Printed: 02/27/2006 15:05:25

**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	35	94.89	90.74	78.30	21.97	115.90	27.00	157.50	73.25 to 101.25	13,357	10,458
Prior TO 1860											
1860 TO 1899	5	100.50	101.41	84.56	36.83	119.93	32.18	193.45	N/A	41,000	34,668
1900 TO 1919	35	96.38	103.76	89.19	31.13	116.34	39.38	314.00	80.06 to 113.07	26,537	23,668
1920 TO 1939	36	99.38	102.70	86.30	24.11	119.00	25.86	194.28	95.90 to 109.32	31,261	26,980
1940 TO 1949	27	97.03	93.80	89.11	17.51	105.26	51.84	138.36	77.69 to 104.39	40,681	36,251
1950 TO 1959	23	85.17	88.53	84.15	19.34	105.21	46.81	129.17	72.72 to 100.37	46,203	38,878
1960 TO 1969	22	100.76	102.20	97.01	15.18	105.35	68.80	150.57	85.91 to 117.36	76,945	74,645
1970 TO 1979	40	95.85	91.70	91.29	12.82	100.45	42.08	132.81	88.19 to 99.19	85,898	78,414
1980 TO 1989	16	98.99	98.04	97.93	11.61	100.11	65.27	132.36	85.70 to 105.49	76,203	74,627
1990 TO 1994	8	89.60	89.89	87.61	9.52	102.60	76.77	104.96	76.77 to 104.96	95,150	83,360
1995 TO 1999	12	88.12	86.74	89.44	14.21	96.99	48.41	106.48	75.73 to 99.98	116,769	104,435
2000 TO Present	4	78.86	77.42	70.98	10.17	109.07	60.03	91.94	N/A	165,125	117,212
ALL	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	14	102.63	117.79	115.72	30.80	101.78	68.33	314.00	75.83 to 125.00	2,253	2,607
5000 TO 9999	23	103.58	103.63	104.97	24.71	98.73	27.00	149.56	86.67 to 130.19	6,545	6,870
Total \$											
1 TO 9999	37	103.58	108.99	106.83	26.91	102.02	27.00	314.00	94.89 to 120.20	4,921	5,257
10000 TO 29999	62	101.38	104.75	104.00	21.67	100.71	30.33	194.28	97.00 to 109.05	17,137	17,823
30000 TO 59999	60	84.85	88.40	87.98	20.67	100.48	46.81	148.84	78.88 to 96.63	44,432	39,090
60000 TO 99999	68	96.21	91.46	91.16	14.00	100.33	25.86	129.85	91.94 to 99.91	75,853	69,148
100000 TO 149999	28	85.12	85.48	85.18	15.09	100.35	45.27	120.89	76.77 to 95.62	121,729	103,692
150000 TO 249999	7	96.90	90.29	89.78	9.25	100.57	68.80	101.96	68.80 to 101.96	179,528	161,178
250000 TO 499999	1	60.03	60.03	60.03			60.03	60.03	N/A	325,000	195,110
ALL	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	30.02	95% Median C.I.:	93.75 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	89	STD:	28.69	95% Wgt. Mean C.I.:	86.52 to 92.36
TOTAL Adj.Sales Price:	14,058,742	MEAN:	96	AVG.ABS.DEV:	19.20	95% Mean C.I.:	92.10 to 99.04
TOTAL Assessed Value:	12,573,863						
AVG. Adj. Sales Price:	53,455	COD:	19.93	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	47,809	PRD:	106.86	MIN Sales Ratio:	25.86		

Printed: 02/27/2006 15:05:25

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	20	88.75	86.89	70.39	28.02	123.44	27.00	157.50	71.51 to 104.00	3,892	2,740
5000 TO 9999	21	97.19	107.28	93.87	27.63	114.28	51.25	314.00	86.67 to 113.07	7,940	7,454
Total \$											
1 TO 9999	41	94.89	97.34	86.40	27.56	112.66	27.00	314.00	83.50 to 103.58	5,965	5,154
10000 TO 29999	75	98.62	96.08	82.14	24.76	116.98	25.86	184.26	85.17 to 104.09	23,824	19,568
30000 TO 59999	57	94.71	95.11	88.07	19.83	107.99	45.27	194.28	84.52 to 98.61	51,466	45,326
60000 TO 99999	64	97.70	96.08	93.33	12.32	102.95	59.62	148.84	92.38 to 100.64	82,123	76,643
100000 TO 149999	19	91.23	90.77	89.25	11.93	101.71	68.80	120.89	78.96 to 99.19	129,225	115,327
150000 TO 249999	7	97.00	91.94	87.87	9.19	104.63	60.03	102.54	60.03 to 102.54	197,500	173,545
ALL	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	94.89	90.74	78.30	21.97	115.90	27.00	157.50	73.25 to 101.25	13,357	10,458
10	18	96.03	93.02	96.59	21.70	96.30	39.38	132.36	75.83 to 106.48	43,977	42,476
15	9	96.38	101.50	93.80	24.59	108.20	68.78	154.73	72.25 to 135.30	16,222	15,217
20	52	98.70	99.25	83.53	27.59	118.82	25.86	314.00	85.17 to 105.00	36,258	30,287
25	24	95.98	97.13	91.91	15.78	105.68	61.00	184.26	85.91 to 106.15	45,061	41,413
30	104	95.99	95.65	90.59	16.47	105.58	45.27	194.28	91.94 to 98.86	68,568	62,116
35	16	95.83	90.47	91.61	12.66	98.76	42.08	114.16	81.28 to 101.96	115,568	105,876
40	4	110.62	106.10	101.74	13.31	104.28	82.25	120.89	N/A	95,375	97,032
45	1	60.03	60.03	60.03			60.03	60.03	N/A	325,000	195,110
ALL	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95	53,455	47,809

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	263	<b>MEDIAN:</b>	<b>96</b>	COV:	30.02	95% Median C.I.:	93.75 to 97.95
TOTAL Sales Price:	13,989,512	WGT. MEAN:	89	STD:	28.69	95% Wgt. Mean C.I.:	86.52 to 92.36
TOTAL Adj.Sales Price:	14,058,742	MEAN:	96	AVG.ABS.DEV:	19.20	95% Mean C.I.:	92.10 to 99.04
TOTAL Assessed Value:	12,573,863						
AVG. Adj. Sales Price:	53,455	COD:	19.93	MAX Sales Ratio:	314.00		
AVG. Assessed Value:	47,809	PRD:	106.86	MIN Sales Ratio:	25.86		

Printed: 02/27/2006 15:05:25

<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	36	94.67	89.57	76.05	22.77	117.78	27.00	157.50	73.03 to 101.25		14,042	10,679
100	7	72.25	73.76	61.93	17.07	119.10	42.08	98.86	42.08 to 98.86		23,728	14,695
101	166	97.32	98.19	91.06	18.37	107.84	39.38	314.00	94.92 to 100.23		64,290	58,540
102	9	92.68	96.64	97.64	13.19	98.97	74.50	148.84	79.05 to 100.50		48,327	47,189
103	2	104.55	104.55	104.57	0.91	99.98	103.60	105.49	N/A		75,200	78,635
104	33	92.62	95.61	82.58	27.58	115.79	25.86	194.28	80.06 to 102.34		44,094	36,411
106	3	71.51	83.11	87.70	19.19	94.78	68.33	109.50	N/A		3,833	3,361
111	6	98.13	89.42	88.46	11.08	101.09	59.62	100.93	59.62 to 100.93		96,733	85,566
301	1	74.93	74.93	74.93			74.93	74.93	N/A		82,500	61,820
ALL												
	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95		53,455	47,809

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	35	94.89	90.74	78.30	21.97	115.90	27.00	157.50	73.25 to 101.25		13,357	10,458
10	7	75.83	88.30	89.40	34.63	98.76	39.38	135.30	39.38 to 135.30		6,357	5,683
15	2	113.44	113.44	109.50	15.04	103.60	96.38	130.50	N/A		6,500	7,117
20	15	105.00	110.92	83.03	36.39	133.60	25.86	314.00	72.25 to 125.71		22,501	18,682
25	22	101.43	101.35	95.97	15.56	105.61	51.84	133.67	92.68 to 121.10		28,152	27,017
30	101	95.62	94.54	89.17	17.92	106.02	32.18	194.28	88.19 to 98.78		70,534	62,895
35	51	97.45	95.50	91.76	15.03	104.07	42.08	150.57	90.54 to 101.02		65,619	60,213
40	26	93.36	95.15	89.85	21.23	105.89	50.85	193.45	79.05 to 98.86		71,802	64,515
45	1	79.46	79.46	79.46			79.46	79.46	N/A		39,000	30,990
50	3	65.07	82.84	73.56	37.72	112.62	54.91	128.54	N/A		66,800	49,135
ALL												
	263	96.35	95.57	89.44	19.93	106.86	25.86	314.00	93.75 to 97.95		53,455	47,809

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	33.13	95% Median C.I.:	86.08 to 99.81
TOTAL Sales Price:	6,604,370	WGT. MEAN:	89	STD:	31.37	95% Wgt. Mean C.I.:	75.71 to 101.66
TOTAL Adj.Sales Price:	6,623,924	MEAN:	95	AVG.ABS.DEV:	23.17	95% Mean C.I.:	85.91 to 103.48
TOTAL Assessed Value:	5,874,485						
AVG. Adj. Sales Price:	135,182	COD:	24.24	MAX Sales Ratio:	171.89		
AVG. Assessed Value:	119,887	PRD:	106.77	MIN Sales Ratio:	35.14		

Printed: 02/27/2006 15:05:29

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	2	106.29	106.29	92.75	20.58	114.60	84.41	128.17	N/A	31,500	29,215
10/01/02 TO 12/31/02	3	93.07	99.46	85.11	32.12	116.86	57.81	147.50	N/A	74,333	63,263
01/01/03 TO 03/31/03	4	102.23	115.92	104.13	21.99	111.32	87.33	171.89	N/A	25,418	26,468
04/01/03 TO 06/30/03	1	82.42	82.42	82.42			82.42	82.42	N/A	45,000	37,090
07/01/03 TO 09/30/03	2	83.81	83.81	83.82	2.70	99.99	81.54	86.08	N/A	159,500	133,687
10/01/03 TO 12/31/03	1	100.00	100.00	100.00			100.00	100.00	N/A	12,520	12,520
01/01/04 TO 03/31/04	5	90.00	88.04	91.14	14.53	96.59	54.87	108.68	N/A	53,800	49,036
04/01/04 TO 06/30/04	7	95.56	85.45	68.35	20.82	125.01	42.64	115.38	42.64 to 115.38	27,127	18,542
07/01/04 TO 09/30/04	7	95.60	93.14	65.77	24.22	141.62	35.14	138.17	35.14 to 138.17	142,071	93,438
10/01/04 TO 12/31/04	2	72.47	72.47	63.13	32.74	114.80	48.75	96.20	N/A	71,750	45,295
01/01/05 TO 03/31/05	4	72.19	77.59	97.23	50.90	79.81	37.35	128.64	N/A	834,500	811,388
04/01/05 TO 06/30/05	11	98.36	106.33	90.63	26.87	117.32	71.35	166.67	74.73 to 144.92	84,076	76,201
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	96.31	105.71	90.41	25.64	116.92	57.81	171.89	82.42 to 147.50	43,267	39,118
07/01/03 TO 06/30/04	15	95.54	87.06	82.85	16.62	105.08	42.64	115.38	81.54 to 100.00	52,694	43,658
07/01/04 TO 06/30/05	24	95.90	94.87	89.40	28.24	106.12	35.14	166.67	75.59 to 119.39	225,035	201,184
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	93.44	101.72	88.43	18.59	115.03	81.54	171.89	81.54 to 171.89	59,774	52,857
01/01/04 TO 12/31/04	21	95.56	87.39	70.11	20.92	124.65	35.14	138.17	75.59 to 99.81	76,042	53,315
<u>ALL</u>	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ATKINSON	8	83.66	81.16	59.06	35.49	137.43	37.35	130.82	37.35 to 130.82	47,000	27,758
CHAMBERS	2	123.31	123.31	104.30	19.62	118.22	99.12	147.50	N/A	14,000	14,602
EWING	1	171.89	171.89	171.89			171.89	171.89	N/A	2,010	3,455
INMAN	1	100.00	100.00	100.00			100.00	100.00	N/A	12,520	12,520
O'NEILL	21	96.20	99.48	95.54	20.28	104.12	44.35	166.67	86.08 to 115.38	71,216	68,041
PAGE	2	70.64	70.64	65.69	22.33	107.55	54.87	86.42	N/A	17,500	11,495
RURAL	9	87.33	87.27	94.51	16.69	92.35	48.75	119.21	74.73 to 100.03	438,833	414,726
STUART	5	87.54	91.27	58.29	30.27	156.58	35.14	144.92	N/A	145,068	84,566
<u>ALL</u>	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	33.13	95% Median C.I.:	86.08 to 99.81
TOTAL Sales Price:	6,604,370	WGT. MEAN:	89	STD:	31.37	95% Wgt. Mean C.I.:	75.71 to 101.66
TOTAL Adj.Sales Price:	6,623,924	MEAN:	95	AVG.ABS.DEV:	23.17	95% Mean C.I.:	85.91 to 103.48
TOTAL Assessed Value:	5,874,485						
AVG. Adj. Sales Price:	135,182	COD:	24.24	MAX Sales Ratio:	171.89		
AVG. Assessed Value:	119,887	PRD:	106.77	MIN Sales Ratio:	35.14		

Printed: 02/27/2006 15:05:29

**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	40	95.88	96.36	80.09	25.97	120.32	35.14	171.89	86.08 to 104.91	66,860	53,548
2	3	95.60	99.74	99.27	12.13	100.47	84.41	119.21	N/A	55,333	54,931
3	6	81.46	81.04	94.30	18.03	85.94	48.75	100.03	48.75 to 100.03	630,583	594,624
ALL	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

**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	45	95.60	94.86	88.66	26.00	106.99	35.14	171.89	84.41 to 100.03	146,376	129,778
2	4	92.77	92.81	93.16	4.46	99.62	87.33	98.36	N/A	9,250	8,617
ALL	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887



**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	33.13	95% Median C.I.:	86.08 to 99.81
TOTAL Sales Price:	6,604,370	WGT. MEAN:	89	STD:	31.37	95% Wgt. Mean C.I.:	75.71 to 101.66
TOTAL Adj.Sales Price:	6,623,924	MEAN:	95	AVG.ABS.DEV:	23.17	95% Mean C.I.:	85.91 to 103.48
TOTAL Assessed Value:	5,874,485						
AVG. Adj. Sales Price:	135,182	COD:	24.24	MAX Sales Ratio:	171.89		
AVG. Assessed Value:	119,887	PRD:	106.77	MIN Sales Ratio:	35.14		

