

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Johnson County**  
**49**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>149</b>	<b>COD</b>	<b>27.36</b>
Total Sales Price	7656081	<b>PRD</b>	<b>110.99</b>
Total Adj. Sales Price	7676081	COV	46.57
Total Assessed Value	7693880	STD	51.80
Avg. Adj. Sales Price	51517.32	Avg. Abs. Dev.	26.70
Avg. Assessed Value	51636.78	Min	28.25
<b>Median</b>	<b>97.59</b>	Max	413.33
Wgt. Mean	100.23	95% Median C.I.	94.83 to 99.51
Mean	111.25	95% Wgt. Mean C.I.	97.12 to 103.35
		95% Mean C.I.	102.93 to 119.57
% of Value of the Class of all Real Property Value in the County			24.45
% of Records Sold in the Study Period			8.25
% of Value Sold in the Study Period			8.75
Average Assessed Value of the Base			48,728

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>149</b>	<b>97.59</b>	<b>27.36</b>	<b>110.99</b>
<b>2005</b>	156	98.42	53.25	137.22
<b>2004</b>	167	97.19	30.14	118.03
<b>2003</b>	160	99	18.84	106.74
<b>2002</b>	148	99	21.38	106.33
<b>2001</b>	163	95	25.6	108.9

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>18</b>	<b>COD</b>	<b>15.10</b>
Total Sales Price	634216	<b>PRD</b>	<b>107.91</b>
Total Adj. Sales Price	634216	COV	25.55
Total Assessed Value	586610	STD	25.50
Avg. Adj. Sales Price	35234.22	Avg. Abs. Dev.	15.01
Avg. Assessed Value	32589.44	Min	58.65
<b>Median</b>	<b>99.36</b>	Max	181.92
Wgt. Mean	92.49	95% Median C.I.	93.49 to 107.42
Mean	99.81	95% Wgt. Mean C.I.	77.62 to 107.37
		95% Mean C.I.	87.13 to 112.49
% of Value of the Class of all Real Property Value in the County			5.88
% of Records Sold in the Study Period			5.57
% of Value Sold in the Study Period			2.77
Average Assessed Value of the Base			65,538

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>18</b>	<b>99.36</b>	<b>15.10</b>	<b>107.91</b>
<b>2005</b>	24	99.80	20.45	113.30
<b>2004</b>	26	97.61	14.66	104.19
<b>2003</b>	27	94	41.64	120.38
<b>2002</b>	42	98	35.71	109.43
<b>2001</b>	45	100	33.07	111.45



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### Agricultural Land - Current

<b>Number of Sales</b>	<b>70</b>	<b>COD</b>	<b>17.27</b>
Total Sales Price	8723023	<b>PRD</b>	<b>103.48</b>
Total Adj. Sales Price	8723023	COV	22.21
Total Assessed Value	6575850	STD	17.32
Avg. Adj. Sales Price	124614.61	Avg. Abs. Dev.	13.06
Avg. Assessed Value	93940.71	Min	43.82
<b>Median</b>	<b>75.62</b>	Max	143.68
Wgt. Mean	75.38	95% Median C.I.	72.03 to 80.90
Mean	78.01	95% Wgt. Mean C.I.	70.85 to 79.92
		95% Mean C.I.	73.95 to 82.06
% of Value of the Class of all Real Property Value in the County			69.67
% of Records Sold in the Study Period			3.2
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			114,436

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>70</b>	<b>75.62</b>	<b>17.27</b>	<b>103.48</b>
<b>2005</b>	70	75.53	20.07	103.04
<b>2004</b>	66	75.08	18.47	103.68
<b>2003</b>	65	75	19.7	106
<b>2002</b>	50	78	21.33	108.05
<b>2001</b>	49	74	22.54	109.6

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My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the 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 Johnson County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Johnson County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

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

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Johnson County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Johnson County is in compliance with generally accepted mass appraisal practices.

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### Recommendations

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

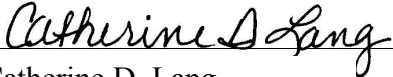
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

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**Residential Real Property**

**I. Correlation**

Johnson: RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median measure of central tendency also supports a level of value within the acceptable range. The weighted mean and mean are outside the range. The qualitative statistics are both outside the recommended guidelines. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

**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>211</b>	<b>163</b>	<b>77.25</b>
<b>2002</b>	<b>183</b>	<b>148</b>	<b>80.87</b>
<b>2003</b>	<b>194</b>	<b>160</b>	<b>82.47</b>
<b>2004</b>	<b>194</b>	<b>167</b>	<b>86.08</b>
<b>2005</b>	<b>179</b>	<b>156</b>	<b>87.15</b>
<b>2006</b>	<b>192</b>	<b>149</b>	<b>77.6</b>

Johnson: RESIDENTIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as

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possible, using all available sales. It further indicates that the county has not excessively trimmed the sample.

**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>90</b>	<b>7.99</b>	<b>97.19</b>	<b>95</b>
<b>2002</b>	<b>89</b>	<b>17.9</b>	<b>104.93</b>	<b>99</b>
<b>2003</b>	<b>99</b>	<b>2.17</b>	<b>101.15</b>	<b>99</b>
<b>2004</b>	<b>97.13</b>	<b>1.92</b>	<b>98.99</b>	<b>97.19</b>

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<b>2005</b>	<b>95.78</b>	<b>5.31</b>	<b>100.86</b>	<b>98.42</b>
<b>2006</b>	<b>97.57</b>	<b>-0.26</b>	<b>97.32</b>	<b>97.59</b>

Johnson: RESIDENTIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>8.05</b>	<b>2001</b>	<b>7.99</b>
<b>18.63</b>	<b>2002</b>	<b>17.9</b>
<b>2</b>	<b>2003</b>	<b>2</b>
<b>0.03</b>	<b>2004</b>	<b>1.92</b>
<b>6.27</b>	<b>2005</b>	<b>5.31</b>
<b>1.11</b>	<b>2006</b>	<b>-0.26</b>

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Johnson: RESIDENTIAL: After review of the percent change report, it appears that Johnson County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. Appraisal uniformity has been attained for residential real property in Johnson 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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.59</b>	<b>100.23</b>	<b>111.25</b>

Johnson: RESIDENTIAL: The median measure of central tendency is within the acceptable range. The weighted mean and mean are outside the acceptable range. However, if the weighted mean was rounded to the nearest whole number, it would be within acceptable guidelines.

**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.



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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>27.36</b>	<b>110.99</b>
<b>Difference</b>	<b>12.36</b>	<b>7.99</b>

Johnson: RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. Further review may be necessary in order to bring these statistics within range.

**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>150</b>	<b>149</b>	<b>-1</b>
<b>Median</b>	<b>97.57</b>	<b>97.59</b>	<b>0.02</b>
<b>Wgt. Mean</b>	<b>98.76</b>	<b>100.23</b>	<b>1.47</b>
<b>Mean</b>	<b>107.99</b>	<b>111.25</b>	<b>3.26</b>
<b>COD</b>	<b>25.13</b>	<b>27.36</b>	<b>2.23</b>
<b>PRD</b>	<b>109.35</b>	<b>110.99</b>	<b>1.64</b>
<b>Min Sales Ratio</b>	<b>28.25</b>	<b>28.25</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>413.33</b>	<b>413.33</b>	<b>0</b>

Johnson: RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2006 residential class of property.

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**Commerical Real Property**

**I. Correlation**

Johnson: COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median measure of central tendency also supports a level of value within the acceptable range. The weighted mean and mean are outside the range by less than 1% each. The PRD is outside the recommended guidelines. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

**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>70</b>	<b>43</b>	<b>61.43</b>
<b>2002</b>	<b>62</b>	<b>42</b>	<b>67.74</b>
<b>2003</b>	<b>50</b>	<b>27</b>	<b>54</b>
<b>2004</b>	<b>47</b>	<b>26</b>	<b>55.32</b>
<b>2005</b>	<b>46</b>	<b>24</b>	<b>52.17</b>
<b>2006</b>	<b>36</b>	<b>18</b>	<b>50</b>

Johnson: COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurements of the commercial properties were done as fairly as

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possible, using all available sales.

**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>100</b>	<b>8</b>	<b>108</b>	<b>100</b>
<b>2002</b>	<b>98</b>	<b>1.24</b>	<b>99.22</b>	<b>98</b>
<b>2003</b>	<b>94</b>	<b>5.04</b>	<b>98.74</b>	<b>94</b>
<b>2004</b>	<b>93.36</b>	<b>4.33</b>	<b>97.41</b>	<b>97.61</b>
<b>2005</b>	<b>100.28</b>	<b>1.97</b>	<b>102.25</b>	<b>99.80</b>

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<b>2006</b>	<b>99.60</b>	<b>2.42</b>	<b>102.01</b>	<b>99.36</b>
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Johnson: COMMERCIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

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

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

Comparison of Average Value Change

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

Gludemans, 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>8</b>
<b>0</b>	<b>2002</b>	<b>1.24</b>
<b>0</b>	<b>2003</b>	<b>5</b>
<b>27.79</b>	<b>2004</b>	<b>4.33</b>
<b>11.16</b>	<b>2005</b>	<b>1.97</b>
<b>1.29</b>	<b>2006</b>	<b>2.42</b>

Johnson: COMMERCIAL: After review of the percent change report, it appears that Johnson County

## **2006 Correlation Section for Johnson County**

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has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. Appraisal uniformity has been attained for commercial real property in Johnson 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

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value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>99.36</b>	<b>92.49</b>	<b>99.81</b>

Johnson: COMMERCIAL: The median measure of central tendency is within the acceptable range. The weighted mean is .51% away from being within acceptable guidelines. The mean is slightly outside the acceptable range by .81%. By hypothetically removing the influence of one outlier (182%), the mean is brought within 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.

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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>15.10</b>	<b>107.91</b>
<b>Difference</b>	<b>0</b>	<b>4.91</b>

Johnson: COMMERCIAL: The coefficient of dispersion is within acceptable guidelines. It appears from the chart that the price related differential is out of compliance. Further review may be necessary in order to bring this statistic within range.

**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>19</b>	<b>18</b>	<b>-1</b>
<b>Median</b>	<b>99.60</b>	<b>99.36</b>	<b>-0.24</b>
<b>Wgt. Mean</b>	<b>92.38</b>	<b>92.49</b>	<b>0.11</b>
<b>Mean</b>	<b>98.59</b>	<b>99.81</b>	<b>1.22</b>
<b>COD</b>	<b>16.66</b>	<b>15.10</b>	<b>-1.56</b>
<b>PRD</b>	<b>106.72</b>	<b>107.91</b>	<b>1.19</b>
<b>Min Sales Ratio</b>	<b>35.60</b>	<b>58.65</b>	<b>23.05</b>
<b>Max Sales Ratio</b>	<b>181.92</b>	<b>181.92</b>	<b>0</b>

Johnson: COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2006 residential class of property. The county completed only made minor corrections to this class.

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**Agricultural Land**

**I. Correlation**

Johnson: AGRICULTURAL UNIMPROVED: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The measures of central tendency also support a level of value within the acceptable range. The PRD is outside the recommended guidelines by only .48% and would be within if rounded to the next whole number. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

**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>70</b>	<b>49</b>	<b>70</b>
<b>2002</b>	<b>71</b>	<b>49</b>	<b>69.01</b>
<b>2003</b>	<b>102</b>	<b>65</b>	<b>63.73</b>
<b>2004</b>	<b>112</b>	<b>66</b>	<b>58.93</b>
<b>2005</b>	<b>108</b>	<b>70</b>	<b>64.81</b>
<b>2006</b>	<b>117</b>	<b>70</b>	<b>59.83</b>

Johnson: AGRICULTURAL UNIMPROVED: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available agricultural sales for the development of the qualified statistics. This indicates that the measurements of the agricultural properties were done as



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fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample.

**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.

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>74</b>	<b>0.15</b>	<b>74.11</b>	<b>74</b>
<b>2002</b>	<b>66</b>	<b>14.53</b>	<b>75.59</b>	<b>78</b>
<b>2003</b>	<b>75</b>	<b>0.05</b>	<b>75.04</b>	<b>75</b>
<b>2004</b>	<b>67.76</b>	<b>9.07</b>	<b>73.9</b>	<b>75.08</b>

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<b>2005</b>	<b>67.75</b>	<b>10.51</b>	<b>74.87</b>	<b>75.53</b>
<b>2006</b>	<b>65.31</b>	<b>9.15</b>	<b>71.28</b>	<b>75.62</b>

Johnson: AGRICULTURAL UNIMPROVED: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

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

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

Comparison of Average Value Change

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

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

<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>0.15</b>
<b>16.96</b>	<b>2002</b>	<b>14.53</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>8.55</b>	<b>2004</b>	<b>9.07</b>
<b>15.35</b>	<b>2005</b>	<b>10.51</b>
<b>13.39</b>	<b>2006</b>	<b>9.15</b>

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Johnson: AGRICULTURAL UNIMPROVED: After review of the percent change report, it appears that Johnson County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment action. Appraisal uniformity has been attained for agricultural real property in Johnson 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.

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>75.62</b>	<b>75.38</b>	<b>78.01</b>

Johnson: AGRICULTURAL UNIMPROVED: The measures of central tendency are similar and support a level of value within the acceptable range. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient and consistent market analysis and that updating of values within the agricultural class has kept up with the market.

**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.

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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>17.27</b>	<b>103.48</b>
<b>Difference</b>	<b>0</b>	<b>0.48</b>

Johnson: AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within acceptable guidelines. It appears from the chart that the price related differential is slightly out of compliance. If the PRD was rounded down to the next whole number, it would be within acceptable guidelines.

**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>69</b>	<b>70</b>	<b>1</b>
<b>Median</b>	<b>65.31</b>	<b>75.62</b>	<b>10.31</b>
<b>Wgt. Mean</b>	<b>67.05</b>	<b>75.38</b>	<b>8.33</b>
<b>Mean</b>	<b>69.80</b>	<b>78.01</b>	<b>8.21</b>
<b>COD</b>	<b>19.83</b>	<b>17.27</b>	<b>-2.56</b>
<b>PRD</b>	<b>104.11</b>	<b>103.48</b>	<b>-0.63</b>
<b>Min Sales Ratio</b>	<b>40.33</b>	<b>43.82</b>	<b>3.49</b>
<b>Max Sales Ratio</b>	<b>120.95</b>	<b>143.68</b>	<b>22.73</b>

Johnson: AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2006 residential class of property. The county completed a revaluation on all agland in Areas 1,2, and 3.

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

49 Johnson

	<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	86,199,530	87,954,800	1,755,270	2.04	1,978,380	-0.26
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	32,138,830	33,309,150	1,170,320	3.64	*-----	3.64
<b>4. Total Residential (sum lines 1-3)</b>	<b>118,338,360</b>	<b>121,263,950</b>	<b>2,925,590</b>	<b>2.47</b>	<b>1,978,380</b>	<b>0.8</b>
5. Commercial	16,859,055	19,505,975	2,646,920	15.7	2,195,480	2.68
6. Industrial	1,666,030	1,662,650	-3,380	-0.2	0	-0.2
7. Ag-Farmsite Land, Outbuildings	7,393,550	8,782,070	1,388,520	18.78	835,320	7.48
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>25,918,635</b>	<b>29,950,695</b>	<b>4,032,060</b>	<b>15.56</b>	<b>2,195,480</b>	<b>7.09</b>
<b>10. Total Non-Agland Real Property</b>	<b>144,256,995</b>	<b>151,214,645</b>	<b>6,957,650</b>	<b>4.82</b>	<b>5,009,180</b>	<b>1.35</b>
11. Irrigated	19,883,860	20,556,950	673,090	3.39		
12. Dryland	98,871,300	117,726,130	18,854,830	19.07		
13. Grassland	72,216,410	70,176,230	-2,040,180	-2.83		
14. Wasteland	79920	64,440	-15,480	-19.37		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>191,051,490</b>	<b>208,523,750</b>	<b>17,472,260</b>	<b>9.15</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>335,308,485</b>	<b>359,738,395</b>	<b>24,429,910</b>	<b>7.29</b>	<b>5,009,180</b>	<b>5.79</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

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>98</b>	COV:	46.57	95% Median C.I.:	94.83 to 99.51	(! : Derived)
TOTAL Sales Price:	7,656,081	WGT. MEAN:	100	STD:	51.80	95% Wgt. Mean C.I.:	97.12 to 103.35	
TOTAL Adj.Sales Price:	7,676,081	MEAN:	111	AVG.ABS.DEV:	26.70	95% Mean C.I.:	102.93 to 119.57	
TOTAL Assessed Value:	7,693,880							
AVG. Adj. Sales Price:	51,517	COD:	27.36	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	51,636	PRD:	110.99	MIN Sales Ratio:	28.25			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	26	99.55	118.04	102.10	26.16	115.61	84.00	313.33	95.34 to 104.35	53,269	54,389
10/01/03 TO 12/31/03	20	101.32	131.53	107.79	41.56	122.02	74.62	358.00	91.69 to 141.94	40,677	43,845
01/01/04 TO 03/31/04	9	93.95	106.31	103.22	21.73	103.00	75.00	167.00	82.83 to 132.60	66,766	68,913
04/01/04 TO 06/30/04	15	87.00	87.98	91.41	13.88	96.25	37.67	113.68	81.14 to 95.78	52,660	48,138
07/01/04 TO 09/30/04	20	114.83	138.96	111.10	36.98	125.08	73.59	413.33	98.58 to 167.57	48,230	53,582
10/01/04 TO 12/31/04	27	97.01	102.61	98.21	24.20	104.47	28.25	200.00	91.92 to 108.35	46,745	45,910
01/01/05 TO 03/31/05	17	87.31	91.96	91.05	17.75	101.00	60.95	168.00	75.81 to 99.44	53,476	48,691
04/01/05 TO 06/30/05	15	97.68	99.14	96.91	9.91	102.30	72.31	128.29	90.70 to 110.98	63,393	61,437
____Study Years____											
07/01/03 TO 06/30/04	70	97.00	113.94	101.23	28.53	112.56	37.67	358.00	93.78 to 102.04	51,276	51,904
07/01/04 TO 06/30/05	79	97.96	108.86	99.36	26.37	109.56	28.25	413.33	93.81 to 103.02	51,730	51,399
____Calendar Yrs____											
01/01/04 TO 12/31/04	71	97.96	110.23	100.99	28.31	109.14	28.25	413.33	93.78 to 104.83	50,951	51,458
____ALL____											
	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
ACREAGE 1	10	99.39	110.12	103.14	16.73	106.76	88.90	191.18	88.95 to 132.60	93,284	96,216
ACREAGE 1 - V	2	113.35	113.35	106.08	13.19	106.85	98.40	128.29	N/A	11,373	12,065
ACREAGE 2	15	99.04	101.52	101.37	12.37	100.15	74.04	149.53	89.95 to 107.20	86,889	88,081
ACREAGE 2 - V	3	75.00	74.52	74.50	6.77	100.03	66.67	81.90	N/A	20,053	14,940
ACREAGE 3	6	101.81	102.99	101.83	7.38	101.14	92.56	124.28	92.56 to 124.28	55,940	56,963
ACREAGE 3 - V	2	79.35	79.35	77.44	10.78	102.47	70.79	87.90	N/A	25,750	19,940
COOK - R	11	91.69	98.15	100.06	13.86	98.10	73.59	127.82	85.65 to 118.31	52,445	52,474
COOK - V	2	212.67	212.67	198.29	47.34	107.25	112.00	313.33	N/A	875	1,735
ELK CREEK - R	6	90.79	90.33	90.95	7.03	99.32	81.14	102.04	81.14 to 102.04	23,750	21,600
ELK CREEK - V	1	358.00	358.00	358.00			358.00	358.00	N/A	500	1,790
STERLING - R	26	97.82	101.99	98.06	11.35	104.02	76.24	168.00	94.19 to 101.90	58,707	57,567
STERLING - V	1	102.73	102.73	102.73			102.73	102.73	N/A	1,100	1,130
TECUMSEH - MH	2	148.84	148.84	149.74	23.62	99.40	113.68	184.00	N/A	9,750	14,600
TECUMSEH - R	57	97.55	120.42	101.04	37.70	119.17	37.75	413.33	93.78 to 113.29	46,371	46,855
TECUMSEH - V	5	77.00	80.81	86.10	50.71	93.85	28.25	177.14	N/A	11,600	9,988
____ALL____											
	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>98</b>	COV:	46.57	95% Median C.I.:	94.83 to 99.51	(! : Derived)
TOTAL Sales Price:	7,656,081	WGT. MEAN:	100	STD:	51.80	95% Wgt. Mean C.I.:	97.12 to 103.35	
TOTAL Adj.Sales Price:	7,676,081	MEAN:	111	AVG.ABS.DEV:	26.70	95% Mean C.I.:	102.93 to 119.57	
TOTAL Assessed Value:	7,693,880							
AVG. Adj. Sales Price:	51,517	COD:	27.36	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	51,636	PRD:	110.99	MIN Sales Ratio:	28.25			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	108	97.28	114.92	99.14	32.30	115.91	28.25	413.33	94.19 to 102.04	44,146	43,767
2	12	93.20	93.39	100.32	14.58	93.09	66.67	127.82	75.00 to 101.65	83,638	83,906
3	29	99.44	104.98	102.92	14.25	102.01	70.79	191.18	93.14 to 104.71	65,674	67,589
ALL	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