Printed: 02/27/2006 15:05:29

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0006											
02-0049											
08-0038											
36-0070	1	147.50	147.50	147.50			147.50	147.50	N/A	3,000	4,425
36-0100											
45-0002	2	70.64	70.64	65.69	22.33	107.55	54.87	86.42	N/A	17,500	11,495
45-0003											
45-0007	24	95.58	96.17	89.82	20.84	107.07	44.35	166.67	81.54 to 108.68	82,523	74,120
45-0020											
45-0021	8	83.66	81.16	59.06	35.49	137.43	37.35	130.82	37.35 to 130.82	47,000	27,758
45-0025											
45-0029	4	99.92	114.04	99.82	21.94	114.24	84.41	171.89	N/A	767,127	765,741
45-0030	1	100.00	100.00	100.00			100.00	100.00	N/A	12,520	12,520
45-0044	6	96.63	95.93	62.22	28.31	154.17	35.14	144.92	35.14 to 144.92	129,223	80,405
45-0049											
45-0060											
45-0074											
45-0089											
45-0090											
45-0137	1	99.12	99.12	99.12			99.12	99.12	N/A	25,000	24,780
45-0180	2	81.46	81.46	75.69	7.21	107.62	75.59	87.33	N/A	174,000	131,702
45-0210											
54-0583											
92-0045											
NonValid School											
ALL	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	33.13	95% Median C.I.:	86.08 to 99.81
TOTAL Sales Price:	6,604,370	WGT. MEAN:	89	STD:	31.37	95% Wgt. Mean C.I.:	75.71 to 101.66
TOTAL Adj.Sales Price:	6,623,924	MEAN:	95	AVG.ABS.DEV:	23.17	95% Mean C.I.:	85.91 to 103.48
TOTAL Assessed Value:	5,874,485						
AVG. Adj. Sales Price:	135,182	COD:	24.24	MAX Sales Ratio:	171.89		
AVG. Assessed Value:	119,887	PRD:	106.77	MIN Sales Ratio:	35.14		

Printed: 02/27/2006 15:05:29

**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	4	92.77	92.81	93.16	4.46	99.62	87.33	98.36	N/A	9,250	8,617
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	8	116.95	120.14	91.21	25.01	131.71	76.27	171.89	76.27 to 171.89	52,253	47,662
1920 TO 1939	9	99.55	102.73	104.34	26.16	98.45	54.87	147.50	57.81 to 138.17	37,444	39,070
1940 TO 1949											
1950 TO 1959	5	119.21	106.69	107.13	11.63	99.59	84.90	122.39	N/A	73,000	78,203
1960 TO 1969	11	82.42	73.95	73.59	27.87	100.48	37.35	108.68	42.64 to 104.91	81,514	59,990
1970 TO 1979	3	74.73	73.02	72.17	20.90	101.19	48.75	95.60	N/A	161,666	116,673
1980 TO 1989	5	98.69	94.82	52.63	23.11	180.16	35.14	144.92	N/A	112,478	59,201
1990 TO 1994	2	83.73	83.73	83.43	0.82	100.35	83.04	84.41	N/A	88,920	74,190
1995 TO 1999	2	87.81	87.81	97.51	13.92	90.05	75.59	100.03	N/A	1,672,500	1,630,887
2000 TO Present											
ALL	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	147.50	135.57	131.09	19.11	103.42	87.33	171.89	N/A	2,670	3,500
5000 TO 9999	3	98.36	96.33	97.74	7.06	98.55	84.90	105.73	N/A	6,500	6,353
Total \$											
1 TO 9999	6	102.05	115.95	107.45	25.24	107.91	84.90	171.89	84.90 to 171.89	4,585	4,926
10000 TO 29999	11	99.81	104.10	105.48	17.61	98.69	54.87	144.92	86.42 to 130.82	17,365	18,317
30000 TO 59999	13	95.56	93.83	89.24	28.98	105.15	42.64	166.67	57.81 to 122.39	44,914	40,082
60000 TO 99999	5	98.69	90.45	91.18	14.92	99.20	44.35	108.68	N/A	63,532	57,926
100000 TO 149999	5	87.54	93.47	94.71	26.56	98.69	48.75	128.64	N/A	121,368	114,946
150000 TO 249999	5	81.54	74.86	75.31	16.07	99.41	37.35	93.07	N/A	161,400	121,550
250000 TO 499999	3	74.73	61.82	59.57	18.04	103.78	35.14	75.59	N/A	363,333	216,420
500000 +	1	100.03	100.03	100.03			100.03	100.03	N/A	3,000,000	3,000,990
ALL	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	33.13	95% Median C.I.:	86.08 to 99.81
TOTAL Sales Price:	6,604,370	WGT. MEAN:	89	STD:	31.37	95% Wgt. Mean C.I.:	75.71 to 101.66
TOTAL Adj.Sales Price:	6,623,924	MEAN:	95	AVG.ABS.DEV:	23.17	95% Mean C.I.:	85.91 to 103.48
TOTAL Assessed Value:	5,874,485						
AVG. Adj. Sales Price:	135,182	COD:	24.24	MAX Sales Ratio:	171.89		
AVG. Assessed Value:	119,887	PRD:	106.77	MIN Sales Ratio:	35.14		

Printed: 02/27/2006 15:05:29

**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	117.42	122.91	113.34	31.33	108.44	84.90	171.89	N/A	3,252	3,686
5000 TO 9999	2	102.05	102.05	102.17	3.61	99.88	98.36	105.73	N/A	7,250	7,407
Total \$											
1 TO 9999	6	102.05	115.95	107.45	25.24	107.91	84.90	171.89	84.90 to 171.89	4,585	4,926
10000 TO 29999	13	95.54	84.56	69.40	22.57	121.84	42.64	128.17	44.35 to 100.00	25,847	17,939
30000 TO 59999	14	95.88	98.02	81.09	31.07	120.88	37.35	166.67	57.81 to 138.17	54,063	43,840
60000 TO 99999	4	106.80	107.90	107.31	7.15	100.55	95.60	122.39	N/A	63,165	67,780
100000 TO 149999	7	83.04	81.28	70.34	17.21	115.55	35.14	119.39	35.14 to 119.39	185,120	130,221
150000 TO 249999	3	93.07	98.82	90.74	19.31	108.90	74.73	128.64	N/A	203,333	184,503
250000 TO 499999	1	75.59	75.59	75.59			75.59	75.59	N/A	345,000	260,785
500000 +	1	100.03	100.03	100.03			100.03	100.03	N/A	3,000,000	3,000,990
ALL	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	92.77	92.81	93.16	4.46	99.62	87.33	98.36	N/A	9,250	8,617
10	36	95.90	94.89	85.81	26.20	110.57	37.35	171.89	83.04 to 105.73	61,264	52,574
15	3	119.21	120.20	87.19	25.71	137.87	74.73	166.67	N/A	133,333	116,246
20	4	90.82	79.15	52.93	20.41	149.54	35.14	99.81	N/A	159,098	84,207
30	2	87.81	87.81	97.51	13.92	90.05	75.59	100.03	N/A	1,672,500	1,630,887
ALL	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>96</b>	COV:	33.13	95% Median C.I.:	86.08 to 99.81
TOTAL Sales Price:	6,604,370	WGT. MEAN:	89	STD:	31.37	95% Wgt. Mean C.I.:	75.71 to 101.66
TOTAL Adj.Sales Price:	6,623,924	MEAN:	95	AVG.ABS.DEV:	23.17	95% Mean C.I.:	85.91 to 103.48
TOTAL Assessed Value:	5,874,485						
AVG. Adj. Sales Price:	135,182	COD:	24.24	MAX Sales Ratio:	171.89		
AVG. Assessed Value:	119,887	PRD:	106.77	MIN Sales Ratio:	35.14		

Printed: 02/27/2006 15:05:29

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	92.77	92.81	93.16	4.46	99.62	87.33	98.36	N/A	9,250	8,617
325	2	43.05	43.05	43.05	0.94	100.01	42.64	43.46	N/A	53,000	22,815
332	2	78.91	78.91	78.82	3.34	100.11	76.27	81.54	N/A	164,500	129,655
336	1	95.56	95.56	95.56			95.56	95.56	N/A	35,892	34,300
340	1	99.12	99.12	99.12			99.12	99.12	N/A	25,000	24,780
343	1	86.08	86.08	86.08			86.08	86.08	N/A	160,000	137,720
344	2	112.47	112.47	117.45	5.99	95.76	105.73	119.21	N/A	28,750	33,767
350	1	83.04	83.04	83.04			83.04	83.04	N/A	126,840	105,330
352	3	119.39	117.92	117.30	11.72	100.52	96.20	138.17	N/A	63,666	74,683
353	13	115.38	111.48	88.68	26.10	125.72	37.35	171.89	74.73 to 144.92	80,923	71,760
386	1	95.60	95.60	95.60			95.60	95.60	N/A	65,000	62,140
406	6	77.88	79.18	69.70	26.79	113.60	48.75	130.82	48.75 to 130.82	42,333	29,506
421	1	35.14	35.14	35.14			35.14	35.14	N/A	425,000	149,340
442	1	82.42	82.42	82.42			82.42	82.42	N/A	45,000	37,090
444	1	104.91	104.91	104.91			104.91	104.91	N/A	66,662	69,935
458	1	100.00	100.00	100.00			100.00	100.00	N/A	12,520	12,520
528	4	92.55	94.24	74.53	31.18	126.44	44.35	147.50	N/A	33,750	25,155
531	1	87.54	87.54	87.54			87.54	87.54	N/A	140,000	122,550
821	1	99.81	99.81	99.81			99.81	99.81	N/A	15,500	15,470
896	2	87.81	87.81	97.51	13.92	90.05	75.59	100.03	N/A	1,672,500	1,630,887
ALL	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

**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	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887
04											
ALL	49	95.56	94.69	88.69	24.24	106.77	35.14	171.89	86.08 to 99.81	135,182	119,887

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>68</b>	COV:	30.27	95% Median C.I.:	64.84 to 71.34	(!: Derived)
(AgLand) TOTAL Sales Price:	46,838,364	WGT. MEAN:	71	STD:	21.48	95% Wgt. Mean C.I.:	67.58 to 75.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	44,201,032	MEAN:	71	AVG.ABS.DEV:	15.66	95% Mean C.I.:	67.95 to 73.98	
(AgLand) TOTAL Assessed Value:	31,598,560							
AVG. Adj. Sales Price:	226,671	COD:	22.92	MAX Sales Ratio:	174.18			
AVG. Assessed Value:	162,043	PRD:	99.27	MIN Sales Ratio:	17.24			

Printed: 02/27/2006 15:05:41

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	7	76.95	78.80	76.91	19.38	102.46	49.41	122.05	49.41 to 122.05	239,873	184,478
10/01/02 TO 12/31/02	13	77.96	85.68	89.51	14.87	95.72	65.41	143.36	75.01 to 87.24	187,968	168,253
01/01/03 TO 03/31/03	34	74.83	79.21	80.24	24.61	98.71	41.18	174.18	66.02 to 87.83	237,141	190,286
04/01/03 TO 06/30/03	13	77.17	74.17	74.56	14.27	99.48	44.19	92.16	63.08 to 86.97	142,033	105,903
07/01/03 TO 09/30/03	3	82.34	78.58	84.02	10.02	93.52	64.31	89.07	N/A	386,546	324,775
10/01/03 TO 12/31/03	13	67.34	78.32	72.28	28.81	108.36	54.12	131.73	56.98 to 109.60	248,042	179,274
01/01/04 TO 03/31/04	27	75.76	74.68	74.47	17.13	100.28	44.50	109.78	67.48 to 83.67	354,787	264,219
04/01/04 TO 06/30/04	5	63.53	65.12	66.51	15.72	97.90	47.14	85.85	N/A	120,067	79,861
07/01/04 TO 09/30/04	4	54.85	59.48	60.80	22.23	97.83	42.38	85.85	N/A	86,750	52,745
10/01/04 TO 12/31/04	16	62.87	58.03	57.30	25.28	101.28	17.24	86.60	40.20 to 75.61	195,315	111,910
01/01/05 TO 03/31/05	30	62.07	62.87	61.99	20.38	101.42	34.46	126.07	53.34 to 64.81	225,906	140,038
04/01/05 TO 06/30/05	30	60.72	62.22	60.35	17.53	103.09	30.82	94.86	55.76 to 65.68	178,534	107,754
<u>Study Years</u>											
07/01/02 TO 06/30/03	67	76.95	79.45	80.71	19.98	98.43	41.18	174.18	70.93 to 80.79	209,431	169,031
07/01/03 TO 06/30/04	48	74.33	74.91	74.42	19.99	100.67	44.50	131.73	64.31 to 79.94	303,412	225,794
07/01/04 TO 06/30/05	80	61.30	61.49	60.46	20.65	101.70	17.24	126.07	57.12 to 64.15	195,066	117,941
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	63	76.24	77.96	78.02	22.11	99.92	41.18	174.18	67.34 to 80.58	226,879	177,006
01/01/04 TO 12/31/04	52	69.14	67.47	69.84	21.70	96.60	17.24	109.78	62.60 to 75.76	262,531	183,361
<u>ALL</u>											
	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>68</b>	COV:	30.27	95% Median C.I.:	64.84 to 71.34	(!: Derived)
(AgLand) TOTAL Sales Price:	46,838,364	WGT. MEAN:	71	STD:	21.48	95% Wgt. Mean C.I.:	67.58 to 75.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	44,201,032	MEAN:	71	AVG.ABS.DEV:	15.66	95% Mean C.I.:	67.95 to 73.98	
(AgLand) TOTAL Assessed Value:	31,598,560							
AVG. Adj. Sales Price:	226,671	COD:	22.92	MAX Sales Ratio:	174.18			
AVG. Assessed Value:	162,043	PRD:	99.27	MIN Sales Ratio:	17.24			