**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	132	97.71	110.48	100.64	24.03	109.77	37.75	413.33	95.30 to 100.74	56,525	56,888
2	17	86.67	117.25	85.99	58.64	136.34	28.25	358.00	70.79 to 128.29	12,626	10,858
ALL	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	145	97.55	110.78	100.32	26.92	110.42	28.25	413.33	94.37 to 99.44	52,177	52,344
06											
07	4	127.75	128.39	94.17	27.02	136.34	74.04	184.00	N/A	27,600	25,990
ALL	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034	1	93.14	93.14	93.14			93.14	93.14	N/A	58,000	54,020
49-0010	12	95.41	116.41	97.84	29.00	118.99	81.14	358.00	87.86 to 102.88	38,970	38,127
49-0032	78	96.67	111.42	100.79	32.26	110.54	28.25	413.33	91.72 to 105.17	47,555	47,933
49-0033	36	98.19	111.85	100.35	20.99	111.47	76.24	357.50	94.19 to 102.73	62,156	62,372
49-0501	18	97.45	111.40	100.01	23.13	111.39	73.59	313.33	90.19 to 112.00	55,277	55,285
64-0023											
66-0027											
67-0069	4	92.62	90.81	97.39	15.61	93.25	70.79	107.20	N/A	52,110	50,747
74-0070											
NonValid School											
ALL	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636



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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>98</b>	COV:	46.57	95% Median C.I.:	94.83 to 99.51	(! : Derived)
TOTAL Sales Price:	7,656,081	WGT. MEAN:	100	STD:	51.80	95% Wgt. Mean C.I.:	97.12 to 103.35	
TOTAL Adj.Sales Price:	7,676,081	MEAN:	111	AVG.ABS.DEV:	26.70	95% Mean C.I.:	102.93 to 119.57	
TOTAL Assessed Value:	7,693,880							
AVG. Adj. Sales Price:	51,517	COD:	27.36	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	51,636	PRD:	110.99	MIN Sales Ratio:	28.25			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	17	86.67	116.81	84.38	58.13	138.43	28.25	358.00	70.79 to 128.29	11,568	9,761
Prior TO 1860	1	141.94	141.94	141.94			141.94	141.94	N/A	15,500	22,000
1860 TO 1899	14	96.71	121.91	98.37	38.32	123.93	75.81	357.50	78.95 to 168.00	40,885	40,219
1900 TO 1919	48	98.96	115.40	104.78	28.84	110.13	60.95	413.33	93.73 to 108.35	41,412	43,392
1920 TO 1939	13	93.44	111.38	100.59	24.96	110.73	77.44	186.25	88.28 to 150.14	56,223	56,553
1940 TO 1949	4	94.93	106.61	101.48	26.15	105.05	80.92	155.67	N/A	45,625	46,302
1950 TO 1959	8	97.00	95.95	94.16	7.14	101.90	73.59	111.10	73.59 to 111.10	52,268	49,217
1960 TO 1969	21	95.78	103.13	100.36	12.76	102.76	85.45	159.25	91.69 to 103.40	72,047	72,307
1970 TO 1979	10	108.90	115.51	102.44	18.87	112.76	84.23	184.00	84.68 to 141.82	73,819	75,620
1980 TO 1989	5	98.06	93.28	96.36	24.38	96.80	37.75	145.18	N/A	67,340	64,888
1990 TO 1994	3	85.65	85.81	88.19	9.22	97.30	74.04	97.73	N/A	108,966	96,096
1995 TO 1999	4	99.39	105.40	101.56	7.89	103.78	95.78	127.03	N/A	133,100	135,170
2000 TO Present	1	94.24	94.24	94.24			94.24	94.24	N/A	125,000	117,800
ALL	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

**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	8	107.36	150.83	101.54	81.04	148.54	28.25	358.00	28.25 to 358.00	1,781	1,808
5000 TO 9999	8	178.70	206.42	208.33	45.52	99.08	81.14	413.33	81.14 to 413.33	7,180	14,960
Total \$											
1 TO 9999	16	148.15	178.63	187.11	62.32	95.47	28.25	413.33	86.67 to 313.33	4,481	8,384
10000 TO 29999	38	100.15	112.85	106.98	31.33	105.49	37.75	187.00	87.90 to 122.86	19,602	20,971
30000 TO 59999	43	94.37	101.45	102.07	17.49	99.39	70.79	191.18	91.06 to 98.58	42,876	43,765
60000 TO 99999	33	97.59	97.38	97.12	9.63	100.27	68.71	149.53	93.78 to 102.88	75,286	73,117
100000 TO 149999	16	95.72	97.26	97.10	8.14	100.16	84.23	127.82	88.90 to 101.65	128,015	124,302
150000 TO 249999	3	99.34	99.18	99.19	0.23	99.99	98.76	99.44	N/A	161,033	159,730
ALL	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

**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

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TOTAL Sales Price:	7,656,081	WGT. MEAN:	100	STD:	51.80	95% Wgt. Mean C.I.:	97.12 to 103.35	
TOTAL Adj.Sales Price:	7,676,081	MEAN:	111	AVG.ABS.DEV:	26.70	95% Mean C.I.:	102.93 to 119.57	
TOTAL Assessed Value:	7,693,880							
AVG. Adj. Sales Price:	51,517	COD:	27.36	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	51,636	PRD:	110.99	MIN Sales Ratio:	28.25			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	102.73	148.38	83.82	87.71	177.01	28.25	358.00	28.25 to 358.00	1,607	1,347
5000 TO 9999	5	81.14	97.96	76.50	45.33	128.05	37.75	168.00	N/A	8,789	6,724
Total \$											
1 TO 9999	12	94.70	127.37	77.99	73.59	163.31	28.25	358.00	37.75 to 168.00	4,599	3,587
10000 TO 29999	44	97.98	119.17	103.62	37.85	115.01	60.95	357.50	87.86 to 118.31	19,941	20,663
30000 TO 59999	42	95.32	108.46	98.90	24.00	109.67	68.71	413.33	91.69 to 98.58	44,109	43,623
60000 TO 99999	33	99.51	103.64	100.81	11.07	102.80	85.45	191.18	94.83 to 103.40	75,531	76,143
100000 TO 149999	15	97.01	100.13	98.17	9.01	102.00	84.23	149.53	93.44 to 101.65	129,122	126,756
150000 TO 249999	3	99.44	108.87	107.33	9.55	101.43	99.34	127.82	N/A	153,833	165,116
ALL	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	144.57	191.20	117.27	63.38	163.05	84.00	358.00	84.00 to 358.00	5,058	5,931
0	11	77.00	76.23	78.38	24.18	97.26	28.25	128.29	37.67 to 98.40	15,118	11,850
10	1	113.68	113.68	113.68			113.68	113.68	N/A	9,500	10,800
15	2	176.00	176.00	180.31	4.55	97.61	168.00	184.00	N/A	6,500	11,720
20	51	100.74	109.82	101.48	22.63	108.21	60.95	200.00	94.37 to 104.71	43,995	44,647
25	15	96.18	143.85	107.16	56.57	134.24	82.67	413.33	89.64 to 167.57	48,413	51,878
30	53	95.78	100.77	98.42	15.49	102.39	37.75	191.18	93.69 to 99.59	65,803	64,765
35	5	94.24	94.95	95.21	3.04	99.72	88.90	99.34	N/A	120,280	114,524
40	4	117.69	113.41	114.32	21.13	99.21	68.71	149.53	N/A	68,250	78,020
45	1	97.01	97.01	97.01			97.01	97.01	N/A	125,000	121,260
ALL	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	144.57	191.20	117.27	63.38	163.05	84.00	358.00	84.00 to 358.00	5,058	5,931
0	11	77.00	76.23	78.38	24.18	97.26	28.25	128.29	37.67 to 98.40	15,118	11,850
100	1	141.82	141.82	141.82			141.82	141.82	N/A	11,000	15,600
101	83	97.55	107.61	99.22	21.29	108.46	60.95	357.50	94.37 to 99.44	59,476	59,013
102	6	113.56	123.74	126.63	27.52	97.72	82.91	191.18	82.91 to 191.18	47,250	59,835
104	37	98.58	116.20	100.59	27.24	115.51	68.71	413.33	93.81 to 104.71	53,872	54,190
106	5	97.01	94.99	98.08	26.63	96.85	37.75	145.18	N/A	51,020	50,038
ALL	149	97.59	111.25	100.23	27.36	110.99	28.25	413.33	94.83 to 99.51	51,517	51,636

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	149	<b>MEDIAN:</b>	<b>98</b>	COV:	46.57	95% Median C.I.:	94.83 to 99.51	(!: Derived)
TOTAL Sales Price:	7,656,081	WGT. MEAN:	100	STD:	51.80	95% Wgt. Mean C.I.:	97.12 to 103.35	
TOTAL Adj.Sales Price:	7,676,081	MEAN:	111	AVG.ABS.DEV:	26.70	95% Mean C.I.:	102.93 to 119.57	
TOTAL Assessed Value:	7,693,880							
AVG. Adj. Sales Price:	51,517	COD:	27.36	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	51,636	PRD:	110.99	MIN Sales Ratio:	28.25			

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	144.57	191.20	117.27	63.38	163.05	84.00	358.00	84.00 to 358.00	5,058	5,931
0	11	77.00	76.23	78.38	24.18	97.26	28.25	128.29	37.67 to 98.40	15,118	11,850
10	6	143.16	148.88	136.54	23.66	109.04	113.00	200.00	113.00 to 200.00	8,516	11,628
15	3	81.14	93.35	103.22	20.40	90.43	74.62	124.28	N/A	15,000	15,483
20	17	116.67	147.16	116.77	44.17	126.02	77.44	413.33	92.56 to 186.18	31,937	37,293
25	15	88.95	105.82	92.12	27.72	114.87	72.12	357.50	82.67 to 95.78	49,436	45,541
30	57	97.68	105.60	101.52	18.75	104.03	37.75	191.18	93.95 to 103.27	61,678	62,614
35	22	98.32	97.97	98.17	10.98	99.80	60.95	138.75	91.92 to 104.35	83,011	81,493
40	12	96.15	96.10	96.81	8.42	99.27	76.24	118.38	88.28 to 105.17	63,075	61,060
<u>ALL</u>	<u>149</u>	<u>97.59</u>	<u>111.25</u>	<u>100.23</u>	<u>27.36</u>	<u>110.99</u>	<u>28.25</u>	<u>413.33</u>	<u>94.83 to 99.51</u>	<u>51,517</u>	<u>51,636</u>

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>99</b>	COV:	25.55	95% Median C.I.:	93.49 to 107.42
TOTAL Sales Price:	634,216	WGT. MEAN:	92	STD:	25.50	95% Wgt. Mean C.I.:	77.62 to 107.37
TOTAL Adj.Sales Price:	634,216	MEAN:	100	AVG.ABS.DEV:	15.01	95% Mean C.I.:	87.13 to 112.49
TOTAL Assessed Value:	586,610						
AVG. Adj. Sales Price:	35,234	COD:	15.10	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,589	PRD:	107.91	MIN Sales Ratio:	58.65		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	3	99.60	86.40	74.09	14.16	116.61	58.65	100.96	N/A	46,238	34,260
01/01/03 TO 03/31/03	6	101.65	100.95	101.35	4.43	99.60	94.65	107.42	94.65 to 107.42	26,833	27,195
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
10/01/03 TO 12/31/03	2	91.02	91.02	88.11	4.54	103.30	86.89	95.15	N/A	44,000	38,770
01/01/04 TO 03/31/04	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
10/01/04 TO 12/31/04	1	111.68	111.68	111.68			111.68	111.68	N/A	15,500	17,310
01/01/05 TO 03/31/05	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
04/01/05 TO 06/30/05	2	87.67	87.67	100.73	24.49	87.04	66.20	109.15	N/A	25,500	25,685
<u>Study Years</u>											
07/01/02 TO 06/30/03	9	99.60	96.10	88.73	7.74	108.30	58.65	107.42	94.65 to 104.75	33,301	29,550
07/01/03 TO 06/30/04	4	104.41	119.41	109.43	27.19	109.12	86.89	181.92	N/A	32,000	35,017
07/01/04 TO 06/30/05	5	93.49	90.81	87.45	17.35	103.83	66.20	111.68	N/A	41,300	36,118
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	9	99.11	107.74	104.45	14.13	103.15	86.89	181.92	94.65 to 107.42	30,444	31,798
01/01/04 TO 12/31/04	3	111.68	99.62	83.03	11.98	119.98	73.52	113.67	N/A	41,833	34,733
<u>ALL</u>											
	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COOK - C	2	97.38	97.38	95.87	2.28	101.57	95.15	99.60	N/A	7,750	7,430
ELK CREEK - C	1	66.20	66.20	66.20			66.20	66.20	N/A	10,000	6,620
FARM 2	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
RURAL	1	100.96	100.96	100.96			100.96	100.96	N/A	48,216	48,680
ST MARY	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
STERLING - C	3	107.42	107.11	107.80	1.36	99.36	104.75	109.15	N/A	34,333	37,010
TECUMSEH - C	8	95.11	100.88	86.84	23.61	116.17	58.65	181.92	58.65 to 181.92	48,562	42,172
TECUMSEH - V	1	99.11	99.11	99.11			99.11	99.11	N/A	9,000	8,920
<u>ALL</u>											
	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>99</b>	COV:	25.55	95% Median C.I.:	93.49 to 107.42
TOTAL Sales Price:	634,216	WGT. MEAN:	92	STD:	25.50	95% Wgt. Mean C.I.:	77.62 to 107.37
TOTAL Adj.Sales Price:	634,216	MEAN:	100	AVG.ABS.DEV:	15.01	95% Mean C.I.:	87.13 to 112.49
TOTAL Assessed Value:	586,610						
AVG. Adj. Sales Price:	35,234	COD:	15.10	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,589	PRD:	107.91	MIN Sales Ratio:	58.65		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	99.36	100.13	91.66	16.52	109.25	58.65	181.92	86.89 to 109.15	33,812	30,991
2	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
3	1	100.96	100.96	100.96			100.96	100.96	N/A	48,216	48,680
____ALL____	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	97.58	99.78	91.68	17.18	108.83	58.65	181.92	86.89 to 109.15	36,062	33,063
2	2	100.04	100.04	100.67	0.93	99.37	99.11	100.96	N/A	28,608	28,800
____ALL____	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034											
49-0010	1	66.20	66.20	66.20			66.20	66.20	N/A	10,000	6,620
49-0032	11	95.57	100.06	89.06	18.14	112.34	58.65	181.92	73.52 to 111.68	44,610	39,731
49-0033	4	108.28	108.75	108.54	2.46	100.19	104.75	113.67	N/A	29,500	32,020
49-0501	2	97.38	97.38	95.87	2.28	101.57	95.15	99.60	N/A	7,750	7,430
64-0023											
66-0027											
67-0069											
74-0070											
NonValid School											
____ALL____	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>99</b>	COV:	25.55	95% Median C.I.:	93.49 to 107.42
TOTAL Sales Price:	634,216	WGT. MEAN:	92	STD:	25.50	95% Wgt. Mean C.I.:	77.62 to 107.37
TOTAL Adj.Sales Price:	634,216	MEAN:	100	AVG.ABS.DEV:	15.01	95% Mean C.I.:	87.13 to 112.49
TOTAL Assessed Value:	586,610						
AVG. Adj. Sales Price:	35,234	COD:	15.10	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,589	PRD:	107.91	MIN Sales Ratio:	58.65		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	100.04	100.04	100.67	0.93	99.37	99.11	100.96	N/A	28,608	28,800
Prior TO 1860											
1860 TO 1899	5	95.15	95.29	92.98	3.83	102.48	86.89	104.19	N/A	35,600	33,102
1900 TO 1919	2	85.47	85.47	87.23	22.55	97.99	66.20	104.75	N/A	11,000	9,595
1920 TO 1939	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
1940 TO 1949	2	140.76	140.76	174.44	29.24	80.69	99.60	181.92	N/A	13,750	23,985
1950 TO 1959	1	107.42	107.42	107.42			107.42	107.42	N/A	50,000	53,710
1960 TO 1969	1	111.68	111.68	111.68			111.68	111.68	N/A	15,500	17,310
1970 TO 1979	1	109.15	109.15	109.15			109.15	109.15	N/A	41,000	44,750
1980 TO 1989	1	58.65	58.65	58.65			58.65	58.65	N/A	88,000	51,610
1990 TO 1994											
1995 TO 1999	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
2000 TO Present	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ALL	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

**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	1	99.60	99.60	99.60			99.60	99.60	N/A	2,500	2,490
5000 TO 9999	1	99.11	99.11	99.11			99.11	99.11	N/A	9,000	8,920
Total \$											
1 TO 9999	2	99.36	99.36	99.22	0.25	100.14	99.11	99.60	N/A	5,750	5,705
10000 TO 29999	8	104.47	109.14	114.95	18.06	94.94	66.20	181.92	66.20 to 181.92	17,562	20,188
30000 TO 59999	5	100.96	101.13	101.27	5.63	99.86	93.49	109.15	N/A	44,843	45,414
60000 TO 99999	3	73.52	73.02	72.33	12.81	100.95	58.65	86.89	N/A	86,000	62,206
ALL	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>99</b>	COV:	25.55	95% Median C.I.:	93.49 to 107.42
TOTAL Sales Price:	634,216	WGT. MEAN:	92	STD:	25.50	95% Wgt. Mean C.I.:	77.62 to 107.37
TOTAL Adj.Sales Price:	634,216	MEAN:	100	AVG.ABS.DEV:	15.01	95% Mean C.I.:	87.13 to 112.49
TOTAL Assessed Value:	586,610						
AVG. Adj. Sales Price:	35,234	COD:	15.10	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,589	PRD:	107.91	MIN Sales Ratio:	58.65		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	99.60	99.60	99.60			99.60	99.60	N/A	2,500	2,490
5000 TO 9999	2	82.66	82.66	81.79	19.91	101.06	66.20	99.11	N/A	9,500	7,770
Total \$ _____											
1 TO 9999	3	99.11	88.30	83.86	11.23	105.30	66.20	99.60	N/A	7,166	6,010
10000 TO 29999	6	104.47	104.17	103.71	5.61	100.44	95.15	113.67	95.15 to 113.67	17,583	18,235
30000 TO 59999	7	100.96	106.61	96.13	21.46	110.90	58.65	181.92	58.65 to 181.92	48,173	46,308
60000 TO 99999	2	80.20	80.20	79.42	8.34	100.99	73.52	86.89	N/A	85,000	67,505
ALL _____											
	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	100.04	100.04	100.67	0.93	99.37	99.11	100.96	N/A	28,608	28,800
10	8	104.47	111.85	106.74	14.86	104.79	86.89	181.92	86.89 to 181.92	29,687	31,687
15	2	62.42	62.42	59.42	6.05	105.06	58.65	66.20	N/A	49,000	29,115
20	4	101.29	96.94	88.32	12.45	109.77	73.52	111.68	N/A	43,375	38,307
25	1	95.57	95.57	95.57			95.57	95.57	N/A	23,000	21,980
30	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ALL _____											
	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	100.04	100.04	100.67	0.93	99.37	99.11	100.96	N/A	28,608	28,800
297	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
325	1	58.65	58.65	58.65			58.65	58.65	N/A	88,000	51,610
336	1	111.68	111.68	111.68			111.68	111.68	N/A	15,500	17,310
340	2	102.15	102.15	105.78	6.85	96.57	95.15	109.15	N/A	27,000	28,560
350	3	94.65	98.40	92.37	9.43	106.53	86.89	113.67	N/A	43,333	40,026
352	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
353	3	99.60	99.78	100.19	2.88	99.59	95.57	104.19	N/A	17,500	17,533
406	2	106.09	106.09	106.90	1.26	99.23	104.75	107.42	N/A	31,000	33,140
476	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
528	1	66.20	66.20	66.20			66.20	66.20	N/A	10,000	6,620
ALL _____											
	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>99</b>	COV:	25.55	95% Median C.I.:	93.49 to 107.42
TOTAL Sales Price:	634,216	WGT. MEAN:	92	STD:	25.50	95% Wgt. Mean C.I.:	77.62 to 107.37
TOTAL Adj.Sales Price:	634,216	MEAN:	100	AVG.ABS.DEV:	15.01	95% Mean C.I.:	87.13 to 112.49
TOTAL Assessed Value:	586,610						
AVG. Adj. Sales Price:	35,234	COD:	15.10	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,589	PRD:	107.91	MIN Sales Ratio:	58.65		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	18	99.36	99.81	92.49	15.10	107.91	58.65	181.92	93.49 to 107.42	35,234	32,589
04											
<u>ALL</u>	<u>18</u>	<u>99.36</u>	<u>99.81</u>	<u>92.49</u>	<u>15.10</u>	<u>107.91</u>	<u>58.65</u>	<u>181.92</u>	<u>93.49 to 107.42</u>	<u>35,234</u>	<u>32,589</u>



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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	70	<b>MEDIAN:</b>	<b>76</b>	COV:	22.21	95% Median C.I.:	72.03 to 80.90	(!: Derived)
(AgLand) TOTAL Sales Price:	8,723,023	WGT. MEAN:	75	STD:	17.32	95% Wgt. Mean C.I.:	70.85 to 79.92	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,723,023	MEAN:	78	AVG.ABS.DEV:	13.06	95% Mean C.I.:	73.95 to 82.06	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	6,575,850							
AVG. Adj. Sales Price:	124,614	COD:	17.27	MAX Sales Ratio:	143.68			
AVG. Assessed Value:	93,940	PRD:	103.48	MIN Sales Ratio:	43.82			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	62.91	62.91	62.91			62.91	62.91	N/A	116,000	72,980
10/01/02 TO 12/31/02	6	82.46	89.58	84.92	22.06	105.49	66.06	143.68	66.06 to 143.68	102,684	87,195
01/01/03 TO 03/31/03	8	93.23	89.17	92.80	16.39	96.08	47.81	108.35	47.81 to 108.35	119,939	111,306
04/01/03 TO 06/30/03	4	82.22	80.58	79.53	12.77	101.32	64.64	93.25	N/A	110,350	87,765
07/01/03 TO 09/30/03	3	72.03	80.56	78.80	16.30	102.23	67.21	102.43	N/A	147,800	116,470
10/01/03 TO 12/31/03	6	91.05	91.79	94.04	9.18	97.61	73.68	105.85	73.68 to 105.85	122,783	115,463
01/01/04 TO 03/31/04	8	70.82	71.49	69.79	9.45	102.43	54.53	86.08	54.53 to 86.08	118,846	82,945
04/01/04 TO 06/30/04	6	76.85	76.16	74.14	9.46	102.73	65.12	86.50	65.12 to 86.50	82,150	60,903
07/01/04 TO 09/30/04	3	80.88	77.70	83.55	18.79	92.99	53.31	98.90	N/A	94,666	79,093
10/01/04 TO 12/31/04	9	69.18	69.31	64.89	12.25	106.81	55.66	82.90	56.86 to 79.72	169,049	109,704
01/01/05 TO 03/31/05	8	70.10	69.59	65.24	19.33	106.67	43.82	103.90	43.82 to 103.90	149,458	97,506
04/01/05 TO 06/30/05	8	73.05	73.68	68.63	13.36	107.36	48.99	103.43	48.99 to 103.43	120,639	82,793
<u>Study Years</u>											
07/01/02 TO 06/30/03	19	85.77	86.11	86.15	18.18	99.95	47.81	143.68	69.75 to 100.69	112,264	96,718
07/01/03 TO 06/30/04	23	75.41	79.19	78.94	14.34	100.31	54.53	105.85	70.00 to 86.37	114,076	90,050
07/01/04 TO 06/30/05	28	72.36	71.54	67.24	15.80	106.39	43.82	103.90	64.24 to 77.14	141,651	95,250
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	21	88.91	87.05	88.48	14.42	98.39	47.81	108.35	75.52 to 101.41	122,905	108,747
01/01/04 TO 12/31/04	26	72.62	72.53	69.36	12.62	104.57	53.31	98.90	65.73 to 79.72	124,966	86,676
<u>ALL</u>											
	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940

**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:	70	<b>MEDIAN:</b>	<b>76</b>	COV:	22.21	95% Median C.I.:	72.03 to 80.90	(!: Derived)
(AgLand) TOTAL Sales Price:	8,723,023	WGT. MEAN:	75	STD:	17.32	95% Wgt. Mean C.I.:	70.85 to 79.92	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,723,023	MEAN:	78	AVG.ABS.DEV:	13.06	95% Mean C.I.:	73.95 to 82.06	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	6,575,850							
AVG. Adj. Sales Price:	124,614	COD:	17.27	MAX Sales Ratio:	143.68			
AVG. Assessed Value:	93,940	PRD:	103.48	MIN Sales Ratio:	43.82			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3933	8	68.48	70.42	68.07	11.65	103.44	54.53	93.25	54.53 to 93.25	123,430	84,023	
3935	7	86.08	86.25	89.00	11.50	96.91	68.94	102.75	68.94 to 102.75	112,928	100,507	
3937	9	75.41	76.60	77.30	15.82	99.09	47.81	108.35	64.64 to 85.77	97,713	75,531	
3939	2	63.60	63.60	61.58	6.63	103.27	59.38	67.81	N/A	287,245	176,890	
3961	9	80.90	81.80	80.57	18.57	101.53	53.31	103.90	66.68 to 103.43	80,537	64,888	
3963	2	64.44	64.44	63.22	11.78	101.94	56.86	72.03	N/A	179,000	113,155	
3965	10	74.65	76.70	75.17	16.04	102.05	55.66	107.36	62.43 to 93.08	163,510	122,904	
3967	7	78.35	93.71	93.46	23.03	100.27	71.65	143.68	71.65 to 143.68	83,400	77,945	
4169	7	75.99	76.08	75.12	4.95	101.28	69.18	82.90	69.18 to 82.90	162,012	121,695	
4171	4	66.43	68.02	59.31	25.52	114.69	48.99	90.24	N/A	102,250	60,647	
4173	3	86.37	83.77	77.50	14.07	108.08	64.24	100.69	N/A	129,316	100,220	
4175	2	66.37	66.37	72.16	33.97	91.97	43.82	88.91	N/A	129,200	93,230	
ALL	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	26	74.19	76.29	74.55	15.96	102.34	47.81	108.35	67.21 to 85.49	124,301	92,665	
2	28	77.00	81.72	78.29	19.35	104.38	53.31	143.68	71.65 to 86.56	117,919	92,320	
3	16	76.57	74.29	72.24	15.19	102.84	43.82	100.69	64.24 to 86.37	136,839	98,848	
ALL	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940	
ALL	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940	

**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:	70	<b>MEDIAN:</b>	<b>76</b>	COV:	22.21	95% Median C.I.:	72.03 to 80.90	(!: Derived)
(AgLand) TOTAL Sales Price:	8,723,023	WGT. MEAN:	75	STD:	17.32	95% Wgt. Mean C.I.:	70.85 to 79.92	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,723,023	MEAN:	78	AVG.ABS.DEV:	13.06	95% Mean C.I.:	73.95 to 82.06	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	6,575,850							
AVG. Adj. Sales Price:	124,614	COD:	17.27	MAX Sales Ratio:	143.68			
AVG. Assessed Value:	93,940	PRD:	103.48	MIN Sales Ratio:	43.82			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034											
49-0010	4	87.64	79.95	79.44	16.95	100.64	43.82	100.69	N/A	118,275	93,957
49-0032	14	74.65	73.58	71.20	19.13	103.33	48.99	107.36	55.66 to 93.08	157,776	112,344
49-0033	20	75.99	79.78	77.16	15.97	103.39	54.53	143.68	69.75 to 86.08	111,811	86,278
49-0501	13	74.69	75.72	73.13	17.29	103.55	47.81	108.35	64.64 to 85.77	134,800	98,581
64-0023	9	80.90	81.80	80.57	18.57	101.53	53.31	103.90	66.68 to 103.43	80,537	64,888
66-0027											
67-0069	10	76.43	79.44	78.04	10.55	101.79	66.06	105.85	69.18 to 90.24	132,758	103,608
74-0070											
NonValid School											
ALL	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	80.57	80.57	80.57			80.57	80.57	N/A	49,920	40,220
10.01 TO 30.00	5	100.69	91.47	83.95	11.53	108.95	73.78	103.90	N/A	40,379	33,898
30.01 TO 50.00	10	74.55	73.24	70.47	13.97	103.94	47.81	90.24	53.31 to 86.08	48,500	34,177
50.01 TO 100.00	23	73.60	74.75	71.94	16.30	103.92	43.82	143.68	66.14 to 79.72	94,484	67,970
100.01 TO 180.00	23	75.99	80.40	79.01	19.15	101.76	48.99	107.36	67.21 to 93.08	165,963	131,126
180.01 TO 330.00	8	76.86	77.70	72.41	17.64	107.31	55.66	108.35	55.66 to 108.35	249,487	180,642
ALL	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	80.57	80.57	80.57			80.57	80.57	N/A	49,920	40,220
DRY	7	65.12	68.11	62.87	15.10	108.33	53.31	90.24	53.31 to 90.24	147,915	92,995
DRY-N/A	28	84.33	82.37	75.61	18.77	108.94	43.82	143.68	67.81 to 88.91	130,589	98,742
GRASS	18	74.24	76.89	78.16	10.06	98.38	62.91	108.35	69.75 to 80.88	97,243	76,002
GRASS-N/A	12	72.36	73.38	74.45	13.61	98.56	47.81	102.75	66.68 to 79.72	129,148	96,152
IRRGTD	1	107.36	107.36	107.36			107.36	107.36	N/A	250,040	268,440
IRRGTD-N/A	3	78.35	74.91	76.46	15.88	97.97	54.53	91.85	N/A	143,666	109,850
ALL	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940

**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:	70	<b>MEDIAN:</b>	<b>76</b>	COV:	22.21	95% Median C.I.:	72.03 to 80.90	(!: Derived)
(AgLand) TOTAL Sales Price:	8,723,023	WGT. MEAN:	75	STD:	17.32	95% Wgt. Mean C.I.:	70.85 to 79.92	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,723,023	MEAN:	78	AVG.ABS.DEV:	13.06	95% Mean C.I.:	73.95 to 82.06	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	6,575,850							
AVG. Adj. Sales Price:	124,614	COD:	17.27	MAX Sales Ratio:	143.68			
AVG. Assessed Value:	93,940	PRD:	103.48	MIN Sales Ratio:	43.82			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	80.57	80.57	80.57			80.57	80.57	N/A	49,920	40,220
DRY	20	75.45	76.68	69.28	17.74	110.67	53.31	103.90	65.12 to 86.50	139,544	96,678
DRY-N/A	15	86.08	83.32	77.97	21.70	106.86	43.82	143.68	64.24 to 101.41	126,735	98,812
GRASS	24	74.24	74.51	75.55	10.81	98.62	47.81	108.35	69.75 to 78.30	97,074	73,336
GRASS-N/A	6	72.36	79.40	78.51	13.83	101.14	66.68	102.75	66.68 to 102.75	161,729	126,968
IRRGTD	2	99.60	99.60	100.62	7.79	98.99	91.85	107.36	N/A	221,020	222,395
IRRGTD-N/A	2	66.44	66.44	64.10	17.93	103.65	54.53	78.35	N/A	119,500	76,600
ALL	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	80.57	80.57	80.57			80.57	80.57	N/A	49,920	40,220
DRY	35	81.05	79.52	72.80	19.63	109.23	43.82	143.68	67.69 to 86.50	134,054	97,593
GRASS	30	73.73	75.48	76.42	11.55	98.78	47.81	108.35	71.65 to 75.99	110,005	84,062
IRRGTD	4	85.10	83.02	87.81	19.48	94.55	54.53	107.36	N/A	170,260	149,497
ALL	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	103.43	102.68	102.49	1.04	100.18	100.69	103.90	N/A	23,198	23,776
30000 TO 59999	11	80.57	84.64	84.53	13.83	100.13	67.69	143.68	71.65 to 90.24	42,038	35,534
60000 TO 99999	17	73.60	69.97	69.66	14.58	100.44	43.82	93.25	53.31 to 79.72	80,714	56,225
100000 TO 149999	15	82.90	84.26	84.64	16.15	99.55	54.53	105.85	72.40 to 101.41	123,342	104,400
150000 TO 249999	20	69.59	73.66	73.03	15.01	100.86	48.99	108.35	65.12 to 81.40	180,069	131,511
250000 TO 499999	4	65.85	73.68	70.32	24.54	104.77	55.66	107.36	N/A	341,832	240,392
ALL	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940

**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:	70	<b>MEDIAN:</b>	<b>76</b>	COV:	22.21	95% Median C.I.:	72.03 to 80.90	(!: Derived)
(AgLand) TOTAL Sales Price:	8,723,023	WGT. MEAN:	75	STD:	17.32	95% Wgt. Mean C.I.:	70.85 to 79.92	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,723,023	MEAN:	78	AVG.ABS.DEV:	13.06	95% Mean C.I.:	73.95 to 82.06	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	6,575,850							
AVG. Adj. Sales Price:	124,614	COD:	17.27	MAX Sales Ratio:	143.68			
AVG. Assessed Value:	93,940	PRD:	103.48	MIN Sales Ratio:	43.82			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	6	88.11	88.15	85.20	16.49	103.46	71.65	103.90	71.65 to 103.90	28,849	24,580
30000 TO 59999	17	75.41	74.36	69.67	20.23	106.72	43.82	143.68	53.31 to 85.49	62,048	43,230
60000 TO 99999	16	74.75	74.16	71.56	11.44	103.64	48.99	93.25	68.94 to 82.90	104,500	74,776
100000 TO 149999	22	75.34	79.83	78.11	16.97	102.21	56.86	105.85	67.21 to 93.08	158,682	123,946
150000 TO 249999	7	80.90	79.70	75.40	16.98	105.71	55.66	108.35	55.66 to 108.35	236,792	178,530
250000 TO 499999	2	83.37	83.37	77.16	28.78	108.04	59.38	107.36	N/A	337,265	260,250
ALL _____	70	75.62	78.01	75.38	17.27	103.48	43.82	143.68	72.03 to 80.90	124,614	93,940

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	150	<b>MEDIAN:</b>	<b>98</b>	COV:	42.54	95% Median C.I.:	95.30 to 99.91	(! : Derived)
TOTAL Sales Price:	7,706,001	WGT. MEAN:	99	STD:	45.94	95% Wgt. Mean C.I.:	95.94 to 101.58	
TOTAL Adj.Sales Price:	7,726,001	MEAN:	108	AVG.ABS.DEV:	24.52	95% Mean C.I.:	100.64 to 115.34	
TOTAL Assessed Value:	7,630,320							
AVG. Adj. Sales Price:	51,506	COD:	25.13	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	50,868	PRD:	109.35	MIN Sales Ratio:	28.25			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	26	97.66	111.07	99.91	21.42	111.17	73.57	199.08	94.14 to 104.71	53,269	53,223
10/01/03 TO 12/31/03	20	102.05	125.41	106.44	31.08	117.82	74.62	357.50	98.41 to 118.04	40,677	43,295
01/01/04 TO 03/31/04	9	93.95	102.61	99.73	19.33	102.89	75.00	167.00	76.31 to 111.00	66,766	66,584
04/01/04 TO 06/30/04	15	87.00	86.61	90.67	13.57	95.53	37.67	113.68	80.92 to 95.78	52,660	47,744
07/01/04 TO 09/30/04	20	105.66	136.03	106.79	38.05	127.39	76.24	413.33	98.06 to 167.57	48,230	51,504
10/01/04 TO 12/31/04	27	98.33	103.80	99.37	22.72	104.46	28.25	200.00	91.92 to 110.87	46,745	46,449
01/01/05 TO 03/31/05	17	83.76	90.81	90.96	19.04	99.84	60.95	168.00	75.09 to 93.91	53,476	48,640
04/01/05 TO 06/30/05	16	89.68	94.57	95.33	20.00	99.20	38.83	140.00	79.90 to 115.29	62,551	59,630
____Study Years____											
07/01/03 TO 06/30/04	70	97.66	108.84	99.33	23.10	109.58	37.67	357.50	94.63 to 101.90	51,276	50,930
07/01/04 TO 06/30/05	80	97.22	107.25	98.27	26.97	109.14	28.25	413.33	91.92 to 102.28	51,708	50,814
____Calendar Yrs____											
01/01/04 TO 12/31/04	71	98.06	109.10	99.51	26.15	109.64	28.25	413.33	94.24 to 104.83	50,951	50,699
____ALL____											
	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE 1	10	104.77	113.10	107.50	13.93	105.20	93.63	199.08	93.91 to 117.62	93,284	100,284
ACREAGE 1 - V	3	73.04	70.09	76.18	27.19	92.00	38.83	98.40	N/A	24,222	18,453
ACREAGE 2	15	92.02	95.23	94.66	10.79	100.61	74.57	118.38	84.99 to 107.88	86,889	82,245
ACREAGE 2 - V	3	75.00	74.52	74.50	6.77	100.03	66.67	81.90	N/A	20,053	14,940
ACREAGE 3	6	96.03	93.16	90.48	9.10	102.96	73.57	106.05	73.57 to 106.05	55,940	50,615
ACREAGE 3 - V	2	82.93	82.93	84.58	8.90	98.05	75.55	90.32	N/A	25,750	21,780
COOK - R	11	102.22	106.77	102.46	11.52	104.20	90.17	140.00	91.93 to 127.00	52,445	53,736
COOK - V	2	129.33	129.33	126.86	13.40	101.95	112.00	146.67	N/A	875	1,110
ELK CREEK - R	6	99.98	97.82	99.11	14.78	98.70	72.86	135.50	72.86 to 135.50	23,750	23,538
ELK CREEK - V	1	240.00	240.00	240.00			240.00	240.00	N/A	500	1,200
STERLING - R	26	98.01	100.86	97.43	10.95	103.53	76.24	168.00	93.95 to 99.19	58,707	57,198
STERLING - V	1	102.73	102.73	102.73			102.73	102.73	N/A	1,100	1,130
TECUMSEH - MH	2	148.84	148.84	149.74	23.62	99.40	113.68	184.00	N/A	9,750	14,600
TECUMSEH - R	57	95.78	119.19	100.00	37.24	119.19	37.75	413.33	93.78 to 108.35	46,371	46,371
TECUMSEH - V	5	77.00	80.81	86.10	50.71	93.85	28.25	177.14	N/A	11,600	9,988
____ALL____											
	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	150	<b>MEDIAN:</b>	<b>98</b>	COV:	42.54	95% Median C.I.:	95.30 to 99.91	(! : Derived)
TOTAL Sales Price:	7,706,001	WGT. MEAN:	99	STD:	45.94	95% Wgt. Mean C.I.:	95.94 to 101.58	
TOTAL Adj.Sales Price:	7,726,001	MEAN:	108	AVG.ABS.DEV:	24.52	95% Mean C.I.:	100.64 to 115.34	
TOTAL Assessed Value:	7,630,320							
AVG. Adj. Sales Price:	51,506	COD:	25.13	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	50,868	PRD:	109.35	MIN Sales Ratio:	28.25			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	110	98.01	112.53	99.45	28.71	113.15	28.25	413.33	95.65 to 101.90	44,007	43,767
2	11	91.67	98.25	99.72	22.74	98.53	66.67	199.08	74.57 to 107.88	89,150	88,897
3	29	94.63	94.47	96.51	12.20	97.89	38.83	118.38	90.32 to 102.20	65,672	63,380
ALL	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**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	134	97.85	109.47	99.29	23.36	110.25	37.75	413.33	95.58 to 100.00	55,972	55,576
2	16	82.95	95.60	81.14	43.17	117.82	28.25	240.00	66.67 to 112.00	14,104	11,445
ALL	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	145	97.55	107.55	98.86	24.75	108.79	28.25	413.33	95.30 to 99.59	52,304	51,706
06	1	90.32	90.32	90.32			90.32	90.32	N/A	31,500	28,450
07	4	127.75	128.52	94.55	26.92	135.93	74.57	184.00	N/A	27,600	26,095
ALL	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034	1	106.05	106.05	106.05			106.05	106.05	N/A	58,000	61,510
49-0010	12	98.21	106.57	91.89	23.85	115.98	72.86	240.00	76.31 to 102.30	38,970	35,808
49-0032	78	95.45	109.12	98.00	31.23	111.35	28.25	413.33	90.70 to 104.83	47,555	46,604
49-0033	37	98.06	107.53	99.71	21.34	107.84	38.83	357.50	93.91 to 99.19	61,826	61,649
49-0501	18	103.50	108.92	103.55	11.18	105.19	90.17	146.67	98.56 to 117.62	55,277	57,237
64-0023											
66-0027											
67-0069	4	90.59	90.84	92.41	5.23	98.30	81.90	100.29	N/A	52,110	48,155
74-0070											
NonValid School											
ALL	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	150	<b>MEDIAN:</b>	<b>98</b>	COV:	42.54	95% Median C.I.:	95.30 to 99.91	(! : Derived)
TOTAL Sales Price:	7,706,001	WGT. MEAN:	99	STD:	45.94	95% Wgt. Mean C.I.:	95.94 to 101.58	
TOTAL Adj.Sales Price:	7,726,001	MEAN:	108	AVG.ABS.DEV:	24.52	95% Mean C.I.:	100.64 to 115.34	
TOTAL Assessed Value:	7,630,320							
AVG. Adj. Sales Price:	51,506	COD:	25.13	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	50,868	PRD:	109.35	MIN Sales Ratio:	28.25			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	18	82.95	94.85	80.77	40.16	117.44	28.25	240.00	73.04 to 102.73	13,698	11,063
Prior TO 1860	1	141.94	141.94	141.94			141.94	141.94	N/A	15,500	22,000
1860 TO 1899	14	96.10	121.15	97.39	39.90	124.40	75.09	357.50	78.95 to 168.00	40,885	39,819
1900 TO 1919	48	99.78	113.98	102.25	28.44	111.48	60.95	413.33	94.14 to 110.87	41,412	42,343
1920 TO 1939	13	94.63	110.42	100.60	22.47	109.77	77.44	186.25	88.28 to 135.38	56,223	56,559
1940 TO 1949	4	91.48	104.89	99.40	25.24	105.52	80.92	155.67	N/A	45,625	45,352
1950 TO 1959	8	95.90	100.26	96.26	9.60	104.15	87.99	140.00	87.99 to 140.00	52,268	50,316
1960 TO 1969	21	98.41	103.79	100.32	10.77	103.46	79.90	159.25	95.65 to 105.17	72,047	72,275
1970 TO 1979	10	103.56	111.58	95.72	20.70	116.57	84.23	184.00	84.68 to 141.82	73,819	70,658
1980 TO 1989	5	91.67	91.28	92.97	26.56	98.18	37.75	145.18	N/A	67,340	62,608
1990 TO 1994	3	91.93	88.08	90.27	8.40	97.57	74.57	97.73	N/A	108,966	98,363
1995 TO 1999	4	105.57	103.67	103.26	3.19	100.40	95.78	107.77	N/A	133,100	137,432
2000 TO Present	1	94.24	94.24	94.24			94.24	94.24	N/A	125,000	117,800
ALL	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**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	8	107.36	117.19	89.61	46.08	130.77	28.25	240.00	28.25 to 240.00	1,781	1,596
5000 TO 9999	8	178.70	194.20	198.22	52.36	97.97	38.83	413.33	38.83 to 413.33	7,180	14,233
Total \$											
1 TO 9999	16	130.18	155.70	176.63	61.20	88.15	28.25	413.33	72.86 to 200.00	4,481	7,915
10000 TO 29999	38	100.95	113.39	107.96	31.50	105.02	37.75	187.00	87.39 to 135.50	19,602	21,163
30000 TO 59999	44	95.57	101.12	101.58	17.09	99.54	72.12	199.08	88.28 to 100.35	43,036	43,718
60000 TO 99999	33	96.46	94.91	94.50	8.85	100.43	68.71	118.04	90.70 to 99.59	75,286	71,147
100000 TO 149999	16	94.08	94.69	94.66	4.14	100.03	84.23	107.88	91.93 to 97.73	128,015	121,178
150000 TO 249999	3	104.83	100.94	101.25	4.66	99.69	91.67	106.31	N/A	161,033	163,040
ALL	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868