Printed: 02/27/2006 15:05:41

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0931	1	68.78	68.78	68.78			68.78	68.78	N/A	406,654	279,705
1011	2	57.81	57.81	61.91	31.90	93.39	39.37	76.25	N/A	154,250	95,490
1013	1	31.91	31.91	31.91			31.91	31.91	N/A	105,000	33,510
1015	3	80.79	77.94	71.45	10.06	109.08	64.31	88.70	N/A	88,713	63,383
1017	1	131.73	131.73	131.73			131.73	131.73	N/A	20,000	26,345
1019	1	68.73	68.73	68.73			68.73	68.73	N/A	162,000	111,335
1021	1	77.66	77.66	77.66			77.66	77.66	N/A	54,000	41,935
1195	1	126.07	126.07	126.07			126.07	126.07	N/A	320,000	403,415
1199	1	53.31	53.31	53.31			53.31	53.31	N/A	116,903	62,320
1201	5	61.17	62.69	62.88	4.03	99.69	58.92	66.90	N/A	87,505	55,027
1203	1	48.27	48.27	48.27			48.27	48.27	N/A	95,952	46,320
1205	2	70.95	70.95	69.52	8.50	102.05	64.91	76.98	N/A	65,500	45,535
1207	2	86.41	86.41	86.84	0.65	99.50	85.85	86.97	N/A	277,954	241,382
1209	3	59.77	62.15	64.42	5.69	96.48	58.24	68.45	N/A	103,275	66,530
1287	4	45.76	52.67	59.41	27.15	88.66	35.50	83.69	N/A	150,000	89,116
1291	1	81.39	81.39	81.39			81.39	81.39	N/A	127,500	103,775
1295	4	92.83	89.53	81.25	5.75	110.19	77.58	94.86	N/A	174,600	141,855
1299	2	78.95	78.95	75.11	15.39	105.11	66.80	91.10	N/A	204,460	153,562
1301	2	74.43	74.43	78.42	13.14	94.92	64.65	84.21	N/A	148,550	116,492
225	1	109.60	109.60	109.60			109.60	109.60	N/A	104,438	114,460
227	2	25.85	25.85	30.07	33.31	85.95	17.24	34.46	N/A	265,000	79,690
229	1	112.59	112.59	112.59			112.59	112.59	N/A	495,412	557,770
401	1	62.73	62.73	62.73			62.73	62.73	N/A	184,000	115,425
405	1	78.47	78.47	78.47			78.47	78.47	N/A	208,000	163,220
407	7	79.94	91.04	101.61	21.03	89.59	69.98	119.19	69.98 to 119.19	190,474	193,550
409	7	66.50	71.13	60.63	25.07	117.33	47.14	114.05	47.14 to 114.05	112,630	68,283
411	4	60.96	62.99	60.96	10.27	103.33	54.12	75.91	N/A	162,275	98,918
413	2	48.36	48.36	49.87	7.09	96.96	44.93	51.79	N/A	479,252	239,017
473	4	51.24	50.36	51.15	7.31	98.47	44.19	54.79	N/A	80,900	41,378
475	5	66.02	85.44	63.85	40.59	133.82	53.34	174.18	N/A	291,040	185,834
477	2	73.89	73.89	69.64	13.03	106.10	64.27	83.52	N/A	57,265	39,882
479	3	52.21	64.35	77.70	32.95	82.82	44.62	96.23	N/A	102,333	79,511
481	3	60.84	61.01	59.67	10.12	102.26	51.86	70.34	N/A	262,843	156,826
483	3	45.38	44.42	45.01	4.07	98.70	41.18	46.72	N/A	307,193	138,263
485	6	55.61	62.61	58.53	21.00	106.96	46.85	85.85	46.85 to 85.85	256,075	149,884
487	5	74.41	79.79	82.15	24.93	97.14	53.31	111.13	N/A	1,244,700	1,022,460
653	3	69.57	67.77	61.80	13.14	109.67	53.16	80.58	N/A	151,585	93,678
655	5	67.21	68.94	66.54	14.08	103.60	56.98	85.23	N/A	135,716	90,310

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>68</b>	COV:	30.27	95% Median C.I.:	64.84 to 71.34	(! : Derived)
(AgLand) TOTAL Sales Price:	46,838,364	WGT. MEAN:	71	STD:	21.48	95% Wgt. Mean C.I.:	67.58 to 75.39	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	44,201,032	MEAN:	71	AVG.ABS.DEV:	15.66	95% Mean C.I.:	67.95 to 73.98	
(AgLand) TOTAL Assessed Value:	31,598,560							
AVG. Adj. Sales Price:	226,671	COD:	22.92	MAX Sales Ratio:	174.18			
AVG. Assessed Value:	162,043	PRD:	99.27	MIN Sales Ratio:	17.24			

Printed: 02/27/2006 15:05:41

657	12	80.12	79.21	78.17	10.96	101.33	62.67	92.16	72.39 to 87.99	208,874	163,286
659	3	69.58	70.39	69.98	6.96	100.59	63.53	78.06	N/A	214,365	150,008
661	6	72.64	71.75	70.05	11.56	102.43	59.35	87.63	59.35 to 87.63	261,850	183,437
663	4	67.87	75.05	61.67	36.71	121.70	42.41	122.05	N/A	135,125	83,325
665	8	59.31	62.65	62.79	20.56	99.77	44.50	88.65	44.50 to 88.65	214,120	134,453
667	5	65.02	71.04	66.50	18.35	106.82	52.03	87.83	N/A	229,880	152,879
737	2	69.81	69.81	70.40	1.25	99.17	68.94	70.69	N/A	165,800	116,725
739	4	83.21	83.77	84.67	3.82	98.93	78.83	89.82	N/A	296,636	251,165
741	5	45.83	52.01	50.16	29.61	103.70	30.82	81.50	N/A	41,200	20,665
743	7	76.22	88.72	83.10	22.52	106.76	64.81	143.36	64.81 to 143.36	326,142	271,011
745	9	67.34	68.76	66.70	6.23	103.09	59.96	80.68	63.97 to 77.96	288,651	192,518
747	3	63.08	60.65	60.00	3.88	101.08	55.76	63.11	N/A	193,485	116,100
749	3	57.50	65.07	63.80	33.23	101.99	40.20	97.51	N/A	218,333	139,295
751	1	70.14	70.14	70.14			70.14	70.14	N/A	40,000	28,055
925	1	49.42	49.42	49.42			49.42	49.42	N/A	110,400	54,565
927	2	82.65	82.65	87.61	7.76	94.35	76.24	89.07	N/A	420,500	368,380
929	3	75.76	71.78	74.26	6.30	96.66	62.63	76.95	N/A	213,333	158,420
931	8	65.26	80.08	72.53	28.00	110.41	57.12	139.68	57.12 to 139.68	166,854	121,015
933	6	62.77	60.28	58.70	18.99	102.69	31.17	76.79	31.17 to 76.79	299,091	175,570
ALL											
	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4001	177	66.90	70.52	70.56	23.00	99.95	17.24	174.18	64.15 to 70.34	227,084	160,226
4002	18	76.19	75.32	80.82	21.49	93.20	30.82	143.36	64.81 to 84.08	222,619	179,917
ALL											
	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

**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	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043
ALL											
	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>68</b>	COV:	30.27	95% Median C.I.:	64.84 to 71.34	(!: Derived)
(AgLand) TOTAL Sales Price:	46,838,364	WGT. MEAN:	71	STD:	21.48	95% Wgt. Mean C.I.:	67.58 to 75.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	44,201,032	MEAN:	71	AVG.ABS.DEV:	15.66	95% Mean C.I.:	67.95 to 73.98	
(AgLand) TOTAL Assessed Value:	31,598,560							
AVG. Adj. Sales Price:	226,671	COD:	22.92	MAX Sales Ratio:	174.18			
AVG. Assessed Value:	162,043	PRD:	99.27	MIN Sales Ratio:	17.24			

Printed: 02/27/2006 15:05:41

SCHOOL DISTRICT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0006	1	46.51	46.51	46.51			46.51	46.51	N/A	80,000	37,205
02-0049	2	66.05	66.05	66.34	7.02	99.57	61.42	70.69	N/A	261,000	173,140
08-0038	8	69.14	74.58	65.23	19.28	114.34	54.79	114.05	54.79 to 114.05	120,988	78,920
36-0070	5	84.21	86.57	91.96	20.36	94.13	64.65	126.07	N/A	205,204	188,705
36-0100											
45-0002	15	65.68	71.21	67.22	22.31	105.94	31.17	139.68	61.11 to 78.83	243,562	163,712
45-0003	4	52.95	52.54	51.52	7.91	101.99	44.93	59.34	N/A	318,401	164,041
45-0007	25	75.61	73.03	82.17	23.77	88.87	30.82	143.36	59.54 to 81.50	136,151	111,880
45-0020	12	69.92	71.35	73.20	11.56	97.47	49.42	89.07	64.81 to 77.96	336,938	246,651
45-0021	9	67.34	70.13	68.27	14.85	102.73	55.76	92.16	58.08 to 86.60	200,611	136,947
45-0025	1	109.60	109.60	109.60			109.60	109.60	N/A	104,438	114,460
45-0029	11	59.77	61.00	68.15	29.08	89.51	31.91	86.97	35.50 to 85.85	163,566	111,464
45-0030	5	75.76	75.42	70.04	16.33	107.69	57.12	100.80	N/A	116,400	81,523
45-0044	14	69.85	71.77	78.99	20.62	90.86	52.78	111.13	53.16 to 85.85	535,246	422,780
45-0049	6	54.07	54.23	55.08	9.93	98.45	44.19	63.74	44.19 to 63.74	260,766	143,636
45-0060	17	70.93	76.83	69.28	28.12	110.90	44.50	174.18	53.01 to 87.83	183,327	127,007
45-0074	13	51.86	63.01	66.83	45.04	94.28	17.24	119.19	41.18 to 109.78	320,257	214,034
45-0089	4	72.30	71.55	72.07	6.91	99.27	63.53	78.06	N/A	275,024	198,208
45-0090	7	69.55	67.63	67.35	16.01	100.41	42.41	87.63	42.41 to 87.63	291,728	196,475
45-0137	17	68.73	76.27	72.58	21.05	105.09	48.27	131.73	61.17 to 90.80	110,736	80,370
45-0180	12	74.67	74.93	73.31	11.91	102.21	58.06	91.95	63.16 to 85.62	214,818	157,486
45-0210	7	63.08	67.12	64.46	23.72	104.13	40.20	97.51	40.20 to 97.51	142,765	92,022
54-0583											
92-0045											
NonValid School											
ALL	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043



**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>68</b>	COV:	30.27	95% Median C.I.:	64.84 to 71.34	(!: Derived)
(AgLand) TOTAL Sales Price:	46,838,364	WGT. MEAN:	71	STD:	21.48	95% Wgt. Mean C.I.:	67.58 to 75.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	44,201,032	MEAN:	71	AVG.ABS.DEV:	15.66	95% Mean C.I.:	67.95 to 73.98	
(AgLand) TOTAL Assessed Value:	31,598,560							
AVG. Adj. Sales Price:	226,671	COD:	22.92	MAX Sales Ratio:	174.18			
AVG. Assessed Value:	162,043	PRD:	99.27	MIN Sales Ratio:	17.24			

Printed: 02/27/2006 15:05:41

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	68.72	68.72	63.81	24.03	107.69	52.21	85.23	N/A	9,250	5,902
30.01 TO 50.00	8	58.81	62.01	53.47	30.15	115.97	30.82	114.05	30.82 to 114.05	33,538	17,933
50.01 TO 100.00	17	70.14	70.30	66.93	20.44	105.04	35.50	131.73	59.77 to 81.50	75,519	50,544
100.01 TO 180.00	103	67.34	70.22	67.28	22.40	104.38	17.24	174.18	63.16 to 73.41	159,135	107,063
180.01 TO 330.00	36	66.60	67.63	67.92	17.77	99.56	40.20	108.53	62.60 to 70.93	309,982	210,554
330.01 TO 650.00	15	66.80	71.44	64.44	24.55	110.87	34.46	109.60	54.79 to 91.10	293,077	188,867
650.01 +	14	88.02	90.72	85.58	21.15	106.00	51.79	126.07	74.41 to 112.59	763,132	653,106
<u>ALL</u>											
	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	59.54	59.54	59.54			59.54	59.54	N/A	31,500	18,755
DRY-N/A	9	46.51	50.02	46.33	25.87	107.97	31.91	77.96	34.46 to 62.67	134,094	62,126
GRASS	50	71.17	73.70	74.22	26.44	99.30	17.24	174.18	62.63 to 77.88	149,340	110,834
GRASS-N/A	44	66.85	72.07	71.28	25.63	101.11	30.82	122.05	62.60 to 80.79	136,585	97,357
IRRGTD	6	77.12	76.23	76.60	10.50	99.52	63.22	87.83	63.22 to 87.83	195,370	149,647
IRRGTD-N/A	85	68.78	70.76	71.69	18.75	98.71	31.17	143.36	64.11 to 72.77	333,102	238,792
<u>ALL</u>											
	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

**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	4	61.10	64.51	62.29	9.51	103.56	57.86	77.96	N/A	76,937	47,925
DRY-N/A	6	40.67	41.95	41.50	19.66	101.09	31.91	57.50	31.91 to 57.50	155,100	64,365
GRASS	83	66.90	71.68	71.59	25.83	100.14	17.24	174.18	64.31 to 75.91	147,149	105,337
GRASS-N/A	11	77.66	82.39	85.67	27.69	96.16	44.19	122.05	54.79 to 114.05	114,855	98,400
IRRGTD	67	68.78	70.21	67.12	17.42	104.60	31.17	143.36	64.15 to 75.01	287,331	192,848
IRRGTD-N/A	24	69.95	73.69	80.85	21.15	91.15	45.38	111.13	61.11 to 86.60	426,445	344,765
<u>ALL</u>											
	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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

NUMBER of Sales:	195	<b>MEDIAN:</b>	<b>68</b>	COV:	30.27	95% Median C.I.:	64.84 to 71.34	(! : Derived)
(AgLand) TOTAL Sales Price:	46,838,364	WGT. MEAN:	71	STD:	21.48	95% Wgt. Mean C.I.:	67.58 to 75.39	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	44,201,032	MEAN:	71	AVG.ABS.DEV:	15.66	95% Mean C.I.:	67.95 to 73.98	
(AgLand) TOTAL Assessed Value:	31,598,560							
AVG. Adj. Sales Price:	226,671	COD:	22.92	MAX Sales Ratio:	174.18			
AVG. Assessed Value:	162,043	PRD:	99.27	MIN Sales Ratio:	17.24			

Printed: 02/27/2006 15:05:41

**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	9	46.51	50.25	44.18	26.36	113.73	31.91	77.96	34.46 to 62.67	111,927	49,452
DRY-N/A	1	57.50	57.50	57.50			57.50	57.50	N/A	231,000	132,820
GRASS	94	68.51	72.94	72.91	26.38	100.04	17.24	174.18	64.31 to 76.98	143,370	104,526
IRRGTD	90	69.56	71.27	71.90	18.33	99.12	31.17	143.36	64.84 to 74.41	327,221	235,270
IRRGTD-N/A	1	58.08	58.08	58.08			58.08	58.08	N/A	36,000	20,910
ALL	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	99.64	99.64	102.62	14.46	97.10	85.23	114.05	N/A	8,193	8,407
Total \$											
1 TO 9999	2	99.64	99.64	102.62	14.46	97.10	85.23	114.05	N/A	8,193	8,407
10000 TO 29999	4	77.10	84.53	86.34	27.63	97.91	52.21	131.73	N/A	21,250	18,346
30000 TO 59999	25	76.98	72.49	73.51	18.03	98.61	30.82	100.80	65.41 to 81.50	45,257	33,266
60000 TO 99999	24	64.46	70.21	69.96	24.63	100.34	35.50	174.18	55.42 to 75.91	79,861	55,874
100000 TO 149999	30	64.88	70.08	70.58	30.54	99.29	17.24	143.36	59.34 to 81.39	122,044	86,137
150000 TO 249999	61	68.45	69.76	69.38	17.08	100.55	40.20	119.19	63.53 to 75.76	203,668	141,302
250000 TO 499999	37	67.48	68.91	69.56	22.49	99.07	31.17	126.07	60.27 to 75.01	371,911	258,705
500000 +	12	70.52	74.68	76.39	26.33	97.77	46.85	111.13	53.31 to 97.53	933,809	713,337
ALL	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	68.72	68.72	63.81	24.03	107.69	52.21	85.23	N/A	9,250	5,902
Total \$											
1 TO 9999	2	68.72	68.72	63.81	24.03	107.69	52.21	85.23	N/A	9,250	5,902
10000 TO 29999	16	59.66	63.27	49.55	36.17	127.70	17.24	131.73	42.38 to 79.94	42,093	20,856
30000 TO 59999	40	66.09	67.76	63.34	21.33	106.98	31.91	100.80	58.92 to 76.98	72,862	46,148
60000 TO 99999	22	62.62	63.38	59.13	18.68	107.20	40.20	122.05	53.31 to 66.90	137,492	81,292
100000 TO 149999	46	64.93	67.88	63.86	19.66	106.30	31.17	109.60	61.11 to 75.76	195,736	124,989
150000 TO 249999	40	71.54	78.00	71.48	24.27	109.11	46.72	174.18	66.80 to 78.83	255,155	182,392
250000 TO 499999	23	70.93	75.94	72.20	17.84	105.18	51.79	126.07	66.62 to 77.58	492,872	355,851
500000 +	6	103.66	99.08	90.96	11.65	108.93	74.41	112.59	74.41 to 112.59	1,170,586	1,064,812
ALL	195	68.30	70.96	71.49	22.92	99.27	17.24	174.18	64.84 to 71.34	226,671	162,043