**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	150	<b>MEDIAN:</b>	<b>98</b>	COV:	42.54	95% Median C.I.:	95.30 to 99.91	(! : Derived)
TOTAL Sales Price:	7,706,001	WGT. MEAN:	99	STD:	45.94	95% Wgt. Mean C.I.:	95.94 to 101.58	
TOTAL Adj.Sales Price:	7,726,001	MEAN:	108	AVG.ABS.DEV:	24.52	95% Mean C.I.:	100.64 to 115.34	
TOTAL Assessed Value:	7,630,320							
AVG. Adj. Sales Price:	51,506	COD:	25.13	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	50,868	PRD:	109.35	MIN Sales Ratio:	28.25			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	102.47	101.05	58.49	48.11	172.75	28.25	240.00	28.25 to 240.00	2,137	1,250
5000 TO 9999	4	73.74	88.31	67.03	44.76	131.73	37.75	168.00	N/A	9,525	6,385
Total \$											
1 TO 9999	12	88.42	96.80	64.39	54.82	150.33	28.25	240.00	37.75 to 146.67	4,599	2,961
10000 TO 29999	45	99.97	118.94	103.85	36.26	114.53	60.95	357.50	87.39 to 122.86	20,236	21,016
30000 TO 59999	43	95.58	107.60	98.02	23.05	109.77	68.71	413.33	90.17 to 100.29	45,151	44,258
60000 TO 99999	34	98.80	103.43	100.25	12.60	103.17	73.57	199.08	93.78 to 105.17	76,301	76,493
100000 TO 149999	14	94.94	95.02	94.83	4.41	100.20	84.23	107.88	91.67 to 98.06	135,135	128,146
150000 TO 249999	2	105.57	105.57	105.58	0.70	99.99	104.83	106.31	N/A	166,250	175,535
ALL	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	129.33	143.76	111.20	34.16	129.27	84.00	240.00	84.00 to 240.00	5,058	5,625
0	12	75.28	70.40	76.49	22.80	92.04	28.25	102.22	38.83 to 90.32	18,018	13,783
10	1	113.68	113.68	113.68			113.68	113.68	N/A	9,500	10,800
15	2	176.00	176.00	180.31	4.55	97.61	168.00	184.00	N/A	6,500	11,720
20	51	99.19	109.58	99.67	23.10	109.94	60.95	200.00	94.63 to 103.85	43,995	43,850
25	15	95.30	139.92	103.14	55.09	135.66	76.31	413.33	88.28 to 155.41	48,413	49,933
30	53	96.53	101.10	98.12	15.61	103.04	37.75	199.08	93.78 to 100.29	65,803	64,568
35	5	94.24	95.98	98.15	4.90	97.79	87.39	106.31	N/A	120,280	118,058
40	4	108.06	100.72	101.78	11.55	98.96	68.71	118.04	N/A	68,250	69,462
45	1	97.01	97.01	97.01			97.01	97.01	N/A	125,000	121,260
ALL	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	129.33	143.76	111.20	34.16	129.27	84.00	240.00	84.00 to 240.00	5,058	5,625
0	12	75.28	70.40	76.49	22.80	92.04	28.25	102.22	38.83 to 90.32	18,018	13,783
100	1	141.82	141.82	141.82			141.82	141.82	N/A	11,000	15,600
101	83	96.53	107.31	98.20	21.14	109.28	60.95	357.50	94.63 to 99.19	59,476	58,408
102	6	100.14	115.39	117.71	24.56	98.03	82.91	199.08	82.91 to 199.08	47,250	55,618
104	37	99.91	115.62	99.56	27.26	116.14	68.71	413.33	93.91 to 106.05	53,872	53,634
106	5	97.01	94.41	97.79	27.22	96.54	37.75	145.18	N/A	51,020	49,894
ALL	150	97.57	107.99	98.76	25.13	109.35	28.25	413.33	95.30 to 99.91	51,506	50,868

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	7,726,001	MEAN:	108	AVG.ABS.DEV:	24.52	95% Mean C.I.:	100.64 to 115.34	
TOTAL Assessed Value:	7,630,320							
AVG. Adj. Sales Price:	51,506	COD:	25.13	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	50,868	PRD:	109.35	MIN Sales Ratio:	28.25			

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	129.33	143.76	111.20	34.16	129.27	84.00	240.00	84.00 to 240.00	5,058	5,625
0	12	75.28	70.40	76.49	22.80	92.04	28.25	102.22	38.83 to 90.32	18,018	13,783
10	6	147.50	150.32	139.26	21.99	107.95	113.00	200.00	113.00 to 200.00	8,516	11,860
15	3	74.62	81.64	87.02	10.98	93.81	72.86	97.44	N/A	15,000	13,053
20	17	116.67	145.08	115.95	41.34	125.12	77.44	413.33	94.63 to 185.45	31,937	37,030
25	15	87.39	106.55	94.25	29.32	113.05	72.12	357.50	82.67 to 98.41	49,436	46,594
30	57	97.73	104.74	99.70	18.43	105.05	37.75	199.08	94.14 to 104.83	61,678	61,494
35	22	96.05	97.74	95.79	12.15	102.03	60.95	138.75	91.92 to 102.28	83,011	79,520
40	12	96.77	96.63	97.48	7.82	99.13	76.24	118.38	88.28 to 105.17	63,075	61,483
<u>ALL</u>	<u>150</u>	<u>97.57</u>	<u>107.99</u>	<u>98.76</u>	<u>25.13</u>	<u>109.35</u>	<u>28.25</u>	<u>413.33</u>	<u>95.30 to 99.91</u>	<u>51,506</u>	<u>50,868</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	19	<b>MEDIAN:</b>	<b>100</b>	COV:	28.64	95% Median C.I.:	94.65 to 107.54
TOTAL Sales Price:	662,216	WGT. MEAN:	92	STD:	28.24	95% Wgt. Mean C.I.:	77.67 to 107.10
TOTAL Adj.Sales Price:	662,216	MEAN:	99	AVG.ABS.DEV:	16.59	95% Mean C.I.:	84.98 to 112.20
TOTAL Assessed Value:	611,770						
AVG. Adj. Sales Price:	34,853	COD:	16.66	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,198	PRD:	106.72	MIN Sales Ratio:	35.60		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	3	99.60	86.40	74.09	14.16	116.61	58.65	100.96	N/A	46,238	34,260
01/01/03 TO 03/31/03	6	101.65	101.84	103.01	5.31	98.86	94.65	112.78	94.65 to 112.78	26,833	27,641
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
10/01/03 TO 12/31/03	2	87.47	87.47	82.06	8.78	106.60	79.79	95.15	N/A	44,000	36,105
01/01/04 TO 03/31/04	2	110.60	110.60	109.67	2.77	100.85	107.54	113.67	N/A	21,500	23,580
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
10/01/04 TO 12/31/04	1	111.68	111.68	111.68			111.68	111.68	N/A	15,500	17,310
01/01/05 TO 03/31/05	1	97.18	97.18	97.18			97.18	97.18	N/A	45,000	43,730
04/01/05 TO 06/30/05	2	71.28	71.28	92.96	50.05	76.67	35.60	106.95	N/A	25,500	23,705
<u>Study Years</u>											
07/01/02 TO 06/30/03	9	99.60	96.69	89.63	8.33	107.88	58.65	112.78	94.65 to 104.75	33,301	29,847
07/01/03 TO 06/30/04	5	107.54	115.61	105.67	22.44	109.41	79.79	181.92	N/A	31,200	32,970
07/01/04 TO 06/30/05	5	97.18	84.98	86.34	22.54	98.43	35.60	111.68	N/A	41,300	35,658
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	9	99.11	107.54	103.48	15.52	103.93	79.79	181.92	94.65 to 112.78	30,444	31,504
01/01/04 TO 12/31/04	4	109.61	101.60	87.50	10.10	116.12	73.52	113.67	N/A	38,375	33,577
<u>ALL</u>											
	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COOK - C	2	97.38	97.38	95.87	2.28	101.57	95.15	99.60	N/A	7,750	7,430
ELK CREEK - C	1	35.60	35.60	35.60			35.60	35.60	N/A	10,000	3,560
FARM 2	1	97.18	97.18	97.18			97.18	97.18	N/A	45,000	43,730
RURAL	1	100.96	100.96	100.96			100.96	100.96	N/A	48,216	48,680
ST MARY	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
STERLING - C	3	106.95	108.16	109.52	2.50	98.75	104.75	112.78	N/A	34,333	37,603
TECUMSEH - C	9	95.57	100.83	86.95	23.10	115.96	58.65	181.92	73.52 to 111.68	46,277	40,240
TECUMSEH - V	1	99.11	99.11	99.11			99.11	99.11	N/A	9,000	8,920
<u>ALL</u>											
	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

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Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)  
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TOTAL Adj.Sales Price:	662,216	MEAN:	99	AVG.ABS.DEV:	16.59	95% Mean C.I.:	84.98 to 112.20
TOTAL Assessed Value:	611,770						
AVG. Adj. Sales Price:	34,853	COD:	16.66	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,198	PRD:	106.72	MIN Sales Ratio:	35.60		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	17	99.60	98.54	91.28	18.39	107.95	35.60	181.92	79.79 to 111.68	33,470	30,550
2	1	97.18	97.18	97.18			97.18	97.18	N/A	45,000	43,730
3	1	100.96	100.96	100.96			100.96	100.96	N/A	48,216	48,680
ALL	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

**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	17	99.60	98.42	91.60	18.51	107.45	35.60	181.92	79.79 to 111.68	35,588	32,598
2	2	100.04	100.04	100.67	0.93	99.37	99.11	100.96	N/A	28,608	28,800
ALL	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034											
49-0010	1	35.60	35.60	35.60			35.60	35.60	N/A	10,000	3,560
49-0032	12	98.14	100.39	89.35	17.50	112.36	58.65	181.92	79.79 to 107.54	43,226	38,624
49-0033	4	109.87	109.54	110.05	3.36	99.53	104.75	113.67	N/A	29,500	32,465
49-0501	2	97.38	97.38	95.87	2.28	101.57	95.15	99.60	N/A	7,750	7,430
64-0023											
66-0027											
67-0069											
74-0070											
NonValid School											
ALL	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

**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:	19	<b>MEDIAN:</b>	<b>100</b>	COV:	28.64	95% Median C.I.:	94.65 to 107.54
TOTAL Sales Price:	662,216	WGT. MEAN:	92	STD:	28.24	95% Wgt. Mean C.I.:	77.67 to 107.10
TOTAL Adj.Sales Price:	662,216	MEAN:	99	AVG.ABS.DEV:	16.59	95% Mean C.I.:	84.98 to 112.20
TOTAL Assessed Value:	611,770						
AVG. Adj. Sales Price:	34,853	COD:	16.66	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,198	PRD:	106.72	MIN Sales Ratio:	35.60		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	100.04	100.04	100.67	0.93	99.37	99.11	100.96	N/A	28,608	28,800
Prior TO 1860											
1860 TO 1899	5	95.15	93.87	89.99	5.32	104.31	79.79	104.19	N/A	35,600	32,036
1900 TO 1919	2	70.18	70.18	73.32	49.27	95.71	35.60	104.75	N/A	11,000	8,065
1920 TO 1939	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
1940 TO 1949	2	140.76	140.76	174.44	29.24	80.69	99.60	181.92	N/A	13,750	23,985
1950 TO 1959	2	110.16	110.16	110.90	2.38	99.33	107.54	112.78	N/A	39,000	43,250
1960 TO 1969	1	111.68	111.68	111.68			111.68	111.68	N/A	15,500	17,310
1970 TO 1979	1	106.95	106.95	106.95			106.95	106.95	N/A	41,000	43,850
1980 TO 1989	1	58.65	58.65	58.65			58.65	58.65	N/A	88,000	51,610
1990 TO 1994											
1995 TO 1999	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
2000 TO Present	1	97.18	97.18	97.18			97.18	97.18	N/A	45,000	43,730
ALL	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

**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	1	99.60	99.60	99.60			99.60	99.60	N/A	2,500	2,490
5000 TO 9999	1	99.11	99.11	99.11			99.11	99.11	N/A	9,000	8,920
Total \$											
1 TO 9999	2	99.36	99.36	99.22	0.25	100.14	99.11	99.60	N/A	5,750	5,705
10000 TO 29999	9	104.75	105.56	111.91	19.55	94.33	35.60	181.92	95.15 to 113.67	18,722	20,951
30000 TO 59999	5	100.96	102.50	102.81	5.53	99.71	94.65	112.78	N/A	44,843	46,102
60000 TO 99999	3	73.52	70.65	70.27	9.58	100.54	58.65	79.79	N/A	86,000	60,430
ALL	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

**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:	19	<b>MEDIAN:</b>	<b>100</b>	COV:	28.64	95% Median C.I.:	94.65 to 107.54
TOTAL Sales Price:	662,216	WGT. MEAN:	92	STD:	28.24	95% Wgt. Mean C.I.:	77.67 to 107.10
TOTAL Adj.Sales Price:	662,216	MEAN:	99	AVG.ABS.DEV:	16.59	95% Mean C.I.:	84.98 to 112.20
TOTAL Assessed Value:	611,770						
AVG. Adj. Sales Price:	34,853	COD:	16.66	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,198	PRD:	106.72	MIN Sales Ratio:	35.60		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	67.60	67.60	48.40	47.34	139.67	35.60	99.60	N/A	6,250	3,025
5000 TO 9999	1	99.11	99.11	99.11			99.11	99.11	N/A	9,000	8,920
Total \$ _____											
1 TO 9999	3	99.11	78.10	69.63	21.52	112.17	35.60	99.60	N/A	7,166	4,990
10000 TO 29999	6	104.47	104.17	103.71	5.61	100.44	95.15	113.67	95.15 to 113.67	17,583	18,235
30000 TO 59999	9	100.96	104.49	94.85	19.69	110.16	58.65	181.92	79.79 to 112.78	48,912	46,394
60000 TO 99999	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
ALL _____											
	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	100.04	100.04	100.67	0.93	99.37	99.11	100.96	N/A	28,608	28,800
10	8	104.47	110.69	104.11	15.44	106.32	79.79	181.92	79.79 to 181.92	29,687	30,908
15	2	47.12	47.12	56.30	24.45	83.71	35.60	58.65	N/A	49,000	27,585
20	5	107.54	100.13	92.32	10.38	108.47	73.52	112.78	N/A	40,300	37,204
25	1	95.57	95.57	95.57			95.57	95.57	N/A	23,000	21,980
30	1	97.18	97.18	97.18			97.18	97.18	N/A	45,000	43,730
ALL _____											
	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	100.04	100.04	100.67	0.93	99.37	99.11	100.96	N/A	28,608	28,800
297	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
325	1	58.65	58.65	58.65			58.65	58.65	N/A	88,000	51,610
336	1	111.68	111.68	111.68			111.68	111.68	N/A	15,500	17,310
340	2	101.05	101.05	104.11	5.84	97.06	95.15	106.95	N/A	27,000	28,110
344	1	107.54	107.54	107.54			107.54	107.54	N/A	28,000	30,110
350	3	94.65	96.03	88.27	11.93	108.80	79.79	113.67	N/A	43,333	38,250
352	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
353	3	99.60	99.78	100.19	2.88	99.59	95.57	104.19	N/A	17,500	17,533
406	2	108.77	108.77	111.23	3.69	97.79	104.75	112.78	N/A	31,000	34,480
476	1	97.18	97.18	97.18			97.18	97.18	N/A	45,000	43,730
528	1	35.60	35.60	35.60			35.60	35.60	N/A	10,000	3,560
ALL _____											
	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198

**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)

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TOTAL Sales Price:	662,216	WGT. MEAN:	92	STD:	28.24	95% Wgt. Mean C.I.:	77.67 to 107.10
TOTAL Adj.Sales Price:	662,216	MEAN:	99	AVG.ABS.DEV:	16.59	95% Mean C.I.:	84.98 to 112.20
TOTAL Assessed Value:	611,770						
AVG. Adj. Sales Price:	34,853	COD:	16.66	MAX Sales Ratio:	181.92		
AVG. Assessed Value:	32,198	PRD:	106.72	MIN Sales Ratio:	35.60		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	19	99.60	98.59	92.38	16.66	106.72	35.60	181.92	94.65 to 107.54	34,853	32,198
04											
<u>ALL</u>	<u>19</u>	<u>99.60</u>	<u>98.59</u>	<u>92.38</u>	<u>16.66</u>	<u>106.72</u>	<u>35.60</u>	<u>181.92</u>	<u>94.65 to 107.54</u>	<u>34,853</u>	<u>32,198</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	69	<b>MEDIAN:</b>	<b>65</b>	COV:	23.84	95% Median C.I.:	61.40 to 72.46	(!: Derived)
(AgLand) TOTAL Sales Price:	8,675,288	WGT. MEAN:	67	STD:	16.64	95% Wgt. Mean C.I.:	63.28 to 70.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,675,288	MEAN:	70	AVG.ABS.DEV:	12.95	95% Mean C.I.:	65.88 to 73.73	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	5,816,747							
AVG. Adj. Sales Price:	125,728	COD:	19.83	MAX Sales Ratio:	120.95			
AVG. Assessed Value:	84,300	PRD:	104.11	MIN Sales Ratio:	40.33			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	57.91	57.91	57.91			57.91	57.91	N/A	116,000	67,180
10/01/02 TO 12/31/02	6	76.58	78.95	76.06	20.36	103.80	54.31	120.95	54.31 to 120.95	102,684	78,105
01/01/03 TO 03/31/03	8	79.06	80.70	81.38	17.43	99.16	43.01	101.27	43.01 to 101.27	94,934	77,257
04/01/03 TO 06/30/03	5	71.71	72.74	71.76	10.21	101.36	59.40	86.08	N/A	152,600	109,507
07/01/03 TO 09/30/03	3	61.82	71.71	70.19	16.46	102.17	61.40	91.92	N/A	147,800	103,743
10/01/03 TO 12/31/03	6	86.41	85.56	87.10	9.73	98.24	66.68	103.66	66.68 to 103.66	122,783	106,943
01/01/04 TO 03/31/04	8	61.03	61.58	60.38	10.43	101.99	53.20	79.58	53.20 to 79.58	118,846	71,757
04/01/04 TO 06/30/04	6	66.47	68.85	68.33	9.28	100.75	58.96	82.05	58.96 to 82.05	82,150	56,136
07/01/04 TO 09/30/04	3	72.46	69.68	74.60	17.65	93.41	49.11	87.47	N/A	94,666	70,620
10/01/04 TO 12/31/04	8	59.24	59.16	56.59	8.59	104.55	50.41	70.30	50.41 to 70.30	175,258	99,173
01/01/05 TO 03/31/05	8	62.58	64.30	60.29	22.58	106.65	40.33	103.05	40.33 to 103.05	149,458	90,115
04/01/05 TO 06/30/05	7	60.10	63.51	57.41	18.04	110.63	45.23	102.58	45.23 to 102.58	130,742	75,057
<u>Study Years</u>											
07/01/02 TO 06/30/03	20	75.08	77.05	75.46	17.39	102.10	43.01	120.95	68.29 to 82.96	112,729	85,070
07/01/03 TO 06/30/04	23	65.31	71.05	71.03	16.70	100.03	53.20	103.66	61.82 to 80.97	114,076	81,033
07/01/04 TO 06/30/05	26	60.58	63.13	59.30	17.87	106.46	40.33	103.05	55.70 to 67.23	146,036	86,598
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	22	79.60	78.99	78.39	15.27	100.77	43.01	103.66	68.29 to 89.24	122,844	96,294
01/01/04 TO 12/31/04	25	63.13	63.52	61.22	12.09	103.75	49.11	87.47	57.70 to 65.31	125,189	76,645
<u>ALL</u>											
	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300