# 2006 Assessment Survey for Holt County

March 19, 2006

## I. General Information

### A. Staffing and Funding Information

1. Deputy(ies) on staff:  
**1**
2. Appraiser(s) on staff:  
**0**
3. Other full-time employees:  
*(Does not include anyone counted in 1 and 2 above)*  
**3**
4. Other part-time employees:  
*(Does not include anyone counted in 1 through 3 above)*  
**0**
5. Number of shared employees:  
*(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).*  
**0**
6. Assessor's requested budget for current fiscal year: \$ **166,402.**  
*(This would be the "total budget" for the assessor's office)*
  - a. Does this include employee benefits?  
**No. Benefits are included in the county general fund.**
7. Part of the budget that is dedicated to the computer system: \$ **10,000.**  
*(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)*  
**The computer system is strictly part of the assessor's budget.**
8. Adopted budget, or granted budget if different from above: \$ **165,402.**
  - a. Does this amount include employee benefits?  
**No**
9. Amount of total budget set aside for appraisal work: \$ **61,040.**
10. Amount of the total budget set aside for education/workshops: \$ **500.**
11. Appraisal/Reappraisal budget, if not part of the total budget: **None.**
12. Other miscellaneous funds: \$ **750.**  
*(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund)*

monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

**This amount is additional money from the county general fund for continuing education separate from the assessor’s budget.**

13. Total budget \$ **165,402.**

a. Was any of last year’s budget not used?

**Yes. \$7,000 was turned back to the county general fund.**

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by:

**Assessor and deputy**

2. Valuation done by:

**Assessor, deputy and staff determine the valuation, with the assessor being responsible for the final value of the property.**

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

**2001**

4. Date of last “update”: <sup>2</sup>

**2004. This update included new depreciation as well as suburban home sites being increased.**

5. Pickup work done by: <sup>3</sup>

**Assessor and deputy**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	<b>57</b>	<b>3</b>	<b>0</b>	<b>60</b>

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

**June 1999 Marshall-Swift**

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

**2004**

8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup>

**The assessor does not currently use the sales comparison approach.**

9. Number of market areas/neighborhoods for this property class:

**9 – Atkinson, Chambers, Emmet, Ewing, Inman, O’Neill, Page, Stuart and Rural**

10. How are these defined? *(By location, similar property characteristics—i.e., subdivision, tract, etc.)*

**These market areas are defined by location, specifically by town and rural.**

**C. Commercial/Industrial Appraisal Information**

1. Data collection done by:  
**Assessor, deputy and clerk**
2. Valuation done by:  
**Assessor and deputy determine the valuation, with the assessor being responsible for the final value of the property.**
3. Date of last appraisal: <sup>1</sup>  
**2002**
4. Date of last “update”: <sup>2</sup>  
**2004. This update included new depreciation.**
5. Pickup work done by whom: <sup>3</sup>  
**Assessor and deputy**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	<b>22</b>	<b>2</b>	<b>0</b>	<b>24</b>

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?  
**June 1999 Marshall-Swift**
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?  
**2004**
8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? <sup>5</sup>  
**The income approach has not been utilized.**
9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup>  
**The assessor does not currently use the sales comparison approach.**
10. Number of market areas/neighborhoods for this property class?  
**9– Atkinson, Chambers, Emmet, Ewing, Inman, O’Neill, Page, Stuart and Rural**
11. How are these defined?  
**These market areas are defined by location, specifically by town and rural.**

**D. Agricultural Appraisal Information**

1. Data collection done by:  
**Assessor and deputy**
2. Valuation done by:  
**Assessor**
3. Date of last appraisal: <sup>1</sup>  
**Improvements were last appraised in 1978, while the last land appraisal was completed in 1987. The assessor and his staff have started with the review of agricultural land use in the fall of 2005.**
4. Date of last “update”: <sup>2</sup>

**2006. The assessor does a spreadsheet analysis of unimproved agricultural land sales by land capability groups each year and adjusts values accordingly to reflect current market value.**

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	<b>0</b>	<b>13</b>	<b>0</b>	<b>13</b>

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

**The income approach has never been utilized.**

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

**N/A**

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

**1995**

9. What date was the last countywide land use study completed?

**1987. Review began in the fall of 2005.**

- a. By what method? (Physical inspection, FSA maps, etc.)

**Physical inspection and FSA maps**

- b. By whom?

**Assessor and deputy**

- c. What proportion is complete / implemented at this time?

**100% is complete with the 1987 study and 15% is implemented with the most recent study.**

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

**2**

11. How are these defined? (*By location, topography, etc.*)

**The market areas are defined by location.**

13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?

**No**

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

1. Administrative software:

**Terra Scan**

2. CAMA software:

**Terra Scan**

3. Cadastral maps or GIS software:

**Cadastral maps**

- a. Who maintains the Cadastral Maps?

**Assessor and clerk**

b. Who maintains the GIS software and maps?

**N/A**

4. Personal Property software:

**Terra Scan**

## **F. Zoning Information**

1. Does the county have zoning?

**Yes**

a. If so, is the zoning county wide?

**Yes**

b. What municipalities in the county are zoned?

**Atkinson, Ewing, O'Neill & Stuart**

c. When was zoning implemented?

**1998**

## **G. Contracted Services**

1. Appraisal Services

**None**

2. Other Services

**None**

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

## **II. Assessment Actions**

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

### **1. Residential**

The Holt County Assessor reviewed all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. A physical review of the property was performed if there was still a question regarding the sale after the receipt of the questionnaire.

The planned physical review of the towns Stuart and Ewing were not started for assessment year 2006 due to time constraints.

Overall, residential values were not changed for 2006 unless any changes were found through sales verification or pick up work.

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

**2. Commercial**

The Holt County Assessor reviewed all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. A physical review of the property was performed if there was still a question regarding the sale after the receipt of the questionnaire.

Overall, commercial values were not changed for 2006 unless any changes were found through sales verification or pick up work.

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

**3. Agricultural**

The Holt County Assessor reviewed all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. A physical review of the property was performed if there was still a question regarding the sale after the receipt of the questionnaire.

For the assessment year 2006 the Holt County Assessor performed a spreadsheet analysis of agricultural sales and adjusted values according to the market.

In market area 1, Irrigated and Grass Land values were raised 15%. Also in market area 1 land capability groups 4D and 4D1 were raised 15%. In market area 2 Grass Land values were raised 12% while 4D and 4D1 land capability groups were also raised 12%.

A land use study of the county began in the fall of 2005 with 15% being implemented for assessment year 2006. The planned on-site review of rural improvements has still not begun. Once this begins, new property record cards for agricultural properties will be implemented.

The assessor does map all agricultural sales in a book within the office to provide information to the public about current land valuation.

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



Endnotes:

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

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

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

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

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

**County 45 - Holt**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 11,947	<b>Value</b> 1,089,641,075	<b>Total Growth</b> 6,238,550 (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	499	1,761,465	79	586,750	24	169,555	602	2,517,770	
2. Res Improv Land	2,869	12,344,725	260	2,568,960	335	2,406,260	3,464	17,319,945	
3. Res Improvements	2,993	117,043,695	301	20,019,585	404	21,820,320	3,698	158,883,600	
4. Res Total	3,492	131,149,885	380	23,175,295	428	24,396,135	4,300	178,721,315	2,535,905
% of Total	81.20	73.38	8.83	12.96	9.95	13.65	35.99	16.40	40.64
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	3,492	131,149,885	380	23,175,295	428	24,396,135	4,300	178,721,315	2,535,905
% of Total	81.20	73.38	8.83	12.96	9.95	13.65	35.99	16.40	40.64

**County 45 - Holt**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 11,947	<b>Value</b> 1,089,641,075	<b>Total Growth</b> 6,238,550 (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	76	417,425	6	77,010	18	86,545	100	580,980	
10. Comm Improv Land	506	3,329,905	29	226,965	73	691,135	608	4,248,005	
11. Comm Improvements	519	30,444,655	33	2,341,425	91	8,289,175	643	41,075,255	
12. Comm Total	595	34,191,985	39	2,645,400	109	9,066,855	743	45,904,240	2,055,360
% of Total	80.08	74.48	5.24	5.76	14.67	19.75	6.21	4.21	32.94
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	2	12,060	4	57,720	6	69,780	
15. Ind Improvements	0	0	2	538,260	4	4,831,020	6	5,369,280	
16. Ind Total	0	0	2	550,320	4	4,888,740	6	5,439,060	0
% of Total	0.00	0.00	33.33	10.11	66.66	89.88	0.05	0.49	0.00
Comm+Ind Total	595	34,191,985	41	3,195,720	113	13,955,595	6	5,439,060	0
% of Total	79.43	66.59	5.47	6.22	15.08	27.18	6.26	4.71	32.94
17. Taxable Total	4,087	165,341,870	421	26,371,015	541	38,351,730	5,049	230,064,615	4,591,265
% of Total	80.94	71.86	8.33	10.07	10.71	10.60	42.26	21.11	73

**County 45 - Holt**

**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	6	8,490	643,330	0	0	0
19. Commercial	10	257,140	8,188,510	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	6	8,490	643,330
19. Commercial	0	0	0	10	257,140	8,188,510
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>16</b>	<b>265,630</b>	<b>8,831,840</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	282	18	98	398

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	38,855	10	281,390	4,886	521,524,035	4,901	521,844,280
28. Ag-Improved Land	0	0	7	68,245	1,902	265,220,375	1,909	265,288,620
29. Ag-Improvements	0	0	7	181,690	1,990	72,261,870	1,997	72,443,560
<b>30. Ag-Total Taxable</b>							<b>6,898</b>	<b>859,576,460</b>

**County 45 - Holt**

**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	4	3.330	10,000	
33. HomeSite Improvements	0		0	2		17,190	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	4	5.150	2,960	
37. FarmSite Improv	0		0	7		164,500	
<b>38. FarmSite Total</b>							
39. Road & Ditches		1.130			0.760		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	31	31.820	95,460	31	31.820	95,460	
32. HomeSite Improv Land	1,234	1,352.290	4,056,870	1,238	1,355.620	4,066,870	
33. HomeSite Improvements	1,278		37,104,150	1,280		37,121,340	1,647,285
<b>34. HomeSite Total</b>				1,311	1,387.440	41,283,670	
35. FarmSite UnImp Land	65	71.310	41,060	65	71.310	41,060	
36. FarmSite Impr Land	1,687	2,231.960	1,286,545	1,691	2,237.110	1,289,505	
37. FarmSite Improv	1,895		35,157,720	1,902		35,322,220	0
<b>38. FarmSite Total</b>				1,967	2,308.420	36,652,785	
39. Road & Ditches		18,398.520			18,400.410		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>3,278</b>	<b>22,096.270</b>	<b>77,936,455</b>	<b>1,647,285</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	5	740.390	237,745	5	740.390	237,745

**Schedule VIII: Agricultural Records:**

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

County 45 - Holt

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	556.000	888,610	556.000	888,610
46. 1A	0.000	0	0.000	0	11,422.970	17,808,735	11,422.970	17,808,735
47. 2A1	0.000	0	0.000	0	21,129.150	31,475,695	21,129.150	31,475,695
48. 2A	0.000	0	0.000	0	19,331.290	28,000,605	19,331.290	28,000,605
49. 3A1	0.000	0	0.000	0	13,731.360	18,343,465	13,731.360	18,343,465
50. 3A	0.000	0	0.000	0	72,222.740	91,190,980	72,222.740	91,190,980
51. 4A1	0.000	0	0.000	0	47,083.650	36,722,730	47,083.650	36,722,730
52. 4A	0.000	0	0.000	0	17,329.390	12,997,050	17,329.390	12,997,050
53. Total	0.000	0	0.000	0	202,806.550	237,427,870	202,806.550	237,427,870
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	292.000	195,235	292.000	195,235
55. 1D	0.000	0	0.000	0	6,274.550	3,996,495	6,274.550	3,996,495
56. 2D1	0.000	0	0.000	0	10,319.830	6,444,355	10,319.830	6,444,355
57. 2D	0.000	0	0.000	0	10,173.400	5,893,560	10,173.400	5,893,560
58. 3D1	3.550	1,990	0.000	0	5,634.370	3,142,510	5,637.920	3,144,500
59. 3D	0.000	0	0.000	0	18,263.270	9,480,380	18,263.270	9,480,380
60. 4D1	0.000	0	0.000	0	6,347.020	1,966,670	6,347.020	1,966,670
61. 4D	0.500	145	0.000	0	5,428.220	1,574,175	5,428.720	1,574,320
62. Total	4.050	2,135	0.000	0	62,732.660	32,693,380	62,736.710	32,695,515
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	233.200	114,270	233.200	114,270
64. 1G	0.000	0	0.000	0	9,430.680	4,614,265	9,430.680	4,614,265
65. 2G1	0.000	0	0.000	0	20,056.830	9,822,635	20,056.830	9,822,635
66. 2G	0.000	0	0.000	0	28,945.920	14,142,205	28,945.920	14,142,205
67. 3G1	48.600	23,525	0.000	0	13,591.370	6,506,975	13,639.970	6,530,500
68. 3G	11.160	5,470	146.440	69,835	226,803.460	113,711,885	226,961.060	113,787,190
69. 4G1	20.000	5,915	292.000	103,660	451,333.590	176,777,640	451,645.590	176,887,215
70. 4G	7.000	1,690	407.170	118,080	331,983.170	97,277,330	332,397.340	97,397,100
71. Total	86.760	36,600	845.610	291,575	1,082,378.220	422,967,205	1,083,310.590	423,295,380
72. Waste	4.000	120	21.000	630	61,905.210	1,958,470	61,930.210	1,959,220
73. Other	0.000	0	6.000	600	7,092.790	707,385	7,098.790	707,985
74. Exempt	0.000		0.000		272.610		272.610	
75. Total	94.810	38,855	872.610	292,805	1,416,915.430	695,754,310	1,417,882.850	696,085,970

County 45 - Holt

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	2.000	2,980	3,646.900	5,433,880	3,648.900	5,436,860
47. 2A1	0.000	0	1.130	1,685	10,145.200	15,116,350	10,146.330	15,118,035
48. 2A	0.000	0	0.000	0	5,605.820	8,352,675	5,605.820	8,352,675
49. 3A1	0.000	0	0.000	0	2,779.980	4,139,950	2,779.980	4,139,950
50. 3A	0.000	0	0.000	0	19,751.970	29,381,525	19,751.970	29,381,525
51. 4A1	0.000	0	0.000	0	2,115.640	2,367,715	2,115.640	2,367,715
52. 4A	0.000	0	0.000	0	2,044.500	1,676,490	2,044.500	1,676,490
53. Total	0.000	0	3.130	4,665	46,090.010	66,468,585	46,093.140	66,473,250
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	6.180	3,990	1,192.630	769,255	1,198.810	773,245
56. 2D1	0.000	0	0.000	0	3,542.810	2,214,340	3,542.810	2,214,340
57. 2D	0.000	0	0.000	0	900.160	522,090	900.160	522,090
58. 3D1	0.000	0	0.000	0	431.640	240,935	431.640	240,935
59. 3D	0.000	0	26.000	14,300	1,227.600	675,180	1,253.600	689,480
60. 4D1	0.000	0	0.000	0	200.500	60,090	200.500	60,090
61. 4D	0.000	0	0.000	0	257.410	72,075	257.410	72,075
62. Total	0.000	0	32.180	18,290	7,752.750	4,553,965	7,784.930	4,572,255
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	8.230	4,525	1,134.060	623,745	1,142.290	628,270
65. 2G1	0.000	0	5.360	2,950	4,131.460	2,270,210	4,136.820	2,273,160
66. 2G	0.000	0	0.000	0	2,223.780	1,215,430	2,223.780	1,215,430
67. 3G1	0.000	0	0.000	0	848.150	462,035	848.150	462,035
68. 3G	0.000	0	22.670	13,440	13,363.030	7,160,365	13,385.700	7,173,805
69. 4G1	0.000	0	0.000	0	3,531.740	1,226,565	3,531.740	1,226,565
70. 4G	0.000	0	0.000	0	5,080.870	1,408,435	5,080.870	1,408,435
71. Total	0.000	0	36.260	20,915	30,313.090	14,366,785	30,349.350	14,387,700
72. Waste	0.000	0	0.000	0	756.860	22,585	756.860	22,585
73. Other	0.000	0	0.000	0	984.460	98,245	984.460	98,245
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	71.570	43,870	85,897.170	85,510,165	85,968.740	85,554,035

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	3.130	4,665	248,896.560	303,896,455	248,899.690	303,901,120
77.Dry Land	4.050	2,135	32.180	18,290	70,485.410	37,247,345	70,521.640	37,267,770
78.Grass	86.760	36,600	881.870	312,490	1,112,691.310	437,333,990	1,113,659.940	437,683,080
79.Waste	4.000	120	21.000	630	62,662.070	1,981,055	62,687.070	1,981,805
80.Other	0.000	0	6.000	600	8,077.250	805,630	8,083.250	806,230
81.Exempt	0.000	0	0.000	0	272.610	0	272.610	0
<b>82.Total</b>	<b>94.810</b>	<b>38,855</b>	<b>944.180</b>	<b>336,675</b>	<b>1,502,812.600</b>	<b>781,264,475</b>	<b>1,503,851.590</b>	<b>781,640,005</b>



## 2006 Agricultural Land Detail

### County 45 - Holt

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	556.000	0.27%	888,610	0.37%	1,598.219
1A	11,422.970	5.63%	17,808,735	7.50%	1,559.028
2A1	21,129.150	10.42%	31,475,695	13.26%	1,489.681
2A	19,331.290	9.53%	28,000,605	11.79%	1,448.460
3A1	13,731.360	6.77%	18,343,465	7.73%	1,335.881
3A	72,222.740	35.61%	91,190,980	38.41%	1,262.635
4A1	47,083.650	23.22%	36,722,730	15.47%	779.946
4A	17,329.390	8.54%	12,997,050	5.47%	750.000
<b>Irrigated Total</b>	<b>202,806.550</b>	<b>100.00%</b>	<b>237,427,870</b>	<b>100.00%</b>	<b>1,170.711</b>

#### Dry:

1D1	292.000	0.47%	195,235	0.60%	668.613
1D	6,274.550	10.00%	3,996,495	12.22%	636.937
2D1	10,319.830	16.45%	6,444,355	19.71%	624.463
2D	10,173.400	16.22%	5,893,560	18.03%	579.310
3D1	5,637.920	8.99%	3,144,500	9.62%	557.741
3D	18,263.270	29.11%	9,480,380	29.00%	519.095
4D1	6,347.020	10.12%	1,966,670	6.02%	309.857
4D	5,428.720	8.65%	1,574,320	4.82%	289.998
<b>Dry Total</b>	<b>62,736.710</b>	<b>100.00%</b>	<b>32,695,515</b>	<b>100.00%</b>	<b>521.154</b>

#### Grass:

1G1	233.200	0.02%	114,270	0.03%	490.008
1G	9,430.680	0.87%	4,614,265	1.09%	489.282
2G1	20,056.830	1.85%	9,822,635	2.32%	489.740
2G	28,945.920	2.67%	14,142,205	3.34%	488.573
3G1	13,639.970	1.26%	6,530,500	1.54%	478.776
3G	226,961.060	20.95%	113,787,190	26.88%	501.351
4G1	451,645.590	41.69%	176,887,215	41.79%	391.650
4G	332,397.340	30.68%	97,397,100	23.01%	293.014
<b>Grass Total</b>	<b>1,083,310.590</b>	<b>100.00%</b>	<b>423,295,380</b>	<b>100.00%</b>	<b>390.742</b>

<b>Irrigated Total</b>	<b>202,806.550</b>	<b>14.30%</b>	<b>237,427,870</b>	<b>34.11%</b>	<b>1,170.711</b>
<b>Dry Total</b>	<b>62,736.710</b>	<b>4.42%</b>	<b>32,695,515</b>	<b>4.70%</b>	<b>521.154</b>
<b>Grass Total</b>	<b>1,083,310.590</b>	<b>76.40%</b>	<b>423,295,380</b>	<b>60.81%</b>	<b>390.742</b>
Waste	61,930.210	4.37%	1,959,220	0.28%	31.635
Other	7,098.790	0.50%	707,985	0.10%	99.733
Exempt	272.610	0.02%			
<b>Market Area Total</b>	<b>1,417,882.850</b>	<b>100.00%</b>	<b>696,085,970</b>	<b>100.00%</b>	<b>490.933</b>

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

<b>Irrigated Total</b>	<b>202,806.550</b>	<b>81.48%</b>	<b>237,427,870</b>	<b>78.13%</b>	
<b>Dry Total</b>	<b>62,736.710</b>	<b>88.96%</b>	<b>32,695,515</b>	<b>87.73%</b>	
<b>Grass Total</b>	<b>1,083,310.590</b>	<b>97.27%</b>	<b>423,295,380</b>	<b>96.71%</b>	
Waste	61,930.210	98.79%	1,959,220	98.86%	
Other	7,098.790	87.82%	707,985	87.81%	
Exempt	272.610	100.00%			
<b>Market Area Total</b>	<b>1,417,882.850</b>	<b>94.28%</b>	<b>696,085,970</b>	<b>89.05%</b>	

## 2006 Agricultural Land Detail

### County 45 - Holt

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,648.900	7.92%	5,436,860	8.18%	1,489.999
2A1	10,146.330	22.01%	15,118,035	22.74%	1,490.000
2A	5,605.820	12.16%	8,352,675	12.57%	1,490.000
3A1	2,779.980	6.03%	4,139,950	6.23%	1,489.201
3A	19,751.970	42.85%	29,381,525	44.20%	1,487.523
4A1	2,115.640	4.59%	2,367,715	3.56%	1,119.148
4A	2,044.500	4.44%	1,676,490	2.52%	820.000
<b>Irrigated Total</b>	<b>46,093.140</b>	<b>100.00%</b>	<b>66,473,250</b>	<b>100.00%</b>	<b>1,442.150</b>

#### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	1,198.810	15.40%	773,245	16.91%	645.010
2D1	3,542.810	45.51%	2,214,340	48.43%	625.023
2D	900.160	11.56%	522,090	11.42%	579.996
3D1	431.640	5.54%	240,935	5.27%	558.185
3D	1,253.600	16.10%	689,480	15.08%	550.000
4D1	200.500	2.58%	60,090	1.31%	299.700
4D	257.410	3.31%	72,075	1.58%	280.000
<b>Dry Total</b>	<b>7,784.930</b>	<b>100.00%</b>	<b>4,572,255</b>	<b>100.00%</b>	<b>587.321</b>

#### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,142.290	3.76%	628,270	4.37%	550.009
2G1	4,136.820	13.63%	2,273,160	15.80%	549.494
2G	2,223.780	7.33%	1,215,430	8.45%	546.560
3G1	848.150	2.79%	462,035	3.21%	544.756
3G	13,385.700	44.11%	7,173,805	49.86%	535.930
4G1	3,531.740	11.64%	1,226,565	8.53%	347.297
4G	5,080.870	16.74%	1,408,435	9.79%	277.203
<b>Grass Total</b>	<b>30,349.350</b>	<b>100.00%</b>	<b>14,387,700</b>	<b>100.00%</b>	<b>474.069</b>

<b>Irrigated Total</b>	<b>46,093.140</b>	<b>53.62%</b>	<b>66,473,250</b>	<b>77.70%</b>	<b>1,442.150</b>
<b>Dry Total</b>	<b>7,784.930</b>	<b>9.06%</b>	<b>4,572,255</b>	<b>5.34%</b>	<b>587.321</b>
<b>Grass Total</b>	<b>30,349.350</b>	<b>35.30%</b>	<b>14,387,700</b>	<b>16.82%</b>	<b>474.069</b>
Waste	756.860	0.88%	22,585	0.03%	29.840
Other	984.460	1.15%	98,245	0.11%	99.795
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>85,968.740</b>	<b>100.00%</b>	<b>85,554,035</b>	<b>100.00%</b>	<b>995.176</b>

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

<b>Irrigated Total</b>	<b>46,093.140</b>	<b>18.52%</b>	<b>66,473,250</b>	<b>21.87%</b>	
<b>Dry Total</b>	<b>7,784.930</b>	<b>11.04%</b>	<b>4,572,255</b>	<b>12.27%</b>	
<b>Grass Total</b>	<b>30,349.350</b>	<b>2.73%</b>	<b>14,387,700</b>	<b>3.29%</b>	
Waste	756.860	1.21%	22,585	1.14%	
Other	984.460	12.18%	98,245	12.19%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>85,968.740</b>	<b>5.72%</b>	<b>85,554,035</b>	<b>10.95%</b>	

## 2006 Agricultural Land Detail

### County 45 - Holt

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	3.130	4,665	248,896.560	303,896,455
Dry	4.050	2,135	32.180	18,290	70,485.410	37,247,345
Grass	86.760	36,600	881.870	312,490	1,112,691.310	437,333,990
Waste	4.000	120	21.000	630	62,662.070	1,981,055
Other	0.000	0	6.000	600	8,077.250	805,630
Exempt	0.000	0	0.000	0	272.610	0
<b>Total</b>	<b>94.810</b>	<b>38,855</b>	<b>944.180</b>	<b>336,675</b>	<b>1,502,812.600</b>	<b>781,264,475</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	248,899.690	303,901,120	248,899.690	16.55%	303,901,120	38.88%	1,220.978
Dry	70,521.640	37,267,770	70,521.640	4.69%	37,267,770	4.77%	528.458
Grass	1,113,659.940	437,683,080	1,113,659.940	74.05%	437,683,080	56.00%	393.013
Waste	62,687.070	1,981,805	62,687.070	4.17%	1,981,805	0.25%	31.614
Other	8,083.250	806,230	8,083.250	0.54%	806,230	0.10%	99.740
Exempt	272.610	0	272.610	0.02%	0	0.00%	0.000
<b>Total</b>	<b>1,503,851.590</b>	<b>781,640,005</b>	<b>1,503,851.590</b>	<b>100.00%</b>	<b>781,640,005</b>	<b>100.00%</b>	<b>519.758</b>

\* Department of Property Assessment & Taxation Calculates

## 2005 PLAN OF ASSESSMENT HOLT COUNTY

Pursuant to section 77-1311 of the statutes of Nebraska, as amended, submitted herewith is the 3-year Plan of Assessment. Said plan was originally submitted to the county board of equalization on or before July 31 of each year and a copy sent to the Department of Property Assessment and Taxation on or before October 31 each year.

Holt County has a total count of 12,126 taxable parcels, being further identified as: 35% (4,289) residential parcels; 6% (745) commercial/industrial parcels; and 59% (7,092) agricultural parcels. There are also 396 exempt parcels.

For 2005, 2256 personal property schedules were filed, plus applications taken for homestead exemptions. Applications for exemption and/or affidavits for continuing exemption are received annually. For 2005, applications were filed by 65 organizations.

Staff for the office consists of the elected assessor, one deputy, and three full-time clerks. Maintenance of property record cards is performed by any staff member. Changes due to transfer are primarily completed by either the assessor or one of the clerks. Personal property filings are managed by the assessor, the deputy or another of the clerks. The third clerk assists with maintaining computer files of real property, plus wherever else needed. Reports required are prepared by the assessor with assistance of all personnel.

The budget request for 2005-06 is \$166,402, approximately \$61,040 of which is expected to be used for appraisal maintenance. The CAMA portion within the appraisal maintenance includes a cost of about \$10,000.

The assessor anticipates attending the 2005 Fall Workshop to acquire hours of continuing education for maintaining the Assessor's certificate. To date, the assessor has accumulated 68.5 hours toward the next renewal of the certificate. The deputy has accumulated at least 46 hours toward his renewal. No other staff member holds an Assessor's certificate.

Cadastral maps are maintained by the assessor and the clerk processing the transfer statements. Photo background of the cadastral maps is 1966. Ownership and descriptions are kept current by the assessor and said clerk.

Reports are generated as follows:

- Real Estate Abstract is to be submitted on or before March 20 (to be March 19).
- The Personal Property Abstract is to be submitted on or before June 15.
- A report on the review of ownership and use of all cemetery real property is to be presented to the county board of equalization on or before August 1.
- Certificates of value for taxing authorities are to be submitted on or before August 20.
- School District Taxable Value Report is to be submitted on or before August 25.
- The Plan of Assessment is to be submitted on or before July 31.
- The report of the average assessed value of single-family residential properties is to be reported on or before September 1.
- A list of trusts owning agricultural land is certified to the Nebraska Secretary of State by October 1.
- The Tax Roll is to be delivered to the County Treasurer by November 22, along with tax bills.
- Homestead Exemption Tax Loss is to be certified on or before November 30.
- The Certificate of Taxes Levied is to be submitted on or before December 1.

Tax List Corrections are periodically submitted to the County Board of Equalization for approval, showing reasons for said corrections. Meetings of the County Board of Equalization are attended by the County Assessor.

Notice that a list of the applications from organizations seeking tax exemption, descriptions of the property, and the recommendation of the county assessor are available in the county assessor's office, is published in local newspapers at least ten days prior to consideration of the applications by the county board of equalization.