**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	69	<b>MEDIAN:</b>	<b>65</b>	COV:	23.84	95% Median C.I.:	61.40 to 72.46	(!: Derived)
(AgLand) TOTAL Sales Price:	8,675,288	WGT. MEAN:	67	STD:	16.64	95% Wgt. Mean C.I.:	63.28 to 70.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,675,288	MEAN:	70	AVG.ABS.DEV:	12.95	95% Mean C.I.:	65.88 to 73.73	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	5,816,747							
AVG. Adj. Sales Price:	125,728	COD:	19.83	MAX Sales Ratio:	120.95			
AVG. Assessed Value:	84,300	PRD:	104.11	MIN Sales Ratio:	40.33			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3933	8	63.55	65.80	63.85	10.07	103.06	54.53	86.08	54.53 to 86.08	123,440	78,816	
3935	8	78.79	77.43	77.96	9.57	99.32	63.13	89.00	63.13 to 89.00	139,012	108,373	
3937	9	68.42	69.97	71.13	17.52	98.36	43.01	101.27	58.96 to 82.96	97,713	69,502	
3939	2	60.25	60.25	58.33	6.67	103.29	56.23	64.27	N/A	287,245	167,550	
3961	9	75.17	75.51	73.47	23.20	102.78	49.11	103.05	53.36 to 102.58	80,537	59,170	
3963	2	55.90	55.90	55.01	9.83	101.62	50.41	61.40	N/A	179,000	98,475	
3965	9	67.23	66.57	63.84	12.38	104.27	51.89	81.96	54.31 to 80.72	153,896	98,251	
3967	7	72.44	82.33	84.00	25.48	98.01	58.94	120.95	58.94 to 120.95	83,400	70,054	
4169	6	57.90	59.10	58.79	8.19	100.52	53.20	70.30	53.20 to 70.30	169,118	99,423	
4171	4	55.03	60.63	52.67	29.81	115.12	43.22	89.24	N/A	102,250	53,852	
4173	3	80.97	79.32	71.34	18.28	111.17	56.29	100.69	N/A	129,316	92,260	
4175	2	59.28	59.28	64.15	31.96	92.41	40.33	78.23	N/A	129,200	82,880	
ALL	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	27	66.68	70.22	69.17	15.39	101.52	43.01	101.27	63.13 to 78.01	131,612	91,042	
2	27	67.62	72.85	68.95	21.76	105.65	49.11	120.95	60.38 to 81.96	113,025	77,930	
3	15	60.10	63.57	60.60	21.88	104.90	40.33	100.69	53.20 to 78.23	138,004	83,632	
ALL	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300	
ALL	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	69	<b>MEDIAN:</b>	<b>65</b>	COV:	23.84	95% Median C.I.:	61.40 to 72.46	(! : Derived)
(AgLand) TOTAL Sales Price:	8,675,288	WGT. MEAN:	67	STD:	16.64	95% Wgt. Mean C.I.:	63.28 to 70.82	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,675,288	MEAN:	70	AVG.ABS.DEV:	12.95	95% Mean C.I.:	65.88 to 73.73	(! : ag_denom=0)
(AgLand) TOTAL Assessed Value:	5,816,747							
AVG. Adj. Sales Price:	125,728	COD:	19.83	MAX Sales Ratio:	120.95			
AVG. Assessed Value:	84,300	PRD:	104.11	MIN Sales Ratio:	40.33			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034											
49-0010	4	79.60	75.05	72.93	19.82	102.92	40.33	100.69	N/A	118,275	86,255
49-0032	13	57.70	61.99	58.76	19.03	105.50	43.22	91.92	50.41 to 72.46	150,679	88,537
49-0033	21	67.62	72.43	70.98	15.47	102.03	54.53	120.95	63.13 to 79.58	121,805	86,462
49-0501	13	65.31	69.46	67.73	17.24	102.55	43.01	101.27	58.96 to 82.96	134,800	91,301
64-0023	9	75.17	75.51	73.47	23.20	102.78	49.11	103.05	53.36 to 102.58	80,537	59,170
66-0027											
67-0069	9	60.78	67.43	65.02	18.74	103.71	53.20	103.66	54.17 to 89.24	134,245	87,285
74-0070											
NonValid School											
ALL	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300

**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	5	100.69	88.37	79.37	13.93	111.33	67.23	103.05	N/A	40,379	32,050
30.01 TO 50.00	11	66.68	67.01	64.95	15.94	103.17	43.01	89.24	49.11 to 79.58	48,636	31,589
50.01 TO 100.00	23	63.76	66.47	64.90	17.65	102.41	40.33	120.95	57.91 to 72.44	94,484	61,323
100.01 TO 180.00	21	64.59	71.10	69.38	20.78	102.48	45.23	103.66	59.40 to 83.82	164,178	113,905
180.01 TO 330.00	9	61.11	68.41	65.01	19.96	105.23	51.89	101.27	54.17 to 80.97	257,500	167,395
ALL	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300

**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	7	63.13	64.26	58.99	15.69	108.94	49.11	89.24	49.11 to 89.24	147,915	87,254
DRY-N/A	28	78.12	76.69	70.13	19.57	109.35	40.33	120.95	64.48 to 82.96	128,111	89,847
GRASS	19	66.68	66.84	68.21	12.34	97.99	53.20	101.27	58.94 to 71.71	109,051	74,386
GRASS-N/A	12	61.00	61.56	62.49	14.49	98.50	43.01	89.00	53.36 to 65.31	129,148	80,704
IRRGTD-N/A	3	72.44	70.26	71.57	13.48	98.18	54.53	83.82	N/A	143,666	102,816
ALL	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	69	<b>MEDIAN:</b>	<b>65</b>	COV:	23.84	95% Median C.I.:	61.40 to 72.46	(!: Derived)
(AgLand) TOTAL Sales Price:	8,675,288	WGT. MEAN:	67	STD:	16.64	95% Wgt. Mean C.I.:	63.28 to 70.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,675,288	MEAN:	70	AVG.ABS.DEV:	12.95	95% Mean C.I.:	65.88 to 73.73	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	5,816,747							
AVG. Adj. Sales Price:	125,728	COD:	19.83	MAX Sales Ratio:	120.95			
AVG. Assessed Value:	84,300	PRD:	104.11	MIN Sales Ratio:	40.33			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	20	69.80	73.07	65.39	20.06	111.75	49.11	103.05	60.38 to 82.05	139,544	91,243
DRY-N/A	15	78.23	75.71	71.06	21.72	106.54	40.33	120.95	56.29 to 91.92	122,110	86,776
GRASS	25	63.34	64.14	65.34	13.47	98.16	43.01	101.27	58.94 to 67.62	106,055	69,292
GRASS-N/A	6	61.00	67.53	66.93	15.43	100.90	53.36	89.00	53.36 to 89.00	161,729	108,247
IRRGTD	1	83.82	83.82	83.82			83.82	83.82	N/A	192,000	160,930
IRRGTD-N/A	2	63.48	63.48	61.72	14.10	102.85	54.53	72.44	N/A	119,500	73,760
ALL	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300

**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	35	75.00	74.20	67.64	20.50	109.71	40.33	120.95	63.76 to 81.96	132,072	89,328
GRASS	31	61.82	64.79	65.76	14.23	98.53	43.01	101.27	58.96 to 67.62	116,830	76,831
IRRGTD	3	72.44	70.26	71.57	13.48	98.18	54.53	83.82	N/A	143,666	102,816
ALL	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	102.58	102.11	101.97	0.77	100.13	100.69	103.05	N/A	23,198	23,656
30000 TO 59999	11	74.50	75.84	76.01	14.71	99.78	58.94	120.95	60.38 to 89.24	42,045	31,957
60000 TO 99999	17	60.78	60.96	60.80	17.86	100.26	40.33	86.08	49.11 to 72.44	80,714	49,074
100000 TO 149999	14	79.36	76.09	76.29	17.14	99.73	54.53	103.66	57.91 to 91.92	123,626	94,318
150000 TO 249999	20	64.01	66.72	66.18	14.99	100.82	45.23	101.27	59.40 to 75.17	180,069	119,167
250000 TO 499999	4	58.17	59.99	59.50	10.18	100.81	51.89	71.71	N/A	359,722	214,041
ALL	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Adj. Sales Price:	125,728	COD:	19.83	MAX Sales Ratio:	120.95			
AVG. Assessed Value:	84,300	PRD:	104.11	MIN Sales Ratio:	40.33			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____	_____										
_____ Total \$ _____											
10000 TO 29999	9	68.29	77.92	74.05	21.21	105.22	58.94	103.05	60.38 to 102.58	33,455	24,774
30000 TO 59999	18	62.80	65.04	61.34	22.84	106.04	40.33	120.95	53.20 to 74.50	69,350	42,537
60000 TO 99999	19	63.13	64.67	62.51	12.89	103.46	45.23	86.08	56.29 to 72.44	130,315	81,461
100000 TO 149999	16	76.70	75.60	73.07	16.48	103.47	50.41	103.66	61.82 to 89.00	167,582	122,453
150000 TO 249999	7	71.71	72.28	67.11	19.49	107.71	51.89	101.27	51.89 to 101.27	281,227	188,725
_____ ALL _____	69	65.31	69.80	67.05	19.83	104.11	40.33	120.95	61.40 to 72.46	125,728	84,300

## 2006 Assessment Survey for Johnson County

### I. General Office Information

#### A. Staffing and Funding Information

1. Deputy(ies) on staff: **1**
2. Appraiser(s) on staff: **0**
3. Other full-time employees: **0**
4. Other part-time employees: **0**
5. Number of shared employees: **1 employee is shared with the Clerk's office and the Treasurers Office**
6. Assessor's requested budget for current fiscal year: **\$147,596**
  - a. Does this include employee benefits? **No**
7. Part of the budget that is dedicated to the computer system: **\$10,512**
8. Adopted budget, or granted budget if different from above: **\$98,547. The original budget request included funds for GIS mapping, an additional \$5000 for appraisal and \$6000 for zoning and 911 address assistance which was all cut.**
  - a. Does this amount include employee benefits? **No**
9. Amount of total budget set aside for appraisal work: **\$30,000**
10. Amount of the total budget set aside for education/workshops: **\$1300**
11. Appraisal/Reappraisal budget, if not part of the total budget: **This is now included in the assessor budget beginning in 05-06. It was previously under Misc. General.**
12. Other miscellaneous funds: **None**
13. Total budget: **\$98,547**
  - a. Was any of last year's budget not used? **Approximately \$200 was unused.**

**B. Residential Appraisal Information**

1. Data collection done by: **Lister/Appraiser/Assessor**
2. Valuation done by: **Assessor/Appraiser**
3. Date of last appraisal: <sup>1</sup>
  - 2005-Area 1**
  - 2006-Area 2 (except the town of Tecumseh)**
  - 2006-Area 3**
4. Date of last “update”: <sup>2</sup> **2006-Area 1**
5. Pickup work done by: <sup>3</sup> **Assessor/Appraiser**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	129			129

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
  - June 2004-Areas 1,2, and 3**
  - March 2001-Tecumseh**
7. What was the last year the depreciation schedule for this property class was developed using market-derived information?
  - 2004-Area 1**
  - 2004-Areas 2 and 3**
  - 2001-Tecumseh**
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> **No direct market or sales comparison approached used. They use a market approach, but use the TerraScan cost approach to deliver equalized assessed values.**
9. Number of market areas/neighborhoods for this property class:
  - Urban-3**
  - Suburban-3**
  - Rural-3**
  - Res. Ag-3**
10. How are these defined? **Areas/Neighborhoods are defined by the township: Area 1 is Township 6; Area 2 is Township 5; Area 3 is Township 4. The towns of Sterling, Cook, and Tecumseh are looked at as three different market areas. The towns of Elk Creek and Crab Orchard are individually analyzed due to lack of recent sales activity, but the sales that do occur are considered as comparables for**

**both towns. The remaining rural areas are looked at by the Township where they are located.**

**C. Commercial/Industrial Appraisal Information**

1. Data collection done by: **Appraiser**
2. Valuation done by: **Appraiser with Assessor review**
3. Date of last appraisal: <sup>1</sup> **2004**
4. Date of last “update”: <sup>2</sup> **2006- no value changes were needed in 2005 or 2006**
5. Pickup work done by whom: <sup>3</sup> **Appraiser**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	11			11

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **June 2003**
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> **2004**
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> **No market or sales comparison approach was used. They use a market approach, but use the TerraScan cost approach to deliver equalized assessed values.**
10. Number of market areas/neighborhoods for this property class? **There are no defined market areas. The parcels are looked at by town.**
11. How are these defined? **N/A**

**D. Agricultural Appraisal Information**

1. Data collection done by: **Assessor**
2. Valuation done by: **Assessor**
3. Date of last appraisal: <sup>1</sup> **2005**

4. Date of last “update”:<sup>2</sup> **2006**

5. Pickup work done by whom:<sup>3</sup> **Assessor and Appraiser depending on the complexity of the parcel.**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	120			120

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 was not used.**

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

8. What is the date of the soil survey currently used? **1986**

9. What date was the last countywide land use study completed? **It was originally completed in 1994 and is ongoing. A partial update was completed in 2003 using FSA maps.**

a. By what method? **FSA maps and physical inspections**

b. By whom? **Assessor and Deputy Assessor**

c. What proportion is complete / implemented at this time? **100% complete**

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

11. How are these defined? **The market areas are defined by township. Area 1- Twp. 6, Area 2- Twp. 5, Area 3- Twp. 4**

13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **Zoning took effect 1-1-06. A budget cut and timing of when zoning was implemented did not allow for any analysis or possible implementation of special valuation until tax year 2007.**

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

1. Administrative software: **TerraScan**

2. CAMA software: **TerraScan**

3. Cadastral maps or GIS software: **No GIS software available.**



- a. Who maintains the Cadastral Maps? **Assessor and Deputy Assessor**
- b. Who maintains the GIS software and maps? **Due to a budget cut, no GIS mapping is progressing at this time.**

4. Personal Property software: **TerraScan**

#### **F. Zoning Information**

- 1. Does the county have zoning? **Yes**
  - a. If so, is the zoning county wide? **Yes**
  - b. What municipalities in the county are zoned? **Cook, Crab Orchard, Elk Creek, Sterling, Tecumseh**
- c. When was zoning implemented? **January 1, 2006**

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

- 1. Appraisal Services: **Wayne Cole dba Linsali, Inc.**
- 2. Other Services

**H. Additional comments** or further explanations on any listed item from A through G:  
No additional comments were offered.

## **II. Assessment Actions**

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

- 1. **Residential:** The County reports a revaluation was completed for areas 2 and 3 residential, urban, suburban, and rural, which included the towns of Crab Orchard and Elk Creek. The rural residential in Area 1, was given 5% economic depreciation which was applied to all residential improvements, suburban and rural, along with a \$2,000 decrease in the initial developed acre (home site). The town of Cook received an additional 5% economic depreciation which was applied to residential improvements.

- 2. Commercial:** No major changes or adjustments were made for 2006. There were minor commercial corrections and pick-up work completed.
- 3. Agricultural:** The County reports a revaluation was completed on all agland in Areas 1, 2 and 3 for tax year 2006. Area 3 sales indicated grass values higher than dry land values.

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 49 - Johnson**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,318	<b>Value</b> 359,738,395	<b>Total Growth</b> 5,009,180 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	198	947,520	34	204,190	33	539,990	265	1,691,700	
2. Res Improv Land	1,201	8,604,960	60	1,286,820	252	5,706,130	1,513	15,597,910	
3. Res Improvements	1,219	48,514,640	60	3,951,220	261	18,199,330	1,540	70,665,190	
4. Res Total	1,417	58,067,120	94	5,442,230	294	24,445,450	1,805	87,954,800	1,978,380
% of Total	78.50	66.01	5.20	6.18	16.28	27.79	41.80	24.44	39.49
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	1,417	58,067,120	94	5,442,230	294	24,445,450	1,805	87,954,800	1,978,380
% of Total	78.50	66.01	5.20	6.18	16.28	27.79	41.80	24.44	39.49

County 49 - Johnson

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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	45	375,545	2	15,950	2	84,300	49	475,795	
10. Comm Improv Land	245	1,465,180	5	143,920	11	687,940	261	2,297,040	
11. Comm Improvements	252	11,138,820	6	83,540	14	5,510,780	272	16,733,140	
12. Comm Total	297	12,979,545	8	243,410	16	6,283,020	321	19,505,975	2,195,480
% of Total	92.52	66.54	2.49	1.24	4.98	32.21	7.43	5.42	43.82
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	2	33,710	0	0	0	0	2	33,710	
15. Ind Improvements	2	1,628,940	0	0	0	0	2	1,628,940	
16. Ind Total	2	1,662,650	0	0	0	0	2	1,662,650	0
% of Total	***	***	0.00	0.00	0.00	0.00	0.04	0.46	0.00
Comm+Ind Total	299	14,642,195	8	243,410	16	6,283,020	2	1,662,650	0
% of Total	92.56	69.16	2.47	1.14	4.95	29.68	7.48	5.88	43.82
17. Taxable Total	1,716	72,709,315	102	5,685,640	310	30,728,470	2,128	109,123,425	4,173,860
% of Total	80.63	66.63	4.79	4.98	14.56	22.40	49.28	30.33	83

**County 49 - Johnson**

**2006 County Abstract of Assessment for Real Property, Form 45**

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	698,285	2,458,170	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	4	698,285	2,458,170
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>4</b>	<b>698,285</b>	<b>2,458,170</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	165	57	238	<b>460</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	3,590	150	11,406,350	1,252	112,456,890	1,406	123,866,830
28. Ag-Improved Land	1	3,350	58	5,672,370	695	86,580,480	754	92,256,200
29. Ag-Improvements	1	1,740	58	1,555,820	725	32,934,380	784	34,491,940
<b>30. Ag-Total Taxable</b>							<b>2,190</b>	<b>250,614,970</b>

**County 49 - Johnson**

**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	23	25.000	312,000	
33. HomeSite Improvements	0		0	23		1,262,270	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	1	0.850	1,530	4	6.730	17,460	
36. FarmSite Impr Land	1	1.000	1,650	55	125.020	184,130	
37. FarmSite Improv	1		1,740	55		293,550	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			306.170		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	1	1.000	10,500	1	1.000	10,500	
32. HomeSite Improv Land	443	450.600	4,990,280	466	475.600	5,302,280	
33. HomeSite Improvements	445		26,734,100	468		27,996,370	835,320
<b>34. HomeSite Total</b>				469	476.600	33,309,150	
35. FarmSite UnImp Land	18	30.180	42,770	23	37.760	61,760	
36. FarmSite Impr Land	648	1,344.180	2,038,960	704	1,470.200	2,224,740	
37. FarmSite Improv	697		6,200,280	753		6,495,570	0
<b>38. FarmSite Total</b>				776	1,507.960	8,782,070	
39. Road & Ditches		4,590.510			4,896.680		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>1,245</b>	<b>6,881.240</b>	<b>42,091,220</b>	<b>835,320</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	19	1,907.460	1,267,990	19	1,907.460	1,267,990

**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	1	160.000	200,280	1	160.000	200,280
44. Recapture Val			200,280			200,280