By March 1, governmental subdivisions are notified of intent to tax property not used for a public purpose, and not paying an in-lieu-of tax.

Property record cards contain all information required by Reg. 10-004, including legal description, property owner, classification codes and supporting documentation. New property record cards were obtained for residential properties for 2001 and for commercial/industrial properties for 2002. New property record cards for agricultural properties have been obtained for use for 2006.

Applications for Homestead Exemption are accepted February 1 through June 30, according to statute. Approximately 630 applications were received in 2005. News releases and newspaper ads are prepared to alert property owners of the time period in which to file, and to summarize

qualifications. Information guides prepared by the Department of Revenue are made available to the public. Approved Homestead Exemption applications are sent to the Department of Revenue by August 1.

Personal property schedules are to be filed by May 1 to be timely. Post cards are mailed in January to previous filers to notify them of the need to file again. In early April, ads are placed in the local newspapers and news releases given to the local radio to remind taxpayers of the filing deadline, the necessary documentation to submit, and of the penalties for not filing in a timely manner. Schedules filed May 1 and before July 31 receive a 10% penalty. Filings after July 31 receive a 25% penalty. 13AGs received periodically during the year have been indications of changes necessary for the subsequent year. (This source of information is scheduled to cease in 2004.) Such changes are entered into computer records and schedules pre-printed as soon after the first of the year as possible. Verification is achieved from depreciation worksheets and personal contacts with owners.

Real property is up-dated annually through pick-up work and maintenance. Pick-up work, done by the assessor or deputy, involves physical inspection of properties flagged on computer records as having building permits or other information meriting attention. Lists of approved building permits are gathered from city clerks where permits are required. Improvement Information Statements are received where permits are not required. Personal observation by the staff also triggers flags for possible required changes.

On or before June 1, certification of the real estate assessment roll is made and published in the local newspapers. Also by that date, Notices of Valuation Change are mailed by first-class mail to owners of any real property that has changed in value from the previous year. By June 6, assessment/sales ratio statistics (as determined by the Tax Equalization and Review Commission) are mailed to media and posted in the Assessor's Office.

All residential property (urban, suburban, and rural) was re-appraised for 2001 under contract with High Plains Appraisal Service. New photos were taken and listings were verified and/or corrected, re-measuring where necessary. Properties were sketched into computer records. Costs were generated using CAMA of ASI, utilizing Marshall & Swift costs of June 1999. Mailings of Notice of Valuation Change for 2001 were accompanied with the brochure Your Property Taxes, prepared by the Department of Property Assessment and Taxation. For 2005, the median level of value for residential property is 98%. The COD is 19.64 and the PRD is 105.66. Subsequent sales need to be studied to determine trends and changes in the market.

Commercial and industrial properties were re-appraised for 2002. New photos were taken, and improvements re-measured and inspected. Properties were sketched into computer records. Costs were generated using CAMA by ASI, utilizing Marshall & Swift costs of June 1999. A depreciation study was made. Income data was gathered where appropriate. The median level of assessment of commercial/industrial properties for 2005 is 96%. The COD is 24.20 and the PRD is 107.49. Subsequent sales need to be studied to determine trends and changes in the market.

The median level of assessment of agricultural property for 2005 is 78%. The COD is 25.87 and the PRD is 103.00. Agricultural improvements need to be re-appraised. Plans are to begin the process, anticipated to require two years, in 2005. Properties will be inspected by the assessor and/or deputy, measurements confirmed and condition noted. Interior inspections are to be completed wherever possible. New record cards have been obtained for this use. Appropriate sketches of improvements will be entered into computer records by the clerks and improvements re-priced using CAMA. A depreciation study is to be completed. Land use needs to be up-dated, with plans for the assessor and/or deputy to physically view and verify land use in 2004 and 2005 for the 2006 tax year.

Real estate transfer statements are filed in as timely of a manner as possible considering other time demands of the assessor. Completion of the supplemental data is by the assessor and the clerk who assists in maintaining cadastral records. Questionnaires are mailed to both the buyers and sellers of properties sold to assist the assessor in verifying sales. The response rate is approximately 84%.

For 2006, any changes in land use observed in the 2004-2005 review will be implemented. Field work by the assessor and/or deputy will continue for the re-appraisal of farm improvements, concentrating on the Southeast quadrant of the county, involving approximately 334 farmsteads. If time permits, work will expand into the Southwest quadrant of the county, approximately 237 additional farmsteads. It appears concentrated review of Stuart and Ewing town residential properties needs to be done for 2006. Sales of residential and commercial properties will be analyzed for any needed adjustments. Strive to improve quality and uniformity in assessments of both residential and commercial properties. Pick-up work will be completed. Change of Valuation Notices mailed as required.

For 2007, continue field work by the assessor and/or deputy on re-appraisal of farm improvements, extending work into the north half of the county. The Northeast quadrant includes approximately 282 farmsteads, and the Northwest quadrant approximately 385. Study sales for possible adjustments needed for residential or commercial properties. Adjust for changes in agricultural land use. Complete pick-up work. Send notices as required.

For 2008, complete pick-up work. Adjust for changes in agricultural land use as required. Study sales for market-based changes of residential, commercial and agricultural properties. The assessor and/or deputy will begin on-site review of residential properties in towns for discovery of change in characteristics or condition. Mail Change of Valuation notices as appropriate.

Respectfully

Holt County Assessor

June 15, 2005

AMENDMENTS:

The approved budget for 2005-2006 is \$165,402. The amount included therein for appraisal maintenance (including the CAMA portion) is unchanged.

Due to time constraints, field work for re-appraisal of farm improvements will in all probability not be completed until 2008.



# **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
  - $\text{Sum SaleAmt}$

### 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
  - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

### 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
  - $\text{Sum TotAssdValue}$

### 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
  - $\text{TotAdjSalePrice}/\text{Count}$

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

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

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

- The actual calculation:

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

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

### 95% Mean C.I.

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

### Ratio Formulas

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

## Map Source Documentation

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

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

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

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

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

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



## Valuation History Chart Specifications

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

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

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

*City Class, Population, & Zoning Authority:*

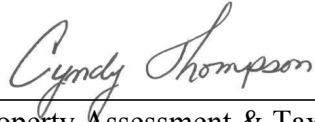
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

## Certification

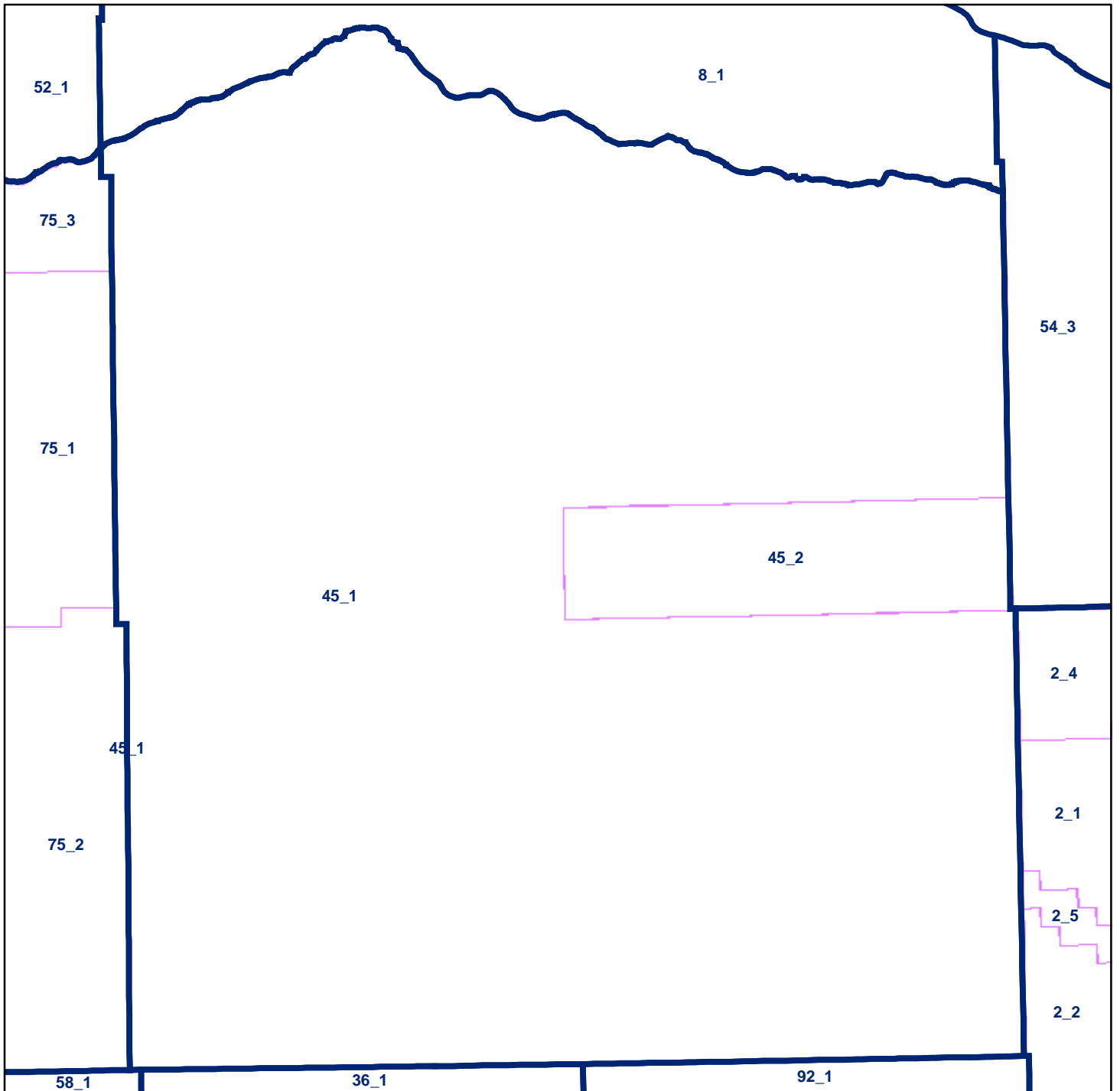
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Holt County County Assessor, by certified mail, return receipt requested, 7049 1160 0001 1212 8199.

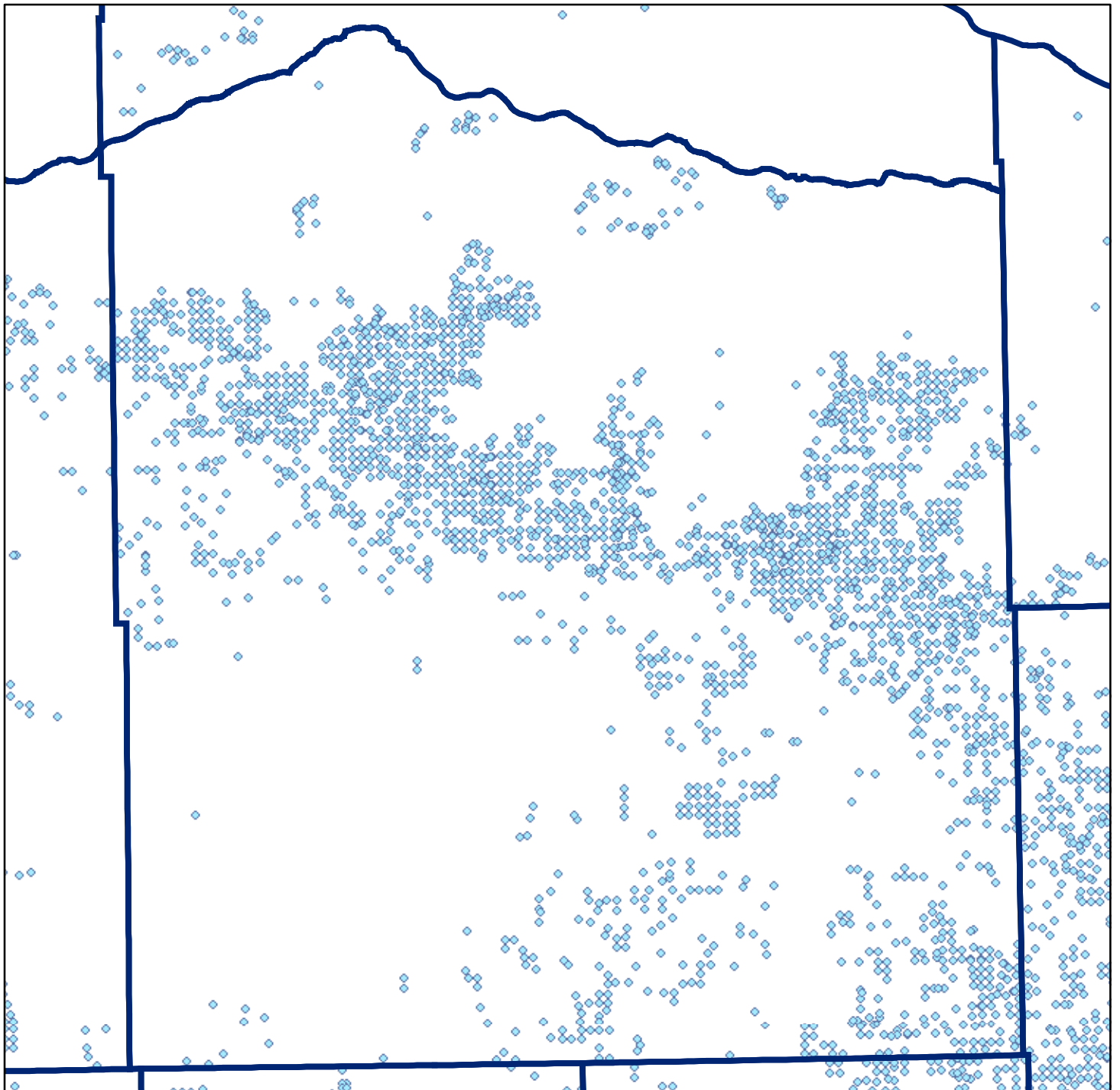
Dated this 10th day of April, 2006.

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

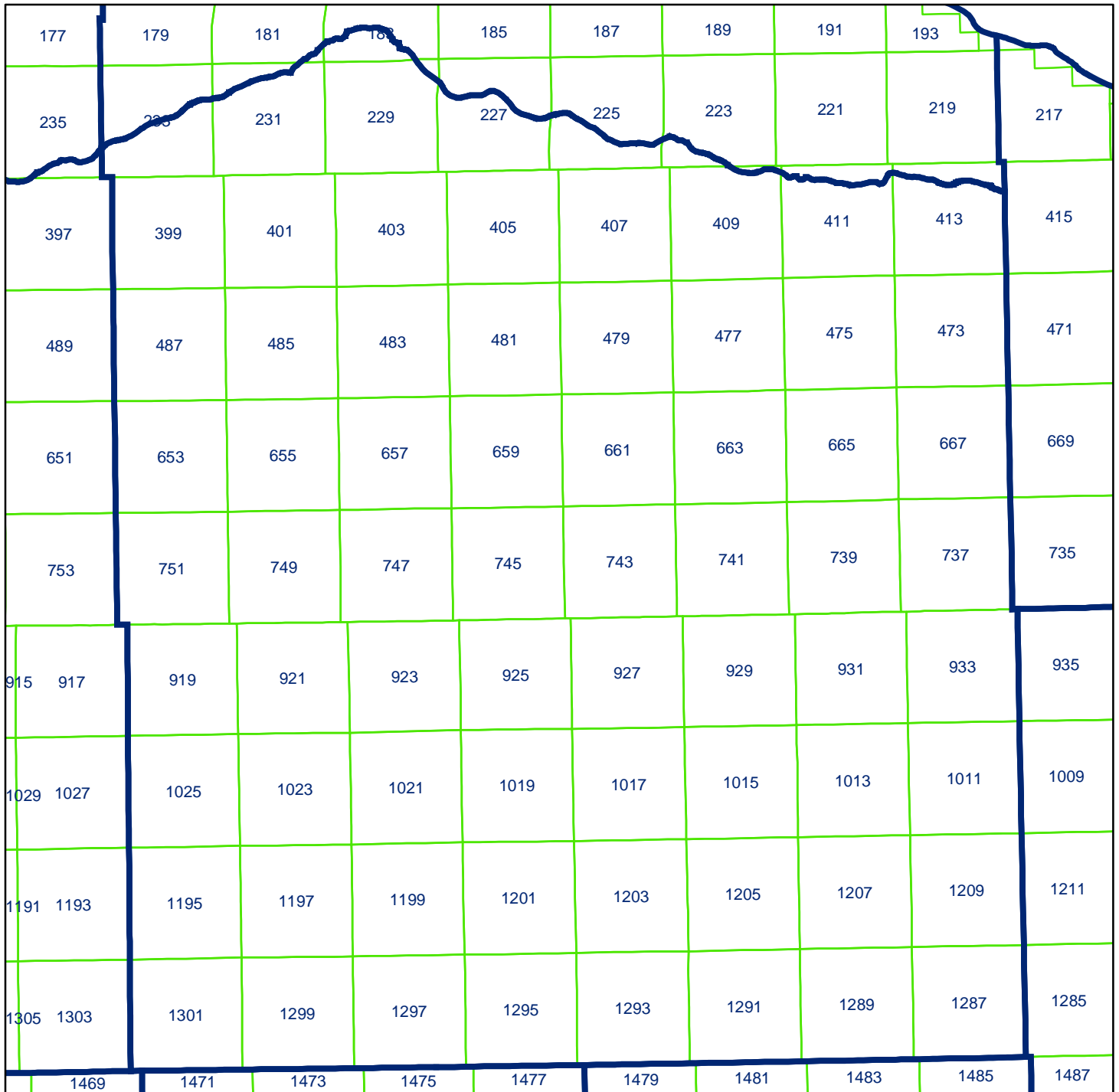




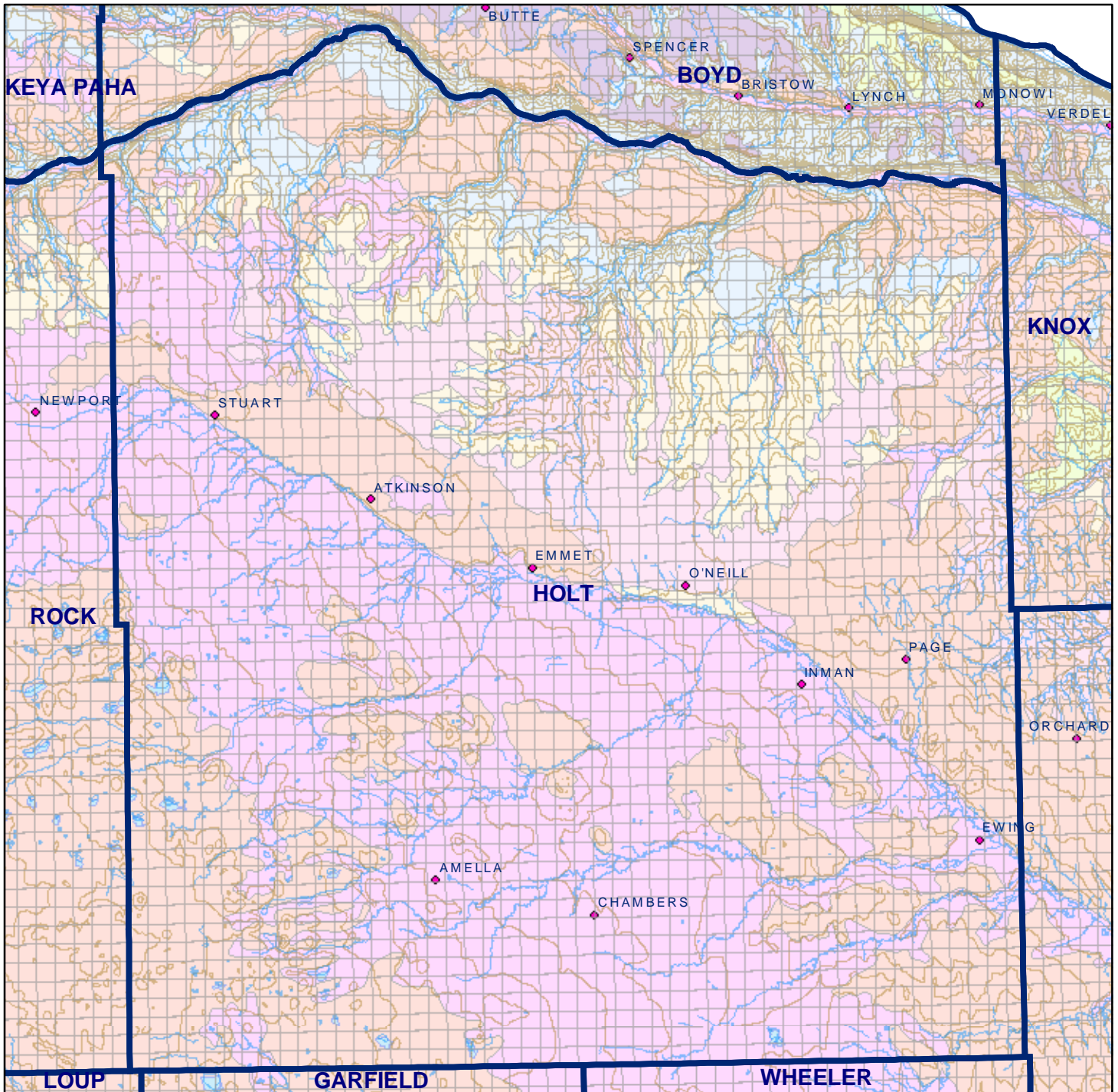
Market Areas



○ Registered Wells > 500 GPM



 Geo Codes



**Legend**

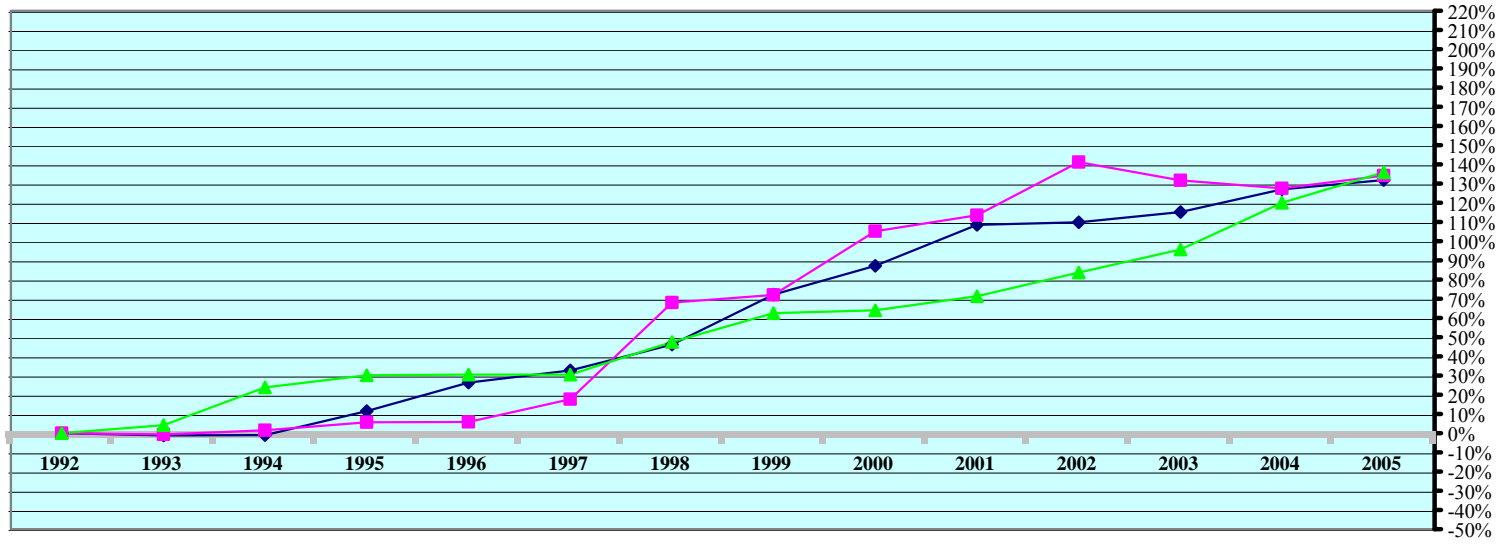
- Sections
  - Towns
  - Rivers and Streams
  - Topography
- Soil Classes**
- 0 - Lakes and Ponds
  - 1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
  - 2- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
  - 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
  - 4 - Well drained silty soils formed in loess on uplands
  - 5 - Well drained silty soils formed in loess and alluvium on stream terraces
  - 6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
  - 7 - Somewhat poorly drained soils formed in alluvium on bottom lands
  - 8 - Moderately well drained silty soils with clayey subsoils on uplands

**Holt County**





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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	75,839,740	--	--	--	21,081,590	--	--	--	291,865,015	--	--	--
1993	74,937,110	-902,630	-1.19%	-1.19%	20,948,945	-132,645	-0.63%	-0.63%	304,009,675	12,144,660	4.16%	4.16%
1994	75,137,220	200,110	0.27%	-0.93%	21,411,595	462,650	2.21%	1.57%	361,604,920	57,595,245	18.95%	23.89%
1995	84,569,890	9,432,670	12.55%	11.51%	22,276,715	865,120	4.04%	5.67%	379,759,580	18,154,660	5.02%	30.11%
1996	95,821,655	11,251,765	13.30%	26.35%	22,304,335	27,620	0.12%	5.80%	380,642,875	883,295	0.23%	30.42%
1997	100,617,230	4,795,575	5.00%	32.67%	24,814,195	2,509,860	11.25%	17.71%	380,922,980	280,105	0.07%	30.51%
1998	110,806,390	10,189,160	10.13%	46.11%	35,428,465	10,614,270	42.77%	68.05%	430,537,960	49,614,980	13.02%	47.51%
1999	130,564,585	19,758,195	17.83%	72.16%	36,265,631	837,166	2.36%	72.03%	474,157,160	43,619,200	10.13%	62.46%
2000	141,947,890	11,383,305	8.72%	87.17%	43,251,975	6,986,344	19.26%	105.16%	478,455,375	4,298,215	0.91%	63.93%
2001	158,081,725	16,133,835	11.37%	108.44%	45,003,870	1,751,895	4.05%	113.47%	499,902,720	21,447,345	4.48%	71.28%
2002	159,161,000	1,079,275	0.68%	109.86%	50,849,165	5,845,295	12.99%	141.20%	536,111,135	36,208,415	7.24%	83.68%
2003	163,123,085	3,962,085	2.49%	115.09%	48,854,815	-1,994,350	-3.92%	131.74%	570,924,270	34,813,135	6.49%	95.61%
2004	172,139,815	9,016,730	5.53%	126.98%	47,974,430	-880,385	-1.80%	127.57%	642,139,955	71,215,685	12.47%	120.01%
2005	175,799,695	3,659,880	2.13%	131.80%	49,355,860	1,381,430	2.88%	134.12%	688,302,355	46,162,400	7.19%	135.83%

1992-2005 Rate Ann. %chg: Resid & Rec. **6.68%**      Comm & Indust **6.76%**      Agland **6.82%**

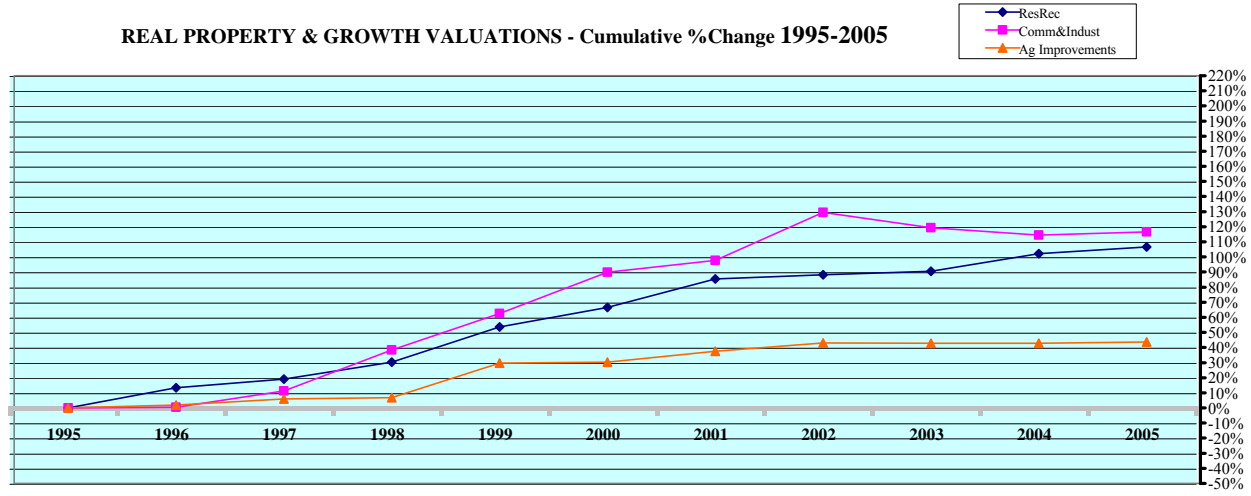
Cnty# **45**  
County **HOLT**

FL area **11**

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



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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	75,839,740	not avail.	--	--	--	--	21,081,590	not avail.	--	--	--	--
1993	74,937,110	not avail.	--	--	--	--	20,948,945	not avail.	--	--	--	--
1994	75,137,220	not avail.	--	--	--	--	21,411,595	not avail.	--	--	--	--
1995	84,569,890	468,605	0.55%	84,101,285	--	--	22,276,715	137,440	0.62%	22,139,275	--	--
1996	95,821,655	443,570	0.46%	95,378,085	12.78%	13.41%	22,304,335	71,190	0.32%	22,233,145	-0.20%	0.42%
1997	100,617,230	495,280	0.49%	100,121,950	4.49%	19.05%	24,814,195	181,975	0.73%	24,632,220	10.44%	11.26%
1998	110,806,390	1,199,270	1.08%	109,607,120	8.93%	30.33%	35,428,465	4,812,320	13.58%	30,616,145	23.38%	38.29%
1999	130,564,585	1,376,625	1.05%	129,187,960	16.59%	53.61%	36,265,631	302,010	0.83%	35,963,621	1.51%	62.44%
2000	141,947,890	1,870,385	1.32%	140,077,505	7.29%	66.56%	43,251,975	1,197,305	2.77%	42,054,670	15.96%	89.96%
2001	158,081,725	2,096,180	1.33%	155,985,545	9.89%	85.47%	45,003,870	1,222,875	2.72%	43,780,995	1.22%	97.75%
2002	159,161,000	894,760	0.56%	158,266,240	0.12%	88.19%	50,849,165	37,790	0.07%	50,811,375	12.90%	129.51%
2003	163,123,085	2,975,395	1.82%	160,147,690	0.62%	90.42%	48,854,815	313,525	0.64%	48,541,290	-4.54%	119.25%
2004	172,139,815	2,065,720	1.20%	170,074,095	4.26%	102.23%	47,974,430	479,210	1.00%	47,495,220	-2.78%	114.53%
2005	175,799,695	2,016,464	1.15%	173,783,231	0.95%	106.64%	49,355,860	1,425,170	2.89%	47,930,690	-0.09%	116.50%