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	310.870	621,740	1,148.790	2,297,580	1,459.660	2,919,320
46. 1A	0.000	0	280.620	474,800	1,488.560	2,559,970	1,769.180	3,034,770
47. 2A1	0.000	0	96.970	181,320	407.830	761,900	504.800	943,220
48. 2A	0.000	0	439.530	774,390	1,446.860	2,450,520	1,886.390	3,224,910
49. 3A1	0.000	0	403.580	464,130	2,171.840	2,497,620	2,575.420	2,961,750
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	136.780	97,470	742.380	544,500	879.160	641,970
52. 4A	0.000	0	3.500	2,280	24.750	16,060	28.250	18,340
53. Total	0.000	0	1,671.850	2,616,130	7,431.010	11,128,150	9,102.860	13,744,280
<b>Dryland:</b>								
54. 1D1	0.000	0	420.330	788,130	1,128.750	2,116,510	1,549.080	2,904,640
55. 1D	0.000	0	368.250	600,140	3,985.220	6,481,510	4,353.470	7,081,650
56. 2D1	0.000	0	342.630	554,810	1,680.250	2,765,590	2,022.880	3,320,400
57. 2D	0.000	0	607.810	881,260	3,972.980	4,989,630	4,580.790	5,870,890
58. 3D1	0.000	0	850.780	978,410	17,247.730	19,832,640	18,098.510	20,811,050
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	408.410	295,760	7,551.470	5,527,370	7,959.880	5,823,130
61. 4D	0.000	0	8.820	5,760	278.290	180,960	287.110	186,720
62. Total	0.000	0	3,007.030	4,104,270	35,844.690	41,894,210	38,851.720	45,998,480
<b>Grass:</b>								
63. 1G1	0.000	0	20.240	22,390	180.140	221,910	200.380	244,300
64. 1G	0.000	0	76.930	107,760	1,456.880	2,110,040	1,533.810	2,217,800
65. 2G1	0.000	0	93.080	98,670	782.770	877,600	875.850	976,270
66. 2G	0.000	0	40.080	45,480	2,346.720	2,169,660	2,386.800	2,215,140
67. 3G1	0.000	0	185.130	207,090	4,745.090	5,290,000	4,930.220	5,497,090
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	198.300	144,620	13,895.880	10,312,070	14,094.180	10,456,690
70. 4G	0.000	0	115.770	58,480	3,497.950	2,066,020	3,613.720	2,124,500
71. Total	0.000	0	729.530	684,490	26,905.430	23,047,300	27,634.960	23,731,790
72. Waste	0.000	0	116.270	5,810	502.250	25,120	618.520	30,930
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		13.170		9.850		23.020	
75. Total	0.000	0	5,524.680	7,410,700	70,683.380	76,094,780	76,208.060	83,505,480

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	661.950	1,323,900	661.950	1,323,900
46. 1A	0.000	0	0.000	0	322.130	601,640	322.130	601,640
47. 2A1	0.000	0	23.580	44,220	223.760	416,690	247.340	460,910
48. 2A	0.000	0	0.000	0	863.980	1,466,830	863.980	1,466,830
49. 3A1	0.000	0	0.000	0	1,257.930	1,379,260	1,257.930	1,379,260
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	718.790	508,890	718.790	508,890
52. 4A	0.000	0	0.000	0	27.300	17,730	27.300	17,730
53. Total	0.000	0	23.580	44,220	4,075.840	5,714,940	4,099.420	5,759,160
<b>Dryland:</b>								
54. 1D1	0.000	0	105.520	168,830	844.390	1,351,020	949.910	1,519,850
55. 1D	0.000	0	163.090	235,870	3,870.720	5,460,880	4,033.810	5,696,750
56. 2D1	0.000	0	329.940	474,150	2,275.780	3,267,750	2,605.720	3,741,900
57. 2D	0.000	0	662.490	793,830	4,234.930	4,753,000	4,897.420	5,546,830
58. 3D1	0.000	0	1,011.080	1,009,690	20,599.740	20,592,850	21,610.820	21,602,540
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	587.120	408,450	8,774.260	6,115,340	9,361.380	6,523,790
61. 4D	0.000	0	35.380	23,020	263.020	171,050	298.400	194,070
62. Total	0.000	0	2,894.620	3,113,840	40,862.840	41,711,890	43,757.460	44,825,730
<b>Grass:</b>								
63. 1G1	0.000	0	7.310	7,630	136.050	126,840	143.360	134,470
64. 1G	0.000	0	115.920	133,040	855.380	945,710	971.300	1,078,750
65. 2G1	0.000	0	107.410	89,220	711.760	623,650	819.170	712,870
66. 2G	0.000	0	190.320	154,250	2,619.970	2,172,710	2,810.290	2,326,960
67. 3G1	4.170	3,760	259.870	226,890	3,574.630	3,055,340	3,838.670	3,285,990
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	1,345.560	911,140	11,698.190	8,068,730	13,043.750	8,979,870
70. 4G	0.000	0	426.490	232,560	3,332.100	1,879,700	3,758.590	2,112,260
71. Total	4.170	3,760	2,452.880	1,754,730	22,928.080	16,872,680	25,385.130	18,631,170
72. Waste	0.000	0	95.690	4,790	375.250	18,770	470.940	23,560
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		40.480		701.180		741.660	
75. Total	4.170	3,760	5,466.770	4,917,580	68,242.010	64,318,280	73,712.950	69,239,620



County 49 - Johnson

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	5.000	10,000	0.000	0	5.000	10,000
46. 1A	0.000	0	14.000	26,600	53.910	101,090	67.910	127,690
47. 2A1	0.000	0	8.000	14,800	63.920	119,860	71.920	134,660
48. 2A	0.000	0	132.870	239,170	134.280	218,920	267.150	458,090
49. 3A1	0.000	0	2.000	2,200	124.630	137,090	126.630	139,290
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	259.460	183,100	259.460	183,100
52. 4A	0.000	0	0.000	0	1.040	680	1.040	680
53. Total	0.000	0	161.870	292,770	637.240	760,740	799.110	1,053,510
<b>Dryland:</b>								
54. 1D1	0.000	0	112.280	168,430	393.360	590,080	505.640	758,510
55. 1D	0.000	0	137.940	190,310	1,721.780	2,351,830	1,859.720	2,542,140
56. 2D1	0.000	0	298.350	393,680	905.790	1,209,440	1,204.140	1,603,120
57. 2D	0.000	0	550.690	639,480	3,051.810	2,850,890	3,602.500	3,490,370
58. 3D1	0.000	0	394.950	334,730	13,219.590	11,235,430	13,614.540	11,570,160
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	395.380	222,150	11,582.310	6,473,090	11,977.690	6,695,240
61. 4D	0.000	0	26.010	14,310	414.490	228,070	440.500	242,380
62. Total	0.000	0	1,915.600	1,963,090	31,289.130	24,938,830	33,204.730	26,901,920
<b>Grass:</b>								
63. 1G1	0.000	0	4.130	3,470	69.480	74,600	73.610	78,070
64. 1G	0.000	0	56.670	63,000	997.410	1,120,040	1,054.080	1,183,040
65. 2G1	0.000	0	114.660	97,480	437.630	372,010	552.290	469,490
66. 2G	0.000	0	226.710	168,270	3,518.910	2,581,590	3,745.620	2,749,860
67. 3G1	0.000	0	207.880	165,510	3,456.960	2,760,320	3,664.840	2,925,830
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	1,733.770	1,217,110	24,165.210	16,306,440	25,898.980	17,523,550
70. 4G	0.000	0	536.600	264,200	5,440.210	2,619,230	5,976.810	2,883,430
71. Total	0.000	0	2,880.420	1,979,040	38,085.810	25,834,230	40,966.230	27,813,270
72. Waste	0.000	0	39.020	1,950	159.760	8,000	198.780	9,950
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		26.140		129.080		155.220	
75. Total	0.000	0	4,996.910	4,236,850	70,171.940	51,541,800	75,168.850	55,778,650

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	1,857.300	2,953,120	12,144.090	17,603,830	14,001.390	20,556,950
77.Dry Land	0.000	0	7,817.250	9,181,200	107,996.660	108,544,930	115,813.910	117,726,130
78.Grass	4.170	3,760	6,062.830	4,418,260	87,919.320	65,754,210	93,986.320	70,176,230
79.Waste	0.000	0	250.980	12,550	1,037.260	51,890	1,288.240	64,440
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	79.790	0	840.110	0	919.900	0
<b>82.Total</b>	4.170	3,760	15,988.360	16,565,130	209,097.330	191,954,860	<b>225,089.860</b>	<b>208,523,750</b>

## 2006 Agricultural Land Detail

### County 49 - Johnson

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,459.660	16.04%	2,919,320	21.24%	2,000.000
1A	1,769.180	19.44%	3,034,770	22.08%	1,715.354
2A1	504.800	5.55%	943,220	6.86%	1,868.502
2A	1,886.390	20.72%	3,224,910	23.46%	1,709.566
3A1	2,575.420	28.29%	2,961,750	21.55%	1,150.006
3A	0.000	0.00%	0	0.00%	0.000
4A1	879.160	9.66%	641,970	4.67%	730.208
4A	28.250	0.31%	18,340	0.13%	649.203
<b>Irrigated Total</b>	<b>9,102.860</b>	<b>100.00%</b>	<b>13,744,280</b>	<b>100.00%</b>	<b>1,509.885</b>

#### Dry:

1D1	1,549.080	3.99%	2,904,640	6.31%	1,875.074
1D	4,353.470	11.21%	7,081,650	15.40%	1,626.667
2D1	2,022.880	5.21%	3,320,400	7.22%	1,641.422
2D	4,580.790	11.79%	5,870,890	12.76%	1,281.632
3D1	18,098.510	46.58%	20,811,050	45.24%	1,149.876
3D	0.000	0.00%	0	0.00%	0.000
4D1	7,959.880	20.49%	5,823,130	12.66%	731.560
4D	287.110	0.74%	186,720	0.41%	650.343
<b>Dry Total</b>	<b>38,851.720</b>	<b>100.00%</b>	<b>45,998,480</b>	<b>100.00%</b>	<b>1,183.949</b>

#### Grass:

1G1	200.380	0.73%	244,300	1.03%	1,219.183
1G	1,533.810	5.55%	2,217,800	9.35%	1,445.941
2G1	875.850	3.17%	976,270	4.11%	1,114.654
2G	2,386.800	8.64%	2,215,140	9.33%	928.079
3G1	4,930.220	17.84%	5,497,090	23.16%	1,114.978
3G	0.000	0.00%	0	0.00%	0.000
4G1	14,094.180	51.00%	10,456,690	44.06%	741.915
4G	3,613.720	13.08%	2,124,500	8.95%	587.898
<b>Grass Total</b>	<b>27,634.960</b>	<b>100.00%</b>	<b>23,731,790</b>	<b>100.00%</b>	<b>858.759</b>

<b>Irrigated Total</b>	<b>9,102.860</b>	<b>11.94%</b>	<b>13,744,280</b>	<b>16.46%</b>	<b>1,509.885</b>
<b>Dry Total</b>	<b>38,851.720</b>	<b>50.98%</b>	<b>45,998,480</b>	<b>55.08%</b>	<b>1,183.949</b>
<b>Grass Total</b>	<b>27,634.960</b>	<b>36.26%</b>	<b>23,731,790</b>	<b>28.42%</b>	<b>858.759</b>
Waste	618.520	0.81%	30,930	0.04%	50.006
Other	0.000	0.00%	0	0.00%	0.000
Exempt	23.020	0.03%			
<b>Market Area Total</b>	<b>76,208.060</b>	<b>100.00%</b>	<b>83,505,480</b>	<b>100.00%</b>	<b>1,095.756</b>

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

<b>Irrigated Total</b>	<b>9,102.860</b>	<b>65.01%</b>	<b>13,744,280</b>	<b>66.86%</b>	
<b>Dry Total</b>	<b>38,851.720</b>	<b>33.55%</b>	<b>45,998,480</b>	<b>39.07%</b>	
<b>Grass Total</b>	<b>27,634.960</b>	<b>29.40%</b>	<b>23,731,790</b>	<b>33.82%</b>	
Waste	618.520	48.01%	30,930	48.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	23.020	2.50%			
<b>Market Area Total</b>	<b>76,208.060</b>	<b>33.86%</b>	<b>83,505,480</b>	<b>40.05%</b>	

## 2006 Agricultural Land Detail

### County 49 - Johnson

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	661.950	16.15%	1,323,900	22.99%	2,000.000
1A	322.130	7.86%	601,640	10.45%	1,867.693
2A1	247.340	6.03%	460,910	8.00%	1,863.467
2A	863.980	21.08%	1,466,830	25.47%	1,697.759
3A1	1,257.930	30.69%	1,379,260	23.95%	1,096.452
3A	0.000	0.00%	0	0.00%	0.000
4A1	718.790	17.53%	508,890	8.84%	707.981
4A	27.300	0.67%	17,730	0.31%	649.450
<b>Irrigated Total</b>	<b>4,099.420</b>	<b>100.00%</b>	<b>5,759,160</b>	<b>100.00%</b>	<b>1,404.871</b>

**Dry:**

1D1	949.910	2.17%	1,519,850	3.39%	1,599.993
1D	4,033.810	9.22%	5,696,750	12.71%	1,412.250
2D1	2,605.720	5.95%	3,741,900	8.35%	1,436.033
2D	4,897.420	11.19%	5,546,830	12.37%	1,132.602
3D1	21,610.820	49.39%	21,602,540	48.19%	999.616
3D	0.000	0.00%	0	0.00%	0.000
4D1	9,361.380	21.39%	6,523,790	14.55%	696.883
4D	298.400	0.68%	194,070	0.43%	650.368
<b>Dry Total</b>	<b>43,757.460</b>	<b>100.00%</b>	<b>44,825,730</b>	<b>100.00%</b>	<b>1,024.413</b>

**Grass:**

1G1	143.360	0.56%	134,470	0.72%	937.988
1G	971.300	3.83%	1,078,750	5.79%	1,110.624
2G1	819.170	3.23%	712,870	3.83%	870.234
2G	2,810.290	11.07%	2,326,960	12.49%	828.014
3G1	3,838.670	15.12%	3,285,990	17.64%	856.023
3G	0.000	0.00%	0	0.00%	0.000
4G1	13,043.750	51.38%	8,979,870	48.20%	688.442
4G	3,758.590	14.81%	2,112,260	11.34%	561.982
<b>Grass Total</b>	<b>25,385.130</b>	<b>100.00%</b>	<b>18,631,170</b>	<b>100.00%</b>	<b>733.940</b>

<b>Irrigated Total</b>	<b>4,099.420</b>	<b>5.56%</b>	<b>5,759,160</b>	<b>8.32%</b>	<b>1,404.871</b>
<b>Dry Total</b>	<b>43,757.460</b>	<b>59.36%</b>	<b>44,825,730</b>	<b>64.74%</b>	<b>1,024.413</b>
<b>Grass Total</b>	<b>25,385.130</b>	<b>34.44%</b>	<b>18,631,170</b>	<b>26.91%</b>	<b>733.940</b>
Waste	470.940	0.64%	23,560	0.03%	50.027
Other	0.000	0.00%	0	0.00%	0.000
Exempt	741.660	1.01%			
<b>Market Area Total</b>	<b>73,712.950</b>	<b>100.00%</b>	<b>69,239,620</b>	<b>100.00%</b>	<b>939.314</b>

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

<b>Irrigated Total</b>	<b>4,099.420</b>	<b>29.28%</b>	<b>5,759,160</b>	<b>28.02%</b>	
<b>Dry Total</b>	<b>43,757.460</b>	<b>37.78%</b>	<b>44,825,730</b>	<b>38.08%</b>	
<b>Grass Total</b>	<b>25,385.130</b>	<b>27.01%</b>	<b>18,631,170</b>	<b>26.55%</b>	
Waste	470.940	36.56%	23,560	36.56%	
Other	0.000	0.00%	0	0.00%	
Exempt	741.660	80.62%			
<b>Market Area Total</b>	<b>73,712.950</b>	<b>32.75%</b>	<b>69,239,620</b>	<b>33.20%</b>	

## 2006 Agricultural Land Detail

### County 49 - Johnson

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	5.000	0.63%	10,000	0.95%	2,000.000
1A	67.910	8.50%	127,690	12.12%	1,880.282
2A1	71.920	9.00%	134,660	12.78%	1,872.358
2A	267.150	33.43%	458,090	43.48%	1,714.729
3A1	126.630	15.85%	139,290	13.22%	1,099.976
3A	0.000	0.00%	0	0.00%	0.000
4A1	259.460	32.47%	183,100	17.38%	705.696
4A	1.040	0.13%	680	0.06%	653.846
<b>Irrigated Total</b>	<b>799.110</b>	<b>100.00%</b>	<b>1,053,510</b>	<b>100.00%</b>	<b>1,318.354</b>

#### Dry:

1D1	505.640	1.52%	758,510	2.82%	1,500.098
1D	1,859.720	5.60%	2,542,140	9.45%	1,366.947
2D1	1,204.140	3.63%	1,603,120	5.96%	1,331.340
2D	3,602.500	10.85%	3,490,370	12.97%	968.874
3D1	13,614.540	41.00%	11,570,160	43.01%	849.838
3D	0.000	0.00%	0	0.00%	0.000
4D1	11,977.690	36.07%	6,695,240	24.89%	558.975
4D	440.500	1.33%	242,380	0.90%	550.238
<b>Dry Total</b>	<b>33,204.730</b>	<b>100.00%</b>	<b>26,901,920</b>	<b>100.00%</b>	<b>810.183</b>

#### Grass:

1G1	73.610	0.18%	78,070	0.28%	1,060.589
1G	1,054.080	2.57%	1,183,040	4.25%	1,122.343
2G1	552.290	1.35%	469,490	1.69%	850.078
2G	3,745.620	9.14%	2,749,860	9.89%	734.153
3G1	3,664.840	8.95%	2,925,830	10.52%	798.351
3G	0.000	0.00%	0	0.00%	0.000
4G1	25,898.980	63.22%	17,523,550	63.00%	676.611
4G	5,976.810	14.59%	2,883,430	10.37%	482.436
<b>Grass Total</b>	<b>40,966.230</b>	<b>100.00%</b>	<b>27,813,270</b>	<b>100.00%</b>	<b>678.931</b>

<b>Irrigated Total</b>	<b>799.110</b>	<b>1.06%</b>	<b>1,053,510</b>	<b>1.89%</b>	<b>1,318.354</b>
<b>Dry Total</b>	<b>33,204.730</b>	<b>44.17%</b>	<b>26,901,920</b>	<b>48.23%</b>	<b>810.183</b>
<b>Grass Total</b>	<b>40,966.230</b>	<b>54.50%</b>	<b>27,813,270</b>	<b>49.86%</b>	<b>678.931</b>
Waste	198.780	0.26%	9,950	0.02%	50.055
Other	0.000	0.00%	0	0.00%	0.000
Exempt	155.220	0.21%			
<b>Market Area Total</b>	<b>75,168.850</b>	<b>100.00%</b>	<b>55,778,650</b>	<b>100.00%</b>	<b>742.044</b>

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

<b>Irrigated Total</b>	<b>799.110</b>	<b>5.71%</b>	<b>1,053,510</b>	<b>5.12%</b>	
<b>Dry Total</b>	<b>33,204.730</b>	<b>28.67%</b>	<b>26,901,920</b>	<b>22.85%</b>	
<b>Grass Total</b>	<b>40,966.230</b>	<b>43.59%</b>	<b>27,813,270</b>	<b>39.63%</b>	
Waste	198.780	15.43%	9,950	15.44%	
Other	0.000	0.00%	0	0.00%	
Exempt	155.220	16.87%			
<b>Market Area Total</b>	<b>75,168.850</b>	<b>33.40%</b>	<b>55,778,650</b>	<b>26.75%</b>	

## 2006 Agricultural Land Detail

### County 49 - Johnson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	1,857.300	2,953,120	12,144.090	17,603,830
Dry	0.000	0	7,817.250	9,181,200	107,996.660	108,544,930
Grass	4.170	3,760	6,062.830	4,418,260	87,919.320	65,754,210
Waste	0.000	0	250.980	12,550	1,037.260	51,890
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	79.790	0	840.110	0
<b>Total</b>	<b>4.170</b>	<b>3,760</b>	<b>15,988.360</b>	<b>16,565,130</b>	<b>209,097.330</b>	<b>191,954,860</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	14,001.390	20,556,950	14,001.390	6.22%	20,556,950	9.86%	1,468.207
Dry	115,813.910	117,726,130	115,813.910	51.45%	117,726,130	56.46%	1,016.511
Grass	93,986.320	70,176,230	93,986.320	41.76%	70,176,230	33.65%	746.664
Waste	1,288.240	64,440	1,288.240	0.57%	64,440	0.03%	50.021
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	919.900	0	919.900	0.41%	0	0.00%	0.000
<b>Total</b>	<b>225,089.860</b>	<b>208,523,750</b>	<b>225,089.860</b>	<b>100.00%</b>	<b>208,523,750</b>	<b>100.00%</b>	<b>926.402</b>

\* Department of Property Assessment & Taxation Calculates

# PLAN OF ASSESSMENT for JOHNSON COUNTY

To: Johnson County Board of Equalization  
Nebr. Property Assessment & Taxation

As required by Sec. 77-1311, R.R.S. Nebr. as amended by 2005 Neb. Laws LB263, Section 9, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, and may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

The following is a plan of assessment for:

## **Tax Year 2006:**

### Residential—

1. All residential property located in Townships 4 & 5, rural/urban/suburban, including all related residential and agricultural buildings will have on-site review of all improvements with new photos of the house and major outbuildings, develop new market analysis and depreciation tables, implement new replacement cost new, establish new assessed value for 2006.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed in Township 6, rural/urban/suburban, to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

### Commercial—

1. Review of preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

### Agricultural/Horticultural Land—

1. The Johnson County Board of Commissioners is currently pursuing the adoption of zoning regulations with a tentative effective date of August 1, 2005. If zoning is adopted prior to January 1, 2006, special valuation will be implemented for tax year 2006. Current studies will be conducted by the assessor and staff to establish special valuation and recapture values for the entire county so as to comply with statistical measures as required by law. This study involves collecting and analyzing more agricultural data than normal.

2. Review and analysis of sales as they occur.

### **BUDGET REQUEST FOR 2005-2006:**

Requested budget of \$30,000 is needed to:

1. Complete re-appraisal of residential property in Townships 4 and 5, which consists of approximately 1550 parcels;
2. Complete pickup work for new improvements made throughout county in all classes;
3. Analyze sales with possible adjustment to class/subclass of commercial property throughout county;
4. Analyze and possible adjustment to class/subclass of residential in Township 6.

An additional budget of \$5,000 has been requested to allow the on-staff appraiser additional hours to complete an agland study regarding special valuation.

### **Tax Year 2007:**

Residential—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Commercial—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.



**Tax Year 2008:**

Residential—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Commercial—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Date: June 15, 2005

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Karen A. Koehler  
Johnson County Assessor

## AMENDMENT

### Tax Year 2006:

#### Residential—

On September 28, 2005, after receiving a copy of the current month of September's expenditures for the County Assessor's office, it became apparent that the total appraisal budget request had been cut by \$5,000. There had been no previous discussion of a possible cut by the County Board of Commissioners, either through a public hearing or otherwise. All residential property located in Townships 4 & 5, rural and suburban, including all related residential and agricultural buildings will have on-site review of all improvements with new photos of the house and major outbuildings, develop new market analysis and depreciation tables, implement new replacement cost new, establish new assessed value for 2006.

At this point in time, plans to address the urban residential properties located in the city of Tecumseh in the same manner described above for rural/suburban will not take place for 2006. During the months of June, July and August 2006, time was spent analyzing agland values in anticipation of implementing special valuation for 2006. The time spent for this preliminary analysis has cut into the budget amount needed to fully complete the city of Tecumseh's residential re-appraisal.

The city of Tecumseh's sale statistics will be analyzed for any possible class or subclass percentage adjustment needed for 2006 to comply with statistical measures as required by law.

Date: October 31, 2005

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Karen A. Koehler  
Johnson County Assessor

## **Purpose Statements**

### **Commission Summary**

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

### **Property Tax Administrator's Opinions & Recommendations**

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

### **Correlation Section**

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

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

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

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

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

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

### **Statistical Reports Section**

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

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

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

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

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

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

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

### **County Assessment Survey**

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

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

## **County Reports Section**

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

### **County Abstract of Assessment for Real Property, Form 45**

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

### **County Agricultural Land Detail**

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

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

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

## **Special Valuation Section**

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

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

### **Nebraska Constitutional Provisions:**

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

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

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

### **Nebraska Statutory Provisions for Agricultural Land:**

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

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

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

### **Nebraska Statutory Provisions for Special Valuation:**

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

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

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

### **Nebraska Statutory Provisions for Measurement of Level of Value:**

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

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

### **Discussion of the Constitutional and Statutory Provisions:**

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

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

### **Discussion of Special Valuation:**

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

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

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

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



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

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

### **Measurement of Special Valuation**

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

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

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

#### Rent Data

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

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

#### Rate Data

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

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

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

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

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

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

#### Valuation Calculation

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

#### Measurement Calculation

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

### **Measurement of Recapture Valuation**

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

### **Measurement of Agricultural Land Valuation**

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

### **Purpose Statements Section**

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

### **Glossary**

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

### **Technical Specifications Section**

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

### **Certification**

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

### **Map Section**

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

### **Valuation History Charts Section**

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

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

## Commission Summary Calculations

### For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

### For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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



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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

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

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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

## Statistical Calculations

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

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

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

## Coding Information & Calculations

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

### Number of Sales

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

### Total Sales Price

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

### Total Adj. Sales Price

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

### Total Assessed Value

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

### Avg. Adj. Sales Price

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

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

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

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

- The actual calculation:

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

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



### 95% Mean C.I.

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

### Ratio Formulas

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

## Map Source Documentation

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

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

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

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

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

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

## Valuation History Chart Specifications

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

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

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

*City Class, Population, & Zoning Authority:*

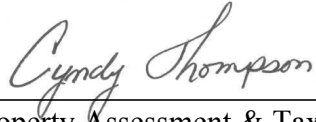
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

## Certification

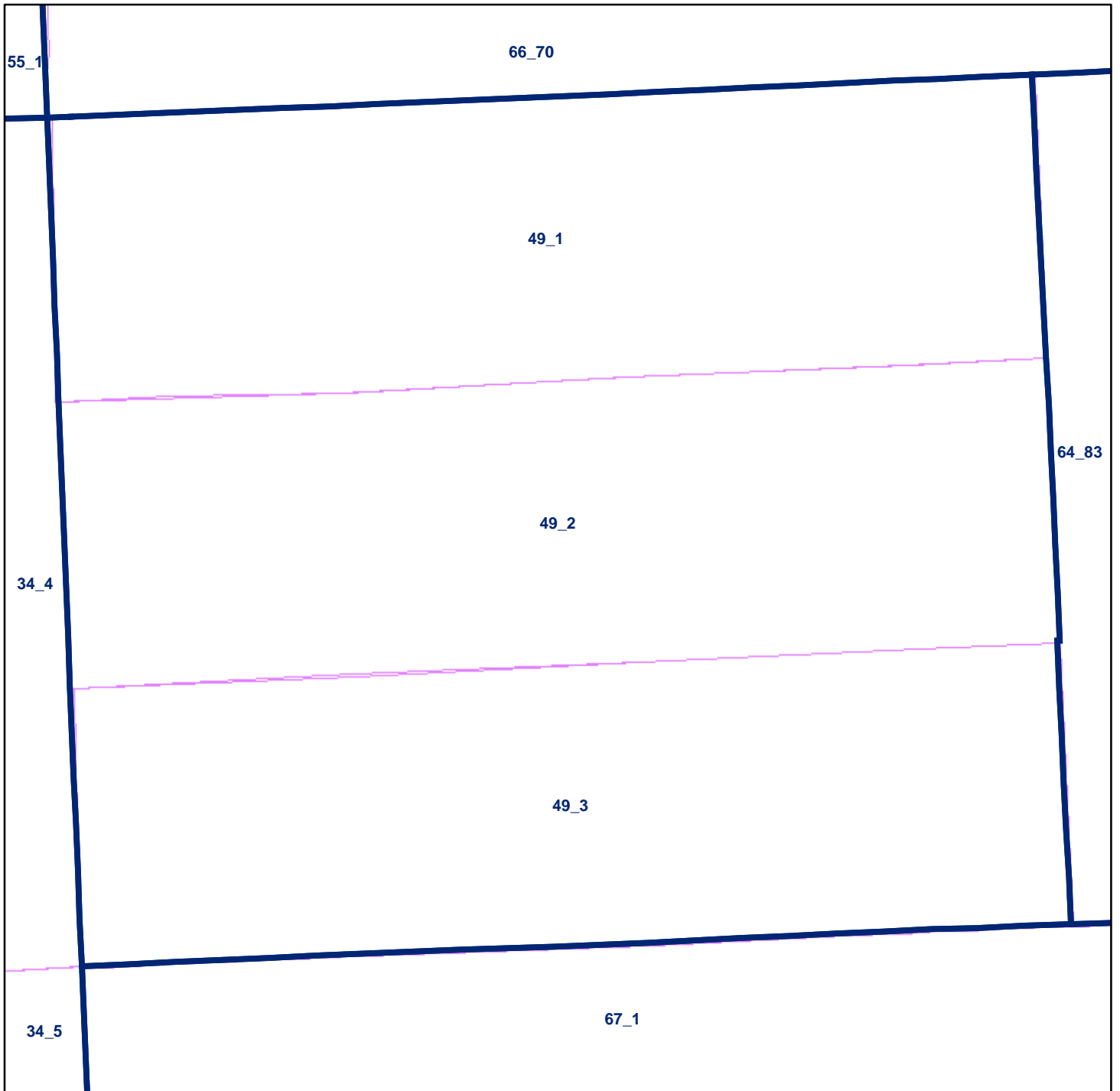
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Johnson County County Assessor, by certified mail, return receipt requested, 7053 1160 0001 1212 8861.

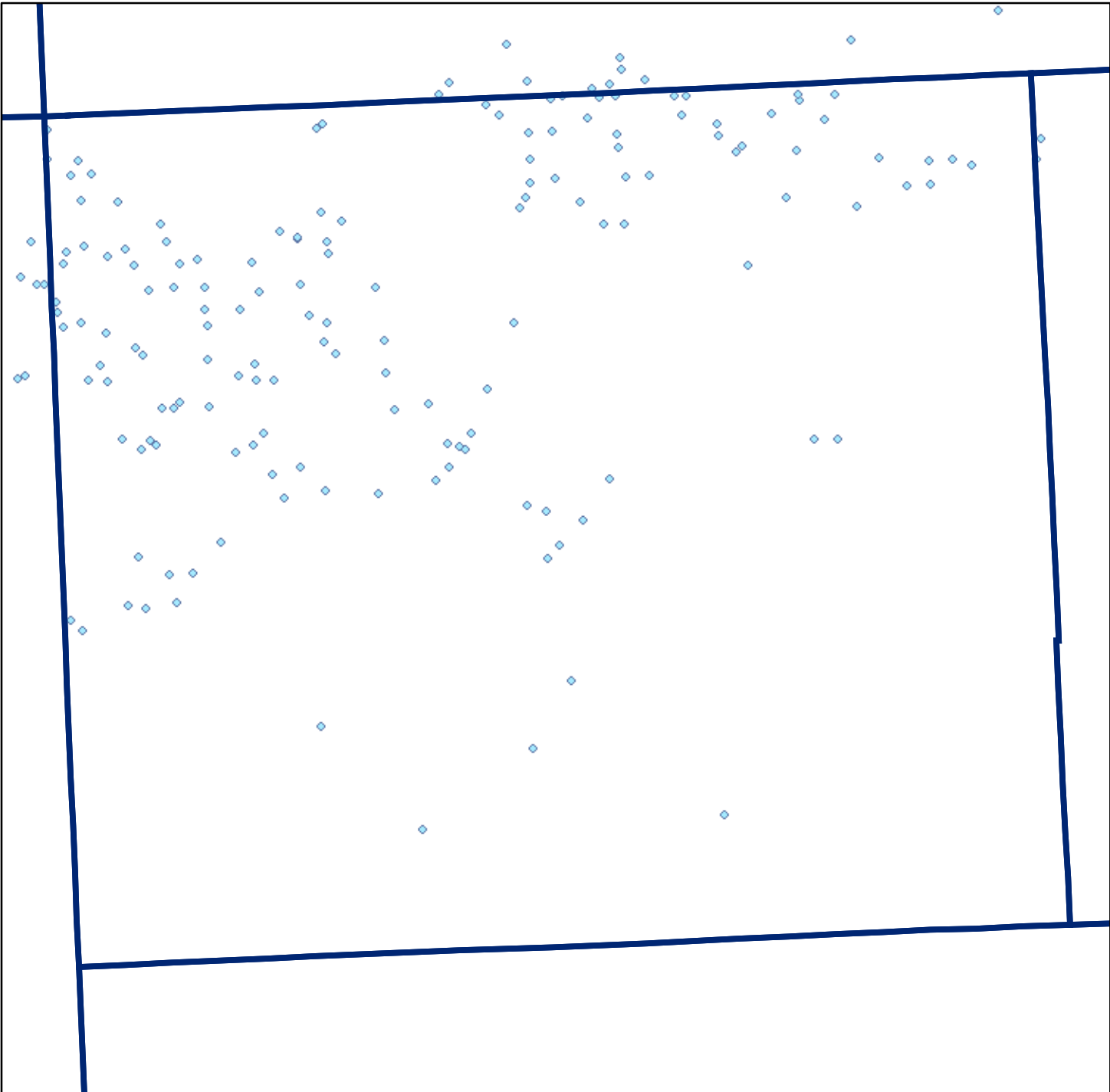
Dated this 10th day of April, 2006.

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

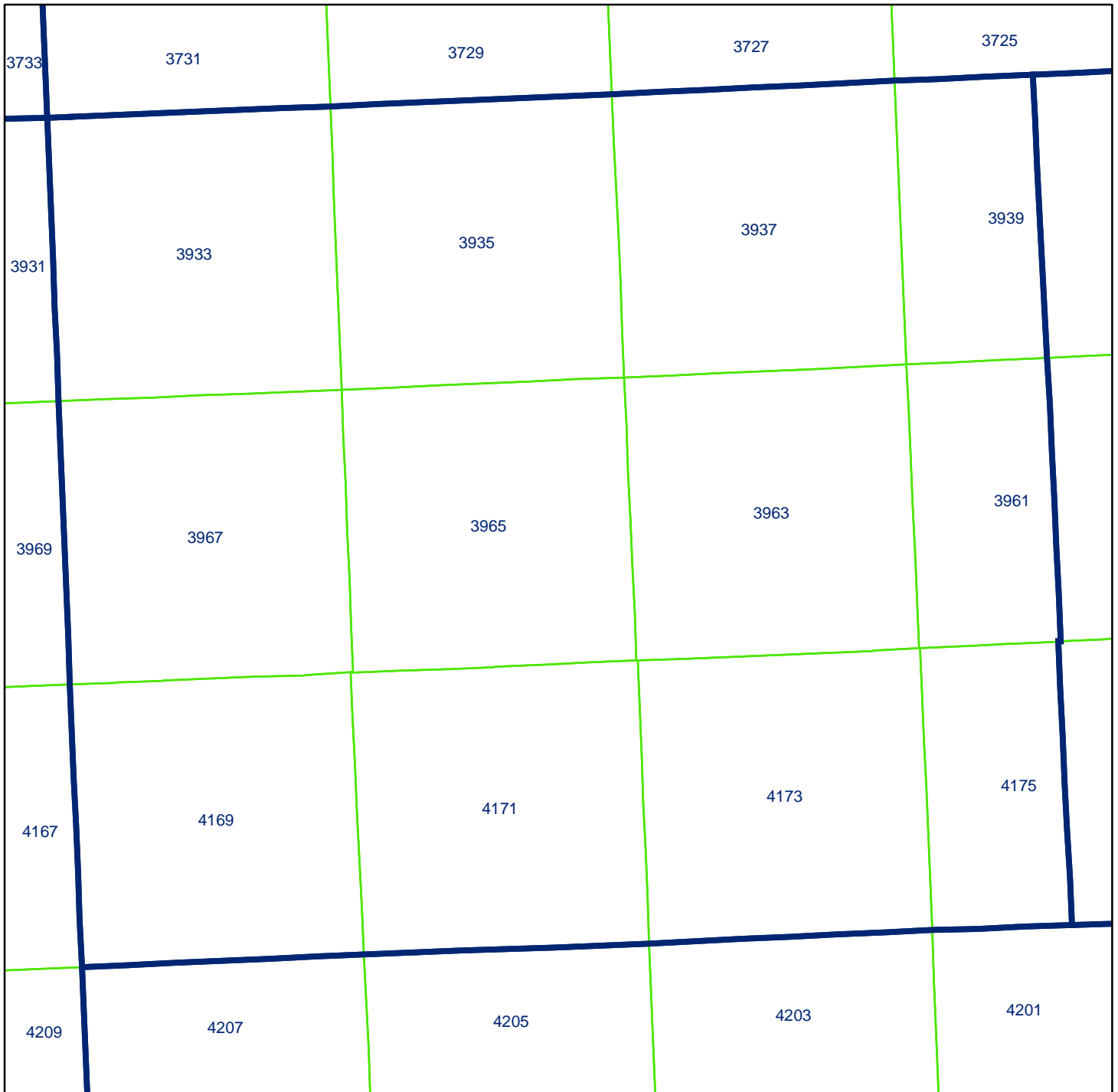




 Market Areas

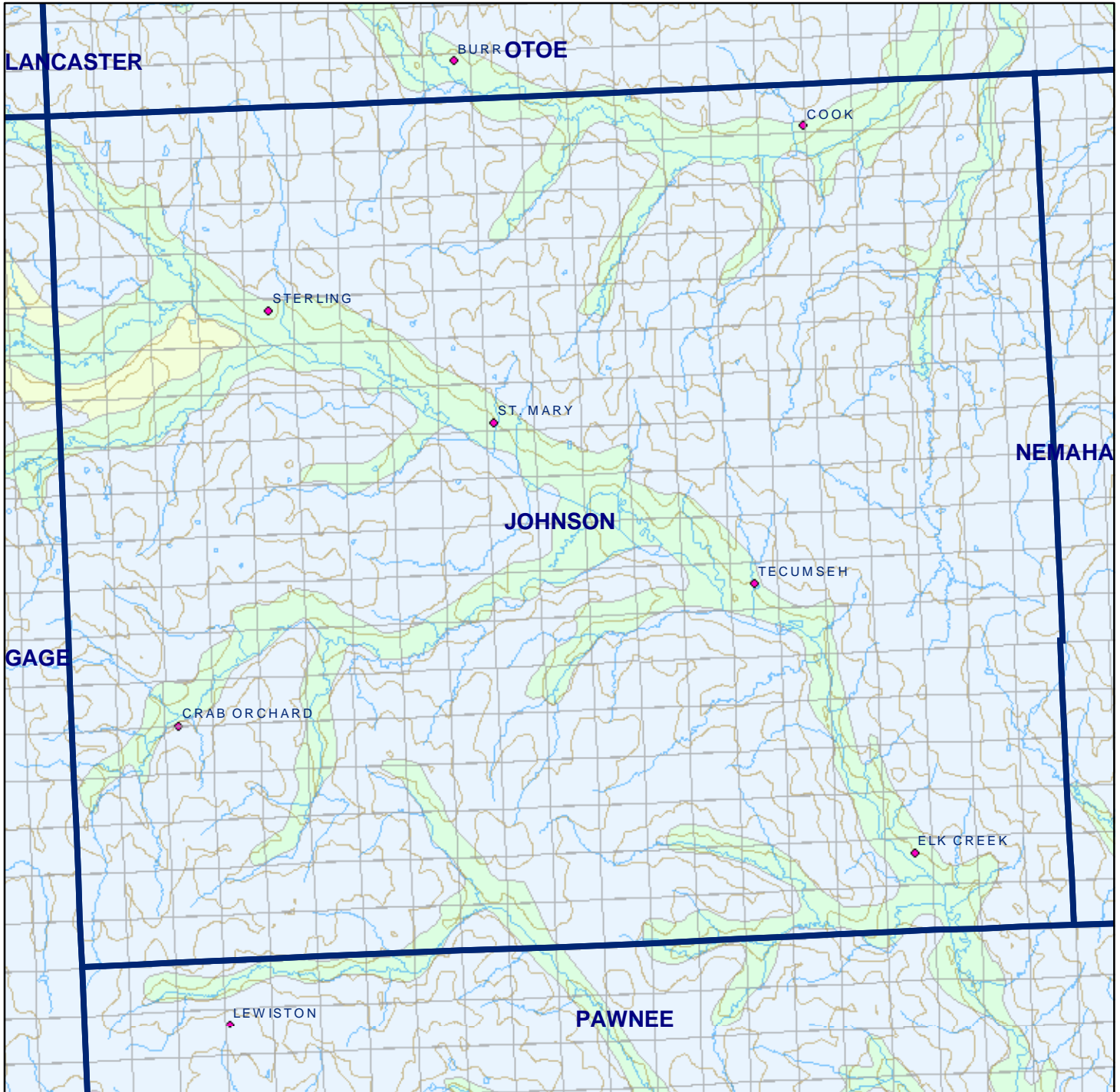


○ Registered Wells > 500 GPM



 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

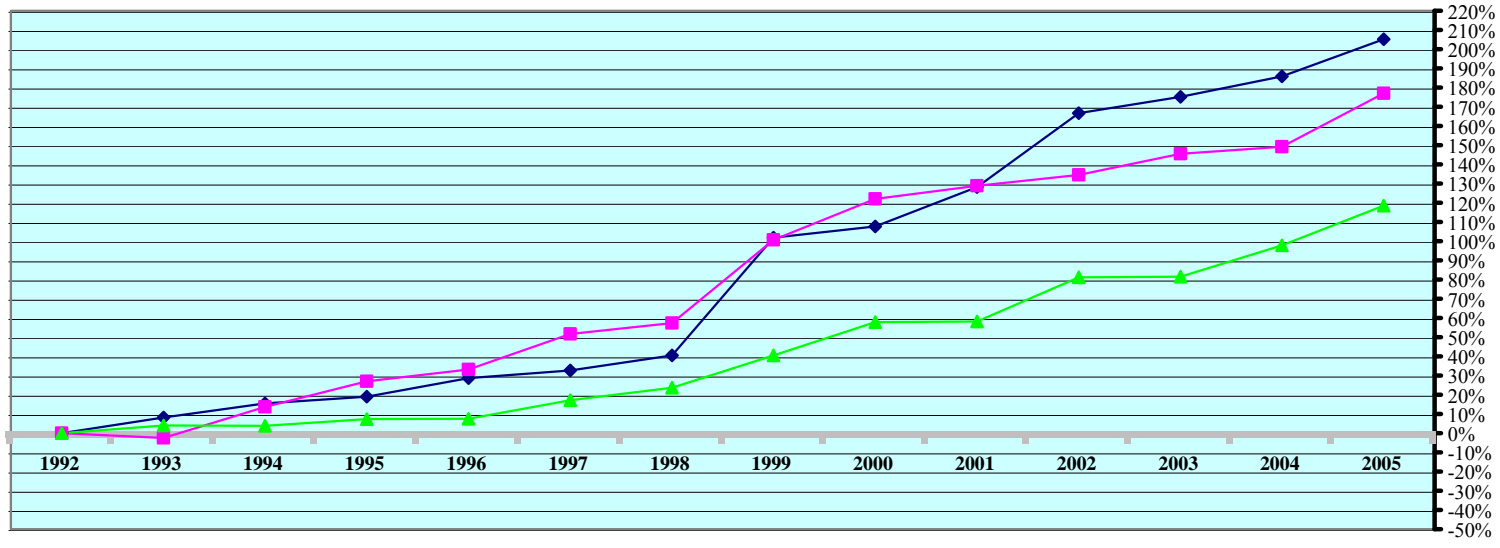
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