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

Resid & Rec. **7.53%**

Comm & Indust **8.03%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	48,190,075					
1993	not avail	not avail	51,258,575					
1994	not avail	not avail	51,360,725					
1995	23,043,330	30,421,615	53,464,945	932,470	1.74%	52,532,475	--	--
1996	25,146,910	28,455,750	53,602,660	89,665	0.17%	53,512,995	0.09%	1.87%
1997	27,295,920	28,667,310	55,963,230	335,770	0.60%	55,627,460	3.78%	5.89%
1998	27,235,755	30,038,270	57,274,025	1,150,205	2.01%	56,123,820	0.29%	6.84%
1999	37,945,450	30,436,300	68,381,750	309,635	0.45%	68,072,115	18.85%	29.58%
2000	38,377,460	31,602,130	69,979,590	1,512,070	2.16%	68,467,520	0.13%	30.33%
2001	40,539,730	32,317,420	72,857,150	577,250	0.79%	72,279,900	3.29%	37.59%
2002	40,302,595	34,889,245	75,191,840	74,898	0.10%	75,116,942	3.10%	42.99%
2003	40,254,215	36,200,975	76,455,190	1,379,705	1.80%	75,075,485	-0.15%	42.91%
2004	40,889,105	36,101,400	76,990,505	1,969,632	2.56%	75,020,873	-1.88%	42.81%
2005	40,466,425	35,673,310	76,139,735	687,025	0.90%	75,452,710	-2.00%	43.63%

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

Ag Imprvmts **3.69%**

(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

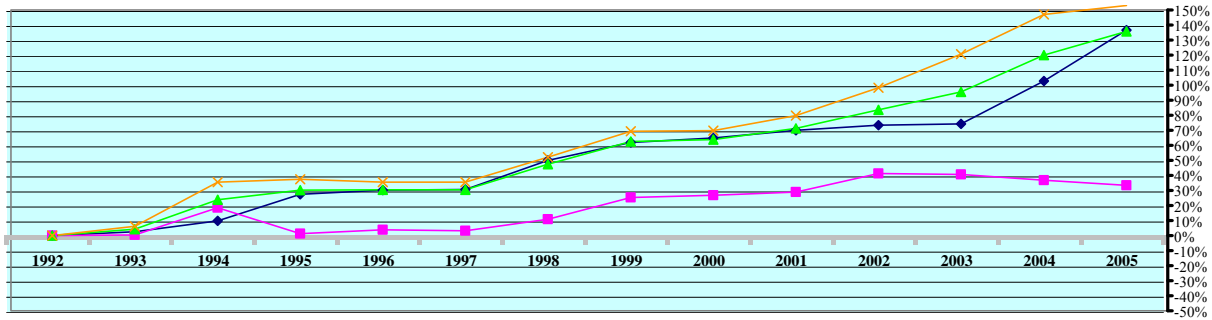
Cnty# **45**  
County **HOLT**

FL area **11**

CHART 2

EXHIBIT **45B** 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	113,055,200	--	--	--	28,042,780	--	--	--	150,440,415	--	--	--
1993	115,950,575	2,895,375	2.56%	2.56%	28,137,535	94,755	0.34%	0.34%	159,590,965	9,150,550	6.08%	6.08%
1994	124,118,380	8,167,805	7.04%	9.79%	33,214,790	5,077,255	18.04%	18.44%	203,940,855	44,349,890	27.79%	35.56%
1995	144,134,115	20,015,735	16.13%	27.49%	28,375,500	-4,839,290	-14.57%	1.19%	206,882,645	2,941,790	1.44%	37.52%
1996	147,215,900	3,081,785	2.14%	30.22%	29,121,385	745,885	2.63%	3.85%	203,934,385	-2,948,260	-1.43%	35.56%
1997	147,744,055	528,155	0.36%	30.68%	28,949,925	-171,460	-0.59%	3.23%	203,857,645	-76,740	-0.04%	35.51%
1998	169,502,475	21,758,420	14.73%	49.93%	31,088,940	2,139,015	7.39%	10.86%	228,902,995	25,045,350	12.29%	52.16%
1999	182,992,210	13,489,735	7.96%	61.86%	35,163,275	4,074,335	13.11%	25.39%	254,941,240	26,038,245	11.38%	69.46%
2000	186,309,145	3,316,935	1.81%	64.79%	35,556,235	392,960	1.12%	26.79%	255,527,565	586,325	0.23%	69.85%
2001	192,292,555	5,983,410	3.21%	70.09%	36,172,050	615,815	1.73%	28.99%	270,357,970	14,830,405	5.80%	79.71%
2002	196,142,210	3,849,655	2.00%	73.49%	39,612,200	3,440,150	9.51%	41.26%	298,231,375	27,873,405	10.31%	98.24%
2003	197,004,705	862,495	0.44%	74.26%	39,438,645	-173,555	-0.44%	40.64%	331,811,525	33,580,150	11.26%	120.56%
2004	229,357,635	32,352,930	16.42%	102.87%	38,335,660	-1,102,985	-2.80%	36.70%	371,667,980	39,856,455	12.01%	147.05%
2005	267,527,185	38,169,550	16.64%	136.63%	37,424,250	-911,410	-2.38%	33.45%	380,576,720	8,908,740	2.40%	152.98%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	326,620	--	--	--	291,865,015	--	--	--
1993	--	--	--	--	330,600	3,980	1.22%	1.22%	304,009,675	12,144,660	4.16%	4.16%
1994	--	--	--	--	330,895	--	0.00%	1.31%	361,604,920	57,595,245	18.95%	23.89%
1995	--	--	--	--	367,320	36,425	11.01%	12.46%	379,759,580	18,154,660	5.02%	30.11%
1996	--	--	--	--	371,205	3,885	1.06%	13.65%	380,642,875	883,295	0.23%	30.42%
1997	--	--	--	--	371,355	150	0.04%	13.70%	380,922,980	280,105	0.07%	30.51%
1998	--	--	--	--	1,043,550	672,195	181.01%	219.50%	430,537,960	49,614,980	13.02%	47.51%
1999	--	--	--	--	1,060,435	16,885	1.62%	224.67%	474,157,160	43,619,200	10.13%	62.46%
2000	--	--	--	--	1,062,430	1,995	0.19%	225.28%	478,455,375	4,298,215	0.91%	63.93%
2001	--	--	--	--	1,080,145	17,715	1.67%	230.70%	499,902,720	21,447,345	4.48%	71.28%
2002	--	--	--	--	2,125,350	1,045,205	96.77%	550.71%	536,111,135	36,208,415	7.24%	83.68%
2003	1,855,420	n/a	n/a	n/a	813,975	n/a	n/a	n/a	570,924,270	34,813,135	6.49%	95.61%
2004	1,963,205	107,785	5.81%	5.81%	815,475	1,500	0.18%	0.18%	642,139,955	71,215,685	12.47%	120.01%
2005	1,965,980	2,775	0.14%	5.96%	808,220	-7,255	-0.89%	-0.71%	688,302,355	46,162,400	7.19%	135.83%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 45B Page 3

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

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2005 (from Abstracts)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	115,808,520	222,723	520	--	--	28,048,525	94,122	298	--	--	151,668,150	1,048,293	145	--	--
1993	115,788,270	222,150	521	0.19%	0.19%	28,101,035	94,507	297	-0.34%	-0.34%	159,836,265	1,047,854	153	5.52%	5.52%
1994	123,199,950	230,364	535	2.69%	2.88%	32,270,425	92,119	350	17.85%	17.45%	197,563,540	1,024,648	193	26.14%	33.10%
1995	147,053,360	227,264	647	20.93%	24.42%	28,374,215	93,781	303	-13.43%	1.68%	202,223,815	1,018,325	199	3.11%	37.24%
1996	148,436,995	226,852	654	1.08%	25.77%	29,257,055	93,572	313	3.30%	5.03%	200,646,315	1,018,132	197	-1.01%	35.86%
1997	147,820,160	223,449	662	1.22%	27.31%	29,009,260	92,713	313	0.00%	5.03%	203,821,220	1,050,626	194	-1.52%	33.79%
1998	169,925,285	224,235	758	14.50%	45.77%	31,041,240	91,786	338	7.99%	13.42%	228,758,340	1,050,487	218	12.37%	50.34%
1999	183,493,830	228,337	804	6.07%	54.62%	35,299,120	91,168	387	14.50%	29.87%	254,778,005	1,045,871	244	11.93%	68.28%
2000	186,327,320	227,857	818	1.74%	57.31%	35,645,320	90,125	396	2.33%	32.89%	255,484,105	1,046,710	244	0.00%	68.28%
2001	191,868,260	234,145	819	0.12%	57.50%	36,398,130	91,722	397	0.25%	33.22%	269,821,815	1,106,992	244	0.00%	68.28%
2002	196,306,705	235,189	835	1.95%	60.58%	39,692,975	90,774	437	10.08%	46.64%	298,247,880	1,109,149	269	10.25%	85.52%
2003	197,135,255	236,271	834	-0.12%	60.38%	39,734,920	90,053	441	0.92%	47.99%	331,647,010	1,108,388	299	11.15%	106.21%
2004	229,535,365	240,326	955	14.52%	83.67%	38,334,420	73,796	519	17.79%	74.32%	371,566,325	1,119,016	332	11.05%	129.00%
2005	268,230,990	244,059	1,099	15.07%	111.35%	37,416,100	71,863	521	0.23%	74.72%	380,960,095	1,117,007	341	2.71%	135.21%

1992-2005 Rate Ann.%chg AvgVal/Acre: 5.93%

4.39%

6.80%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	287,060	57,258	5	--	--	38,030	7,595	5	--	--	295,850,285	1,429,992	207	--	--
1993	288,120	57,466	5	0.00%		38,300	7,649	5	0.00%		304,051,990	1,429,626	213	2.90%	2.90%
1994	295,020	59,006	5	0.00%		2,058,995	36,379	57	1040.00%		355,387,930	1,442,516	246	15.49%	18.84%
1995	292,065	58,413	5	0.00%		2,155,740	36,166	60	5.26%		380,099,195	1,433,948	265	7.72%	28.02%
1996	292,730	58,545	5	0.00%		2,212,025	36,161	61	1.67%		380,845,120	1,433,261	266	0.38%	28.50%
1997						370,880	66,720	6	--		381,021,520	1,433,508	266	0.00%	28.50%
1998						1,039,125	66,789	16	166.67%		430,763,990	1,433,297	301	13.16%	45.41%
1999						1,060,525	68,170	16	0.00%		474,631,480	1,433,545	331	9.97%	59.90%
2000						1,060,785	68,234	16	0.00%		478,517,530	1,432,926	334	0.91%	61.35%
2001						1,119,850	71,986	16	0.00%		499,208,055	1,504,845	332	-0.60%	60.39%
2002						2,119,775	69,357	31	93.75%		536,367,335	1,504,469	357	7.53%	72.46%
2003	1,841,915	61,437	30	n/a	n/a	811,495	8,115	100	n/a	n/a	571,170,595	1,504,264	380	6.44%	83.57%
2004	1,957,505	62,488	31	4.42%	n/a	816,870	8,161	100	0.10%	n/a	642,210,485	1,503,786	427	12.38%	106.31%
2005	1,963,060	62,608	31	0.09%	n/a	808,120	8,100	100	-0.33%	n/a	689,378,365	1,503,636	458	7.36%	121.49%

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

6.31%

45  
**HOLT**

FL area 11

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
11,551	<b>HOLT</b>	70,424,393	4,581,367	1,249,092	175,799,695	43,916,800	5,439,060	0	688,302,355	40,466,425	35,673,310	0	1,065,852,497
<i>cnty sectorvalue % of total value:</i>		6.61%	0.43%	0.12%	16.49%	4.12%	0.51%		64.58%	3.80%	3.35%		100.00%

**City's Sector Values:**

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
1,244	ATKINSON	1,320,929	561,993	125,420	23,078,420	5,579,890	0	0	7,575	0	0	0	30,674,227
333	CHAMBERS	224,852	111,911	14,323	5,244,360	630,615	0	0	133,975	4,710	575	0	6,365,321
77	EMMET	51,231	536	175	810,930	324,100	0	0	0	0	0	0	1,186,972
433	EWING	458,707	86,383	13,391	4,854,020	641,360	0	0	0	0	0	0	6,053,861
148	INMAN	4,819	39,014	4,690	1,311,735	70,340	0	0	0	0	0	0	1,430,598
3,733	O'NEILL	4,600,308	974,458	261,973	82,420,025	22,503,185	0	0	15,915	0	0	0	110,775,864
157	PAGE	115,083	37,482	18,223	1,915,910	291,660	0	0	0	0	0	0	2,378,358
625	STUART	1,634,800	9,749	305	9,965,475	2,393,240	0	0	0	0	0	0	14,003,569
<b>Total of All City Values:</b>		<b>8,410,729</b>	<b>1,821,526</b>	<b>438,500</b>	<b>129,600,875</b>	<b>32,434,390</b>	<b>0</b>	<b>0</b>	<b>157,465</b>	<b>4,710</b>	<b>575</b>	<b>0</b>	<b>172,868,770</b>
<i>% total citysect of cnty sector</i>		11.94%	39.76%	35.11%	73.72%	73.85%			0.02%	0.01%	0.00%		16.22%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
10.77%	ATKINSON	1.88%	12.27%	10.04%	13.13%	12.71%			0.00%				2.88%
2.88%	CHAMBERS	0.32%	2.44%	1.15%	2.98%	1.44%			0.02%	0.01%	0.00%		0.60%
0.67%	EMMET	0.07%	0.01%	0.01%	0.46%	0.74%							0.11%
3.75%	EWING	0.65%	1.89%	1.07%	2.76%	1.46%							0.57%
1.28%	INMAN	0.01%	0.85%	0.38%	0.75%	0.16%							0.13%
32.32%	O'NEILL	6.53%	21.27%	20.97%	46.88%	51.24%			0.00%				10.39%
1.36%	PAGE	0.16%	0.82%	1.46%	1.09%	0.66%							0.22%
5.41%	STUART	2.32%	0.21%	0.02%	5.67%	5.45%							1.31%

Cnty# **45**  
County **HOLT**

FL area **11**