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

**Johnson 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	28,246,197	--	--	--	6,686,561	--	--	--	87,441,752	--	--	--
1993	30,554,584	2,308,387	8.17%	8.17%	6,519,370	-167,191	-2.50%	-2.50%	90,878,345	3,436,593	3.93%	3.93%
1994	32,628,513	2,073,929	6.79%	15.51%	7,598,483	1,079,113	16.55%	13.64%	90,754,413	-123,932	-0.14%	3.79%
1995	33,620,333	991,820	3.04%	19.03%	8,491,121	892,638	11.75%	26.99%	93,919,946	3,165,533	3.49%	7.41%
1996	36,337,120	2,716,787	8.08%	28.64%	8,901,842	410,721	4.84%	33.13%	94,024,291	104,345	0.11%	7.53%
1997	37,492,665	1,155,545	3.18%	32.74%	10,145,395	1,243,553	13.97%	51.73%	102,470,046	8,445,755	8.98%	17.19%
1998	39,694,821	2,202,156	5.87%	40.53%	10,525,296	379,901	3.74%	57.41%	108,105,971	5,635,925	5.50%	23.63%
1999	57,025,164	17,330,343	43.66%	101.89%	13,418,132	2,892,836	27.48%	100.67%	122,855,172	14,749,201	13.64%	40.50%
2000	58,634,990	1,609,826	2.82%	107.59%	14,843,672	1,425,540	10.62%	121.99%	138,036,870	15,181,698	12.36%	57.86%
2001	64,466,581	5,831,591	9.95%	128.23%	15,305,645	461,973	3.11%	128.90%	138,244,570	207,700	0.15%	58.10%
2002	75,307,424	10,840,843	16.82%	166.61%	15,682,620	376,975	2.46%	134.54%	158,426,820	20,182,250	14.60%	81.18%
2003	77,724,555	2,417,131	3.21%	175.17%	16,420,257	737,637	4.70%	145.57%	158,668,815	241,995	0.15%	81.46%
2004	80,725,600	3,001,045	3.86%	185.79%	16,665,030	244,773	1.49%	149.23%	172,962,992	14,294,177	9.01%	97.80%
2005	86,199,530	5,473,930	6.78%	205.17%	18,525,085	1,860,055	11.16%	177.05%	191,051,490	18,088,498	10.46%	118.49%

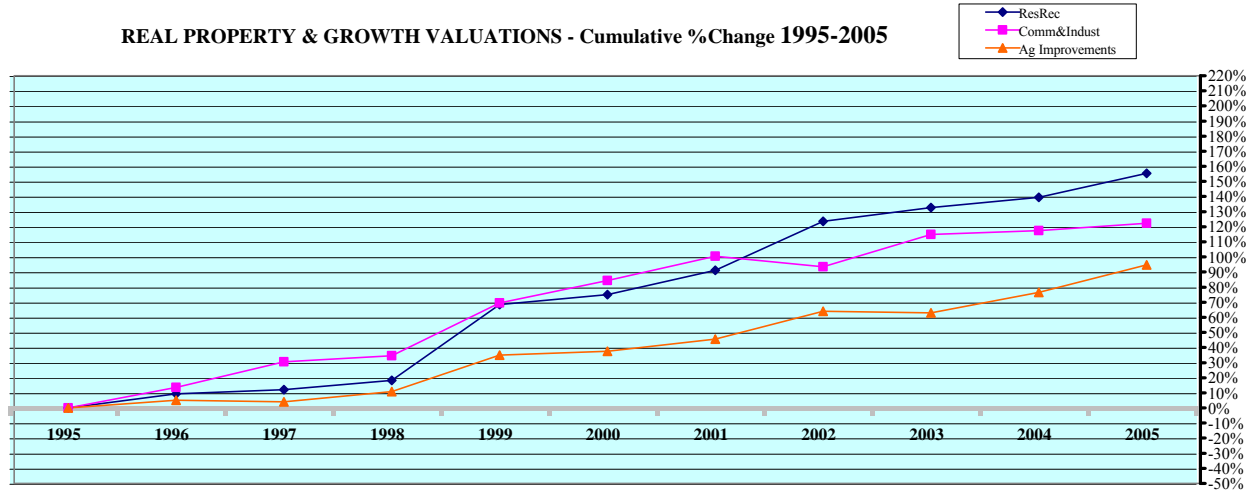
1992-2005 Rate Ann. %chg: Resid & Rec. **8.96%**      Comm & Indust **8.15%**      Agland **6.20%**

Cnty# **49**  
County **JOHNSON**

FL area **8**

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

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



Tax Year	Residential & Recreational <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	28,246,197	not avail.	--	--	--	--	6,686,561	not avail.	--	--	--	--
1993	30,554,584	not avail.	--	--	--	--	6,519,370	not avail.	--	--	--	--
1994	32,628,513	not avail.	--	--	--	--	7,598,483	not avail.	--	--	--	--
1995	33,620,333	520,160	1.55%	33,100,173	--	--	8,491,121	874,665	10.30%	7,616,456	--	--
1996	36,337,120	139,720	0.38%	36,197,400	7.67%	9.36%	8,901,842	253,470	2.85%	8,648,372	1.85%	13.55%
1997	37,492,665	399,002	1.06%	37,093,663	2.08%	12.06%	10,145,395	197,600	1.95%	9,947,795	11.75%	30.61%
1998	39,694,821	523,020	1.32%	39,171,801	4.48%	18.34%	10,525,296	278,610	2.65%	10,246,686	1.00%	34.53%
1999	57,025,164	1,247,215	2.19%	55,777,949	40.52%	68.51%	13,418,132	507,930	3.79%	12,910,202	22.66%	69.50%
2000	58,634,990	696,445	1.19%	57,938,545	1.60%	75.04%	14,843,672	796,415	5.37%	14,047,257	4.69%	84.43%
2001	64,466,581	1,166,227	1.81%	63,300,354	7.96%	91.24%	15,305,645	36,400	0.24%	15,269,245	2.87%	100.48%
2002	75,307,424	1,279,540	1.70%	74,027,884	14.83%	123.65%	15,682,620	939,950	5.99%	14,742,670	-3.68%	93.56%
2003	77,724,555	704,590	0.91%	77,019,965	2.27%	132.69%	16,420,257	47,500	0.29%	16,372,757	4.40%	114.97%
2004	80,725,600	1,482,695	1.84%	79,242,905	1.95%	139.40%	16,665,030	103,930	0.62%	16,561,100	0.86%	117.44%
2005	86,199,530	1,641,445	1.90%	84,558,085	4.75%	155.46%	18,525,085	1,600,330	8.64%	16,924,755	1.56%	122.21%

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

Resid & Rec. **9.83%**

Comm & Indust **8.31%**

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	17,635,974					
1993	not avail	not avail	19,833,321					
1994	not avail	not avail	19,565,067					
1995	11,609,517	8,379,204	19,988,721	0	0.00%	19,988,721	--	--
1996	14,898,663	6,247,483	21,146,146	156,295	0.74%	20,989,851	5.01%	5.01%
1997	14,787,607	6,471,793	21,259,400	469,694	2.21%	20,789,706	-1.69%	4.01%
1998	15,398,706	7,122,376	22,521,082	349,025	1.55%	22,172,057	4.29%	10.92%
1999	19,430,592	7,997,762	27,428,354	461,350	1.68%	26,967,004	19.74%	34.91%
2000	21,297,139	6,858,796	28,155,935	673,625	2.39%	27,482,310	0.20%	37.49%
2001	22,612,620	6,717,369	29,329,989	240,415	0.82%	29,089,574	3.32%	45.53%
2002	26,696,401	7,012,580	33,708,981	905,325	2.69%	32,803,656	11.84%	64.11%
2003	26,822,326	7,068,417	33,890,743	1,314,025	3.88%	32,576,718	-3.36%	62.98%
2004	28,776,320	7,146,126	35,922,446	652,060	1.82%	35,270,386	4.07%	76.45%
2005	32,138,830	7,393,550	39,532,380	620,410	1.57%	38,911,970	8.32%	94.67%

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

Ag Imprvmts **6.89%**

(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

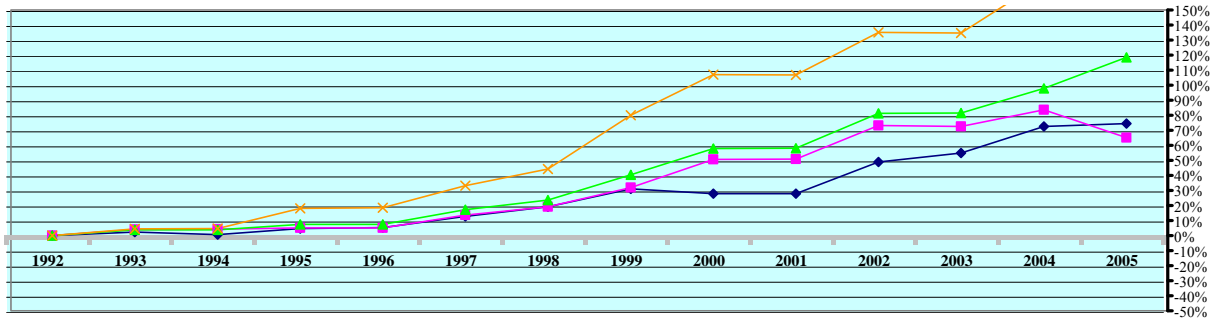
Cnty# **49**  
County **JOHNSON**

FL area **8**

CHART 2

EXHIBIT **49B** 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	11,398,625	--	--	--	59,889,558	--	--	--	16,034,378	--	--	--
1993	11,662,174	263,549	2.31%	2.31%	62,350,253	2,460,695	4.11%	4.11%	16,747,017	712,639	4.44%	4.44%
1994	11,464,661	-197,513	-1.69%	0.58%	62,377,792	27,539	0.04%	4.15%	16,792,717	45,700	0.27%	4.73%
1995	11,923,914	459,253	4.01%	4.61%	62,929,498	551,706	0.88%	5.08%	18,946,574	2,153,857	12.83%	18.16%
1996	12,001,836	77,922	0.65%	5.29%	62,916,748	-12,750	-0.02%	5.05%	18,985,769	39,195	0.21%	18.41%
1997	12,865,424	863,588	7.20%	12.87%	68,091,333	5,174,585	8.22%	13.69%	21,352,925	2,367,156	12.47%	33.17%
1998	13,587,426	722,002	5.61%	19.20%	71,336,395	3,245,062	4.77%	19.11%	23,124,928	1,772,003	8.30%	44.22%
1999	14,932,098	1,344,672	9.90%	31.00%	78,977,453	7,641,058	10.71%	31.87%	28,873,227	5,748,299	24.86%	80.07%
2000	14,564,707	-367,391	-2.46%	27.78%	90,181,192	11,203,739	14.19%	50.58%	33,209,990	4,336,763	15.02%	107.12%
2001	14,564,707	0	0.00%	27.78%	90,403,585	222,393	0.25%	50.95%	33,170,395	-39,595	-0.12%	106.87%
2002	16,976,558	2,411,851	16.56%	48.94%	103,671,828	13,268,243	14.68%	73.11%	37,694,900	4,524,505	13.64%	135.09%
2003	17,663,300	686,742	4.05%	54.96%	103,309,966	-361,862	-0.35%	72.50%	37,618,601	-76,299	-0.20%	134.61%
2004	19,676,940	2,013,640	11.40%	72.63%	109,965,570	6,655,604	6.44%	83.61%	43,242,440	5,623,839	14.95%	169.69%
2005	19,883,860	206,920	1.05%	74.44%	98,871,300	-11,094,270	-10.09%	65.09%	72,216,410	28,973,970	67.00%	350.38%

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	--	--	--	--	119,191	--	--	--	87,441,752	--	--	--
1993	--	--	--	--	118,901	-290	-0.24%	-0.24%	90,878,345	3,436,593	3.93%	3.93%
1994	--	--	--	--	119,243	--	0.00%	0.04%	90,754,413	-123,932	-0.14%	3.79%
1995	--	--	--	--	119,960	717	0.60%	0.65%	93,919,946	3,165,533	3.49%	7.41%
1996	--	--	--	--	119,938	-22	-0.02%	0.63%	94,024,291	104,345	0.11%	7.53%
1997	--	--	--	--	160,364	40,426	33.71%	34.54%	102,470,046	8,445,755	8.98%	17.19%
1998	--	--	--	--	57,222	-103,142	-64.32%	-51.99%	108,105,971	5,635,925	5.50%	23.63%
1999	--	--	--	--	72,394	15,172	26.51%	-39.26%	122,855,172	14,749,201	13.64%	40.50%
2000	--	--	--	--	80,981	8,587	11.86%	-32.06%	138,036,870	15,181,698	12.36%	57.86%
2001	--	--	--	--	105,883	24,902	30.75%	-11.17%	138,244,570	207,700	0.15%	58.10%
2002	--	--	--	--	83,534	-22,349	-21.11%	-29.92%	158,426,820	20,182,250	14.60%	81.18%
2003	76,948	n/a	n/a	n/a	0	n/a	n/a	n/a	158,668,815	241,995	0.15%	81.46%
2004	78,042	1,094	1.42%	1.42%	0	0	0	0	172,962,992	14,294,177	9.01%	97.80%
2005	79,920	1,878	2.41%	3.86%	0	0	0	0	191,051,490	18,088,498	10.46%	118.49%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 49B 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	11,410,545	12,531	911	--	--	60,075,650	132,875	452	--	--	16,050,924	77,245	208	--	--
1993	11,698,179	12,586	929	1.98%	1.98%	62,363,135	132,633	470	3.98%	3.98%	16,736,426	77,304	217	4.33%	4.33%
1994	11,464,661	12,323	930	0.11%	2.09%	62,374,950	132,596	470	0.00%	3.98%	16,798,386	77,534	217	0.00%	4.33%
1995	11,946,672	12,833	931	0.11%	2.20%	62,918,716	131,575	478	1.70%	5.75%	18,957,422	77,728	244	12.44%	17.31%
1996	11,928,544	12,820	930	-0.11%	2.09%	62,964,656	131,661	478	0.00%	5.75%	19,007,939	77,922	244	0.00%	17.31%
1997	12,865,160	12,836	1,002	7.74%	9.99%	68,148,146	131,586	518	8.37%	14.60%	21,346,013	77,891	274	12.30%	31.73%
1998	13,513,776	12,833	1,053	5.09%	15.59%	71,563,665	131,430	545	5.21%	20.58%	23,063,944	80,313	287	4.74%	37.98%
1999	14,953,895	12,956	1,154	9.59%	26.67%	78,941,821	130,888	603	10.64%	33.41%	28,964,636	80,459	360	25.44%	73.08%
2000	14,783,495	12,942	1,142	-1.04%	25.36%	90,134,142	130,854	689	14.26%	52.43%	33,209,147	79,966	415	15.28%	99.52%
2001	14,564,707	12,783	1,139	-0.26%	25.03%	90,453,019	131,260	689	0.00%	52.43%	33,148,609	79,857	415	0.00%	99.52%
2002	16,855,771	12,830	1,314	15.36%	44.24%	103,828,028	130,950	793	15.09%	75.44%	37,585,390	79,736	471	13.49%	126.44%
2003	17,191,844	13,071	1,315	0.08%	44.35%	103,603,377	130,767	792	-0.13%	75.22%	37,642,484	79,864	471	0.00%	126.44%
2004	19,840,780	13,613	1,458	10.84%	59.99%	109,977,940	130,706	841	6.24%	86.15%	43,161,680	79,522	543	15.24%	160.95%
2005	20,106,950	13,888	1,448	-0.67%	58.92%	113,284,850	116,469	973	15.60%	115.19%	57,673,350	93,283	618	13.91%	197.24%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.63%

6.07%

8.74%

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	118,646	3,954	30	--	--	0	0		--	--	87,655,765	226,606	387	--	--
1993	118,922	3,964	30	0.00%		0	0				90,916,662	226,486	401	3.62%	3.62%
1994	119,243	3,974	30	0.00%		0	0				90,757,240	226,428	401	0.00%	3.62%
1995	119,977	3,999	30	0.00%		0	0				93,942,787	226,135	415	3.49%	7.24%
1996	120,020	4,000	30	0.00%		0	0				94,021,159	226,403	415	0.00%	7.24%
1997						160,126	4,003	40	--		102,519,445	226,316	453	9.16%	17.05%
1998						55,401	1,385	40	0.00%		108,196,786	225,961	479	5.74%	23.77%
1999						71,557	1,430	50	25.00%		122,931,909	225,734	545	13.78%	40.83%
2000						72,401	1,447	50	0.00%		138,199,185	225,209	614	12.66%	58.66%
2001						74,079	1,481	50	0.00%		138,240,414	225,382	613	-0.16%	58.40%
2002						61,028	1,460	42	-16.00%		158,330,217	224,976	704	14.85%	81.91%
2003	76,123	1,522	50	n/a	n/a	0	0		n/a	n/a	158,513,828	225,224	704	0.00%	81.91%
2004	76,970	1,539	50	0.05%	n/a	0	115	0		n/a	173,057,370	225,493	767	9.01%	98.31%
2005	78,860	1,576	50	0.00%	n/a	0	0			n/a	191,144,010	225,216	849	10.59%	119.31%

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

6.23%

49  
**JOHNSON**

FL area 8

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
4,488	<b>JOHNSON</b>	14,038,894	5,430,271	10,107,618	86,199,530	16,859,055	1,666,030	0	191,051,490	32,138,830	7,393,550	0	364,885,268
<i>cnty sectorvalue % of total value:</i>		3.85%	1.49%	2.77%	23.62%	4.62%	0.46%		52.36%	8.81%	2.03%		100.00%

**City's Sector Values:**

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
322	COOK	135,732	54,742	10,809	7,069,470	567,980	0	0	0	0	0	0	7,838,733
49	CRAB ORCHARD	2,832	31,748	6,269	533,930	16,220	0	0	0	0	0	0	590,999
112	ELK CREEK	9,498	82,864	201,492	1,320,580	263,170	0	0	0	0	0	0	1,877,604
507	STERLING	69,385	347,759	426,416	12,650,370	1,158,840	0	0	0	0	0	0	14,652,770
1,722	TECUMSEH	6,182,860	1,148,431	739,963	36,421,680	10,809,975	1,666,030	0	0	0	0	0	56,968,939
<b>Total of All City Values:</b>		<b>6,400,307</b>	<b>1,665,544</b>	<b>1,384,949</b>	<b>57,996,030</b>	<b>12,816,185</b>	<b>1,666,030</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>81,929,045</b>
<i>% total citysect of cnty sector</i>		45.59%	30.67%	13.70%	67.28%	76.02%	100.00%						22.45%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
7.17%	COOK	0.97%	1.01%	0.11%	8.20%	3.37%							2.15%
1.09%	CRAB ORCHARD	0.02%	0.58%	0.06%	0.62%	0.10%							0.16%
2.50%	ELK CREEK	0.07%	1.53%	1.99%	1.53%	1.56%							0.51%
11.30%	STERLING	0.49%	6.40%	4.22%	14.68%	6.87%							4.02%
38.37%	TECUMSEH	44.04%	21.15%	7.32%	42.25%	64.12%	100.00%						15.61%

Cnty#   
 County

FL